



TOWN COUNCIL MEETING

Monday, June 10, 2024 at 6:00 PM

Town Hall - Chapin Hall - 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/1864/remotemeetings23>

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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. Meeting Minutes of Joint Meeting of the Town Council, Town Council Finance Subcommittee, School Committee, and School Committee Budget Subcommittee May 9, 2024
2. Meeting Minutes of the Town Council and Town Council Finance Subcommittee May 9, 2024
3. Meeting Minutes of the Town Council and Town Council Finance Subcommittee Meeting May 13, 2024

D. Announcements from the President

E. Presentations

1. Recognition of Eagle Scout Jesse Lawton

F. Public Hearings

- [1.](#) 6:15 PM - Council Order 2024-020: Grant of Application by Scanlon Suburban LLC, Core Investments Development LLC, and Randolph Realty Trust Transportation LLC for Street Discontinuance and/or Abandonment of Billings Street
- [2.](#) Council Order 2024-025: Additional Appropriation For Bucket Truck
- [3.](#) 6:15 PM - Council Order 2024-018: Acceptance, Via Gift, of George M. Lovering Circle As A Municipal Public Way in the Town of Randolph
- [4.](#) 6:15 PM - Council Order 2024-019: Acceptance, Via Gift, of McEnelly Circle As A Municipal Public Way in the Town of Randolph

G. Public Comments/Discussions

Public comments shall only be provided in person and shall not be provided remotely.

H. Appointments

I. Motions, Orders, and Resolutions

J. Town Manager's Report

K. Old/Unfinished Business

L. New Business

- [1.](#) Council Order 2024-027: FY2025 Water and Sewer Rates
- [2.](#) Council Order 2024-028: Water and Sewer Enterprise Budget
- [3.](#) Council Order 2024-029: Acceptance of Gift from Kay Stein to the Town of Randolph
- [4.](#) Council Order 2024-030: FY2024 Snow and Ice
- [5.](#) Council Order 2024-031: FY2024 Budget Transfers
- [6.](#) Council Order 2024-032: FY2025 Revolving Fund Spending Authorizations
- [7.](#) Council Order 2024-033: Community Preservation Budget and Reserves
- [8.](#) Council Order 2024-034: FY2025 Capital Plan

M. Correspondence

- [1.](#) Randolph 2024 Night Before the Fourth Parade
- [2.](#) Save the Date: Paul K. Fernandes Golf Outing - Saturday, August 24, 2024

N. Committee Reports

O. Open Council Comments

P. Adjournment

Notification of Upcoming Meeting Dates

June 24

July 15 and 29

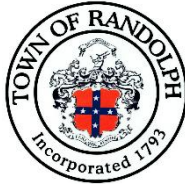
August 12 and 26

September 9 and 30

October 7 and 28

November 4 and 25

December 9



**Special Joint Meeting of the Town Council, Town Council Finance Subcommittee,
School Committee and School Committee Budget Subcommittee**

DRAFT Meeting Minutes

Meeting Date: Thursday, May 9, 2024, at 5:30 p.m.

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 Vice-President Brewer called the meeting to order.

Roll Call – Council Members Present: Chris Alexopoulos (Via Zoom), William Alexopoulos (Via Zoom), Richard Brewer (In-Person), James F. Burgess, Jr. (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person).

Roll Call - School Committee Members Present: Ida Gordon (In-person), Beverly Coles-Roby (In-Person), Jaime Ackles (In-Person), Andrea Nixon (In-Person), and Lisa Millwood (In-Person)

Old/Unfinished Business:

1. Discussion of FY2025 Annual Operating Budget

Council Vice-President Brewer: The purpose of this joint meeting is to allow the Council and School Committee to discuss the proposed Town of Randolph Fiscal Year 2024 Operating Budget. If it becomes too crowded, there is a room setup downstairs for guests. Before we begin those discussions, the School Committee has requested an opportunity for public comments at this meeting. I will turn that over to the Chair of the School Committee, Lisa Millwood.

Ms. Millwood: Pursuant to the School Committee Policy, we allow public comments at all of our meetings. The Public comments section shall not exceed twenty minutes and each speaker will be allowed up to three minutes to speak.

Public Comments:

Councillor Huff-Larmond entered the meeting, in person, at 5:45 PM.

1. Shauna Rommelmeyer, Co-President of the Randolph Education Association and 1st-grade teacher at Donovan Elementary School: Randolph’s literacy rates have continued to rise over the last challenging four years. We have been visited by the Governor Maura Healey and have been featured in the Boston Globe to highlight the strides Randolph Schools have been making. Without the proper funding, we will not have the staffing or resources we need to give our students the very best. We are urging you to invest in a district that is full of so much talent and dedication.
2. Joe Burke, 54 Hills Street: The town doesn’t have the funds to give the schools what they are asking for. In September, taxes will go up due to the override, and trash fees for residents have also gone up. I hope the Board sticks to the initial proposed budget or we’ll be looking at an override next year.

3. Raymond Bennett, Bridgewater, MA, Preschool Paraprofessional: I feel strongly about advocating for my students and their needs. Our pre-k program has grown over the past three years. We are told that we may not have the funds for enough stuff for the next school year and this is a major concern because our classrooms then become unsafe and unmanageable. We need more help in our schools.
4. Sarah Joncas, Avalon Drive, Randolph, MA: Please fund our schools. The current 3.3% increase to the school department will devastate our schools.
5. Tracey Duguay, Randolph Public School Department Chair for K-12 Music Program: The music program has such a positive impact on our schools and the community. We have eight dedicated music teachers who are committed to providing quality instruction to our students and provided them with opportunities and experiences that they may not otherwise have. Any budget cuts to our program can negatively impact our students.
6. Veronica Hodges, Brockton, MA, Randolph High School Educator: For many of us educators, we are wearing capes in the classrooms. We're trying to fund our own classrooms as well as teach two to three languages a class, provide modifications for special needs, and teach and create life lessons for students. More budget cuts would affect our school as well as our programs. Our students work year and we can't afford to lose any more teachers. We need to be seen and be heard. Thank you for taking all of these things into consideration.
7. Tom Colear, Southeastern, MA: As a dedicated employee within the Randolph School system for the past fourteen years, I have concerns regarding the proposed cuts that may affect our educational institutions. The proposed cuts threaten to undermine the very essence of what makes the Randolph Educational System exceptional. I implore you to prioritize the long-term well-being of our education system and the future of Randolph.
8. Justin Martin, Randolph, MA, Parent of Randolph student: I am deeply concerned with our the budget cuts will impact my children and the schools overall. We need to invest in our schools. I implore you to reconsider the proposed budget.
9. Cecil Garcia, Randolph, MA: I am a resident of the community. I believe the most important part of any business is quality staff. Education is an investment in the future of the Town. From my perspective and as a property owner, it's a worthwhile investment to fund the schools.
10. Sandy Cohen, 63 Bittersweet Lane: Public education is a right. These children are the foundation of our Town, the State, and our Country. If we don't fund the schools, we not only loose the residents who will move out of Town but the kids.
11. James Forrest, Marlborough, MA: I have been a sixth-grade teacher at Randolph Community Middle School and coach for the past ten years. I attended a coaching clinic and I heard the phrase, "Don't say, 'don't,' which has stuck with me until today. The purpose is not to dwell on what the athlete did wrong but to emphasize what they should be doing with the correct action. I think that we should apply that phrase to what can be done for the school department instead of what can't be done.

Lisa Millwood: Thank you to the Council for allowing public comments tonight.

Superintendent Dr. Thea Stovel: Happy Teacher's Appreciation Week! I wanted to highlight some of Randolph School System's academic achievements. We have had educators from various schools throughout the Commonwealth visit and learn about our curriculum, including our Randolph Reads Program which has been very successful.

Dr. Stovell gave a presentation regarding many of the population shifts in Randolph Public Schools (RPS) since 2023, and the needs of the students within the district. 1. In the last six months RPS has enrolled an unprecedented 225 new students which is an 8% increase in the total student enrollment. Also in the last six months, low-income families have increased by 10.3% and high-needs students have increased by 10.1%. "High Needs Students" are a combination of students with disabilities, ML, and/or low-income. There has been a 7% increase of pre-k students so we have added an 11th pre-k classroom to keep up with the demand. We have also seen a 6.28% increase in students with IEP (individualized education plan) districtwide, and 10% increase of IEP students at the Pre-K level in the last six months. RPS has the highest mobility rate in Norfolk County and

4th highest in the state with a 16.7% churn of students. One of the things we have noticed about the students entering Randolph and sticking with Randolph are meeting or exceeding MCAS expectations. There has also been an increase of homeless students by 22%. Transportation costs for these students are anticipated to be \$26,19.70.

Councillor Huff-Larmond: What do you mean when you talk about students coming at the beginning of the year for the first time versus other students? Dr. Stovell: When students enter RPS at an early age and get the foundational skills RPS provides, they are meeting expectations. We see that MCAS scores drop in the “churn” aka students who come and go.

Dr. Stovell provided additional information on student enrollment drivers in the budget such as academic performance, social and emotional well-being, attendance and engagement, administrative challenges, teacher and peer relationships, and community impact. All of these things have direct impacts on the budget such as assessment collection and data planning, high-quality tier II and tier III instructional materials and professional development, intervention classes, additional support staff, and out-of-school time learning opportunities.

Councillor Huff-Larmond asked for additional about funding out-of-district students.

Councillor Gordon asked for additional information about the circuit breaker and Chapter 70 funds and how those funds are given to the Community.

Councillor Burgess asked about how the school department will maintain this budget next year if the increase is being given with one-time funds.

Councillor Gordon: The dollar amount reflected per pupil doesn't reflect anything we would get for reimbursement. Town Manager Howard provided clarification concerning Chapter 70 funds which do not work as a reimbursement program, and the circuit breaker which is only a partial reimbursement: Ms. Millwood: The circuit breaker is 70% reimbursement. Town Manager Howard provided data regarding FY2023 per pupil expenditures and highlighted other communities similar to Randolph.

Councillor Huff-Larmond asked about how the school department would be able to keep up with the influx of students next year.

Councillor O'Connell: If we gave you what you asked for in last years budget, why were twenty teachers laid off? I'm trying to figure out why we didn't solve these issues last year, especially with the grant management that cost the Town almost \$2 million. Dr. Stovell: I work with Town Manager Howard behind the scenes to come up with a reasonable number because the percentage we truly want to ask for would be too much. Ms. Millwood: That was an inaccurate grant report given to the Town Council. Many of the grants we work on are reimbursements grants so you have to spend the money first and then submit paperwork to get the funds reimbursed. Town Accountant/Finance Director Janine Smith: The total free cash that was submitted for Fiscal Year 2023 was a deficit of \$1.9 million, which was an accumulation of various school grants. When the revenue eventually comes in from the grants, it does not go back into free cash if the receipts were not received at the end of the fiscal year. Ms. Nixon: So if the grant has revenue how much is went into the grant fund? Town Accountant/Finance Director Ms. Smith: When the grant reimbursement comes in, it goes to the grant account. Although some grants in this scenario were truly just overspent.

Councillor Thompson: How many Unit A employees are there? Dr. Stovell: About 400.

A discussion of the Town Council was held regarding the procedure for Town Attorney Griffin: The Town Manager is the only officer in town who can present a budget. The Town Council can approve, reduce, or reject the budget. Councillor Burgess: If the Town Manager presents a higher budget, does it need to be advertised? Town Attorney Griffin: No, the Town Manager can initiate the increase.

Motion for the Town Manager to prepare alternative budget scenarios to look at during the Public Hearing on May 13, 2024, seconded by Councillor Gordon.

A discussion of the Council and Town Manager was held concerning what exactly is being asked of the Town Manager to consider bringing forward.

Motion present an alternative budget scenario with a 5% increase to the Randolph Public School department with an indication of where the increase in funding would come from, seconded by Councillor Burgess.

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion passes.

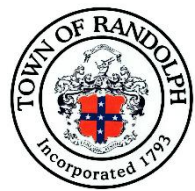
Councillor Gordon provided information from the Division of Local Services concerning free cash revenue.

Adjournment:

Motion to adjourn made by Councillor Huff-Larmond, seconded by Councillor Burgess.

Roll Call Vote: 8-0-0 (Absent: Egan)

Meeting adjourned at 8:20 PM.



Special Joint Meeting of the Town Council and Town Council Finance Subcommittee

DRAFT Meeting Minutes

Meeting Date: Thursday, May 9, 2024, at 8:30 p.m.

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 Vice-President Brewer called the meeting to order.

Roll Call – Council Members Present: Chris Alexopoulos (Via Zoom), William Alexopoulos (Via Zoom), Richard Brewer (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person).

Old/Unfinished Business:

1. Discussion of FY2025 Annual Operating Budget

Council Vice-President Brewer: At this time, I will list each line item of the budget and request that if any Councillor has questions about a specific line item, or would like to discuss it, then state “Hold” and we will come back to discuss it.

- Town Council - Councillor-Huff-Larmond
- Town Manager - Councillor Huff-Larmond
- Conservation - Councillor Gordon
- Planning - Councillor Gordon
- Town Clerk - Councillor Huff-Larmond
- Randolph Public Schools - Councillor Gordon
- Highway - Councillor Gordon
- Stetson Hall Trustees - Councillor Gordon
- Community Programs - Councillor Huff-Larmond

Discussion:

Town Council Line Item

Councillor Huff-Larmond: We never use the full amount for professional development. Is that something we still need? Town Manager Howard: Well some Councillors use that funding source more than others and it give you each an opportunity to go to different conferences such as the annual Massachushtes Municipal Association Conference, and other. Council President Alexopoulos: It’s a short amount of money and anything that is not spent, goes right back into the general fund at the end of the year.

Town Manager Line Item

Councillor Huff-Larmond: Is the Assistant Town Manager position still included in the Town Manager’s budget? If so, what is the salary? Is the youthworks program also ran out of this budget? Town Manager Howard: Yes it is. It’s currently at \$125,000. youth workers done through you? The Youth Works budget has come from operations.

Town Clerk Line Item

Councillor Huff-Larmond: There has been an increase in the budget for Town Clerk. Also with Haitian creole potentially getting added to ballots, are there enough funds for that? Town Manager Howard: The salary increases are step and cost of living increases. Ballots with Haitian-Creole are just going on ballots for local elections. That will be budgeted accordingly.

Conservation Commission and Planning Line Items

Councillor Gordon: We need a staff person to work on and oversee open space and recreation plans (OSRP). Town Manager Howard: The Conservation agent can be encouraged to get more involved but any additional services needed related to OSRP can come out of the professional services line item in the Planning Department. Additional discussion was held concerning grant administration.

Community Programs Line Item

Councillor Huff-Larmond: What is the increase for? Town Manager Howard: The amount granted is actually less than what was requested. Most of the increase is going towards the Zapustas Ice Skating Rink. We are having to spend more on maintenance and are looking into hiring more staff. Councillor Huff-Larmond: How we can do a better job with repairs or do a full makeover of the rink? Town Manager Howard: If you have an opportunity to go visit the rink, there have been lots of repairs done using capital funds.

Stetson Hall Line Item

Councillor Huff-Larmond: Is anything going to be done with Stetson Hall to make it more functional? Are there any grants available to make Stetson available so we can get more revenue out of it? Town Manager Howard: I have been meeting with the Stetson Trustees and we are talking about making the downstairs space available for use for office businesses. We are also in the process of repairing the upstairs. From a historic building standpoint, larger functions are not possible.

Randolph Public Schools Line Item

Councillor Gordon: Can we review what was asked for in the previous meeting? Town Attorney Griffin: So the Council President made a motion for the Town Manager to provide information on how to provide the schools with a 5% increase. The Town Manager can do that in a variety of different ways including presenting an alternative budget but the Town Council cannot order him to present an alternative budget. Councillor Gordon: I'd like to see an outline of 6-6.5% increase to the school budget.

Motion for the Town Manager to present information on how to provide the Randolph Public School Department with a 6.25% increase with any potential revenue streams, made by Councillor Gordon, seconded by Councillor Huff-Larmond.

Roll Call Vote: 3-4-0 (Nays: C. Alexopoulos, W. Alexopoulos, Brewer, Thompson)

Motion fails.

Highway Line Item

Councillor Gordon: free FTE to fund additional XYZ TMH: i think you're adding two future year deficits. We've added five additional bodies since 2021. we also have summer help. 1 started today. three more are coming in. JG: there was lots of discussion about net game and have stayed even.

Motion for the Town Manager to present information on how to provide three additional full time employees to help with litter cleanup, do additional pothole filling, and additional department of public works duties from a funding source as determined by the Town Manager made by Councillor Gordon. The motion died for lack of a second.

Town Manager Howard provided insight on the feasibility of adding three full time employees to the Annual Operating Budget.

The motion dies for lack of a second.

Adjournment:

Motion to adjourn made by Councillor Huff-Larmond, seconded by Councillor O'Connell.

Roll Call Vote: 5-0-0 (Absent during vote: C. Alexopoulos, W. Alexopoulos; Absent: Burgess, Egan)

Meeting adjourned at 9:15 pm.



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, May 13, 2024, at 6:00 p.m.

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 Vice-President Brewer called the meeting to order.

Roll Call – Council Members Present: Chris Alexopoulos (In-Person), Richard Brewer (In-Person), James F. Burgess, Jr. (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person).

Pledge of Allegiance: Pledge of Allegiance led by Councillor Thompson.

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes:

Councillor Gordon entered the meeting, in person, at 6:11 pm.

1. Meeting Minutes of Town Council Meeting June 6, 2022

Motion to approve the minutes of the Town Council Meeting on June 6, 2022, made by Councillor Burgess, seconded by Councillor Huff-Larmond.

Roll Call Vote: 6-2-0 (Abstention: O’Connell & Thompson; Absent: Egan)

Motion passes.

Presentations:

1. Council Order 2024-024: Acceptance of Gift from Boy Scout Troop 47 to the Town of Randolph

Town Manager Howard introduced Council Order 2024-024. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024, with the gift to be used by the Conservation Commission for upkeep of the signs that were part of the sign project worked on by Boy Scout Troop 47 and Scout Lawton, made by Councillor O’Connell, seconded by Councillor Huff-Larmond.

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion passes.

Public Hearings:

1. 6:15 PM - Council Order 2024-021: FY2025 Annual Operating Budget

Council Order 2024-021 was introduced in the Special Town Council meeting on April 10, 2024. The legal advertisement was placed in the Patriot Ledger on March 27, and April 3, 2024. Town Manager Howard presented an amended version of this Council Order, entitled “Council Order 2024A FY2025 Annual Operating Budget,” that includes a 5% increase to the school department budget.

Council Vice President Brewer opened the public comments portion of the public hearing.

1. Sarah Joncas, Avalon Drive Randolph, MA:
2. Joe Burke, 54 Hills Street: 13% raise, then 3% and another 3%. private schools are
3. Sandy Cohen, 63 Bittersweet Lane: I appreciate the consideration of increasing the school budget with the 5% increase however, I feel very strongly about increasing it to 6.2%. Education is the building block of young people’s lives.

There were no more public comments. Council President Brewer closed the public comments portion of the public hearing.

Councillor Burgess: With the 5% increase what were the changes? Town Manager Howard: I increased the one-time funds to approximately \$880,000.

Councillor Huff-Larmond: Did you have to take from any other budget? Town Manager Howard: No. I just increased the amount of one-time money being used to fund the School Department budget.

Councillor Gordon: The only increase is in the Randolph Public School line item which means the only increase in the funding source is from the ARPA line which is one-time funds. If there were to be a 6.25% increase we could again use one-time funds. Town Manager Howard: If I were to increase it, it would probably come from the ARPA category since this is the last year to use it. I am trying to preserve the free cash as much as possible. Councillor Gordon: I think this is a very responsible budget. I'd like to hear from the Superintendent. Superintendent Thea Stovell: We are very grateful for the increase that was given. With a 5% increase, we'd be looking at a maximum of cutting approximately 20 staff members.

Town Manager shared statistical data on net school spending of various districts in the Commonwealth, and FY2023 per pupil expenditures.

Motion to approve Council Order 2024-021A as presented, made by Councillor C. Alexopoulos, seconded by Councillor Gordon.

Roll Call Vote: 7-1-0 (Nays: O'Connell)

Motion passes.

Public Comments:

1. Ira Greene, 63 Fowler Street, Randolph, MA: Can we get flashing crosswalk signs at the intersection of West Street and Fowler Street, near the dog park, and improved traffic signals at the intersection of Warren Street and Highland Avenue?
2. Joe Burke, 54 Hills Street: What happened to the \$300,000 in trash?
3. Geurlince Semezier, 60 Mill Street- You are all doing an amazing job.
4. Janelle Stevens, Randolph, MA: I am the President of the non-profit organization South Shore Caribbean Connection. This June is Caribbean American Heritage Month. There will be a flag raising on June 7, 2024, at 2:00 PM in front of the Randolph Town Hall. Next, there will be a Community Dinner

at The Well Jamaican Restaurant on Sunday, June 9, 2024, at 4:00 PM. Tickets are limited sure to reserve your seat. Caribbean Cultural Day will be on Friday, June 21, 2024, from 6-8 PM, and lastly, Praise in the Park will be at the pavilion at the Randolph Intergenerational Community Center on June 22, 2024, from 3-7 PM and the rain date is June 23, 2024. 2. Destiny African Market of Randolph is hosting a community event, “Dam Fam Day,” on Sunday, July 7, 2024, from 3-5 PM.

New Business:

2. Council Order 2024-025: Additional Appropriation For Bucket Truck

Town Manager Howard introduced Council Order 2024-025. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Councillor Burgess expressed concern regarding vetting various needs of the Town and ensuring they are brought forward in a timely manner.

Council Vice-President Brewer: This Council Order will be continued to a future Town Council meeting for a public hearing.

3. Council Order 2024-026: Transfer of ARPA Revenue Loss Funds to Various FY24 Budgets

Town Manager Howard introduced Council Order 2024-026. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-026, made by Councillor C. Alexopoulos, seconded by Councillor Huff-Larmond.

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion passes.

4. Discussion and Approval of Contract Amendment for the Town Finance Director/Town Accountant

Councillor Burgess: Council President Alexopoulos appointed me, Councillor C. Alexopoulos, and Councillor Thompson to the Contract Negotiation Subcommittee for Town Accountant/Finance Director Janine Smith. After meeting with the Finance Director and negotiating a contract in good faith, we unanimously voted to extend the contract to five years, increase the vacation upon reaching ten years of employment, and a few additional changes. We believe Ms. Smith has done an excellent job maintaining the town’s cash flow.

Councillor Huff-Larmond asked about the negotiations that took place with last year’s contract negotiation subcommittee. Ms. Smith: The current contract ends FY2025 and the salary amount for FY2025 did not change since it was last agreed upon last year.

Motion to approve the amendments made to the contract as negotiated by the contract negotiation subcommittee and that an amended contract be presented and signed at the next Town Council meeting, made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Discussion:

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion passes.

Correspondence:

1. **Randolph Day:** Saturday, June 1, 2024, from 1 to 3 PM at the Zapustas Arena Parking lot: Street, Randolph. There will be a Touch-A-Truck section, Community Partner Tables, Safety Demonstrations, Food Trucks, and more.
2. **Randolph Community Partnership Inc.:** 2024 Red Carpet Gala on Thursday, June 6, 2024 from 6-10 PM at the Granite Links, 100 Quarry Hills Drive, Quincy, MA. To purchase tickets: <https://www.tickettailor.com/events/randolphcommunitypartnershipinc/1151811>
3. **Randolph's 2024 Night Before the Fourth:** Parade kicks off at 7 PM on July 2, 2024. The parade begins at the Higashi School on North Main Street into Crawford Square.
4. **Randolph's 2nd Annual Health and Wellness Expo:** Saturday, June 8 from 11 AM to 2 PM at the Randolph Intergeneration Community Center. Registration is required: https://docs.google.com/forms/d/e/1FAIpQLScn9Tsr7mVZ06SrFOYc86r2X3Qqg3HaPJ9doshtqyLz5Pz_Q/viewform

Council Comments:

Councillor Gordon: I attended a recent Milton Town Meeting to address the Chickatawbut Road updates; I also attended an Avon Town meeting to discuss the blasting occurring at TL Edwards on the border of Randolph. The Town Meeting decided I could not be heard at all so I have made a new petition; We need to an updated paint job on the crosswalk by the dog park and it would be great to have blinking lights at the intersection of Warren; I'm proposing a joint meeting with the Stetson Hall Trustees to discuss the functionality and operations of the Stetson Hall space.

Councillor Burgess: 1. I'm concerned that the Licensing Board has issued one-day liquor licenses to an event space by 7/11. What is going on in that location? Town Manager Howard: That matter is being looked into.

Councillor Huff-Larmond: Randolph Youth Council is having a game night at the Randolph Intergenerational Community Center this Friday, May 17, 2024.; June 1, 2024, is Randolph Day at the Zapuestas Ice Arena and the Randolph High School Graduation; The Progress Pride Flag raising is on May 31, 2024, and there will be a Progress Pride celebration in June; Norfolk-Plymouth County Area Alumnae Chapter Delta Sigma Theta Sorority, Inc. is hosting a 5k Run/Walk Challenge and there will be lots of healthy snacks; Juneteenth celebrations will take place at Powers Farm on Wednesday, June 19, 2024 at 11 AM. DEI Coalition is hosting the Progress Pride celebration at the First Congressional Church on Saturday, June 29, 2024, from 12-4 PM. There will be lots of fun activities and entertainment.

Councillor O'Connell: Happy Mother's Day to everyone who celebrated!

Councillor Thompson: Can we get an update on the residents who were affected by the Fire? Town Attorney Griffin: The Randolph Intergenerational Community Center (RICC) continues to collect gift cards and donations online for the families. The shelter at the RICC itself closed after a couple of days because the residents were able to find somewhere to live. Many different agencies and organizations stepped in to assist the residents variously.

Adjournment:

Motion to adjourn made by Councillor Burgess, seconded by Councillor C. Alexopoulos.
Roll Call Vote: 7-0-0 (Absent during vote: W. Alexopoulos; Absent: Egan)
Meeting adjourned at 8:15 PM.

Discontinuance of Billings Street
As A Public Way in the Town of Randolph

Pursuant to M.G.L. c. 82, § 21 and any other applicable law, the Town of Randolph hereby discontinues the public way in the Town of Randolph known as Billings Street as requested in the application for discontinuance provided by Scanlon Suburban, LLC, Core Investments Development, LLC and Randolph Realty Trust Transportation, LLC, as Billings Street is depicted on the maps included in that application and consistent with all requirements of law, effective upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds reflecting the discontinuance. Said premises shall revert from the Town's ownership to each adjacent property owner to the centerline, subject to any easements, restrictions, agreements, and reservations of record, if any there be insofar as the same may be in force and applicable. Further, the Randolph Town Council hereby authorizes the Town Manager to execute any map, plan, deed, easement, or other related agreements or documents as necessary for the Town of Randolph to discontinue Billings Street, and to take any other action necessary to carry out this discontinuance and real estate transfer. The Town Council hereby further authorizes all maps maintained by the Town of Randolph, official or otherwise, to be amended to reflect this change in public ways upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds. The Town Council Authorizes the Town Manager to execute the attached "DISCONTINUANCE OF BILLINGS STREET", or something substantially similar thereto, and to record said document at the Norfolk County Registry of Deeds reflecting this vote.

DISCONTINUANCE OF BILLINGS STREET

TOWN OF RANDOLPH

- WHEREAS: Scanlon Suburban LLC, Core Investments Development LLC and Randolph Transportation Realty LLC (the “Petitioners”) filed a petition to discontinue Billings Street pursuant to M.G.L. c. 82, Section 21 with Brian Howard, Town Manager and the members of the Randolph Town Council on February 9, 2024; and
- WHEREAS: The Petitioners own the majority of the property directly adjacent to and having frontage on both the north and south sides of Billings Street, including Town Assessor’s Parcels Lot 02-C-1.438 (43 Scanlon Drive), Lot 02-B-1.LA, Lot 02-C-002.2, and Lot 02-C-8.18-19 (6 Billings and 493 High Street); and
- WHEREAS: An additional parcel not owned by the Petitioners is directly adjacent to Billings Street, being Assessor’s Parcel Lot 02-C-8.18-19; and
- WHEREAS: The Town of Randolph owns the fee interest of Billings Street as a Public town way by virtue of an eminent domain taking by the Commonwealth of Massachusetts through its Department of Public Works on behalf of the Town of Randolph pursuant to the Special Acts of 1948, Chapter 448, as set forth in Massachusetts State Highway Order of Taking No. 4604 recorded at the Norfolk County Registry of Deeds in Book 3595, Page 451, as further shown in Plan Book 204, Pages 1072-1073; and
- WHEREAS: By virtue of section 21 of chapter 82 of the General Laws, the Town Council has authority to discontinue, alter and layout anew all streets, ways and public highways or town ways previously laid out or established within the limits of the town; and
- WHEREAS: After due notice and publication, the Town Council held a public hearing at Randolph Town Hall on April 29, 2024, on the matter of the petition to discontinue Billings Street, where it voted by unanimous decision to refer the matter to the Town Planning Board pursuant to M.G.L. c. 41, Section 81G, and to continue the public hearing to June 10, 2024; and
- WHEREAS: the Town Council has adopted the Official Map of the Town of Randolph on _____, 19____, under the provisions of section 81E of chapter 41 of the General Laws; and
- WHEREAS: The Town Planning Board at a meeting held on May 14, 2024, voted favorably to recommend to the Town Council to discontinue Billings Street pursuant to M.G.L. c. 41, Section 81G; and
- WHEREAS: Section 15 of chapter 40 of the General Laws provides that any land, easement, right or part thereof acquired by the town that is no longer required for public

purposes may be disposed of and conveyed upon terms and conditions as authorized by said provisions; and

WHEREAS: The commissioner of public works, in accordance with Section 15A of chapter 40, has reported her determination to the Town Council that Billings Street is no longer needed for public street purposes and recommends that it be discontinued as a public way; and

WHEREAS: a ten foot wide sewer easement exists within the public right of way of Billings Street as recorded at the Registry at Book 4842, Page 385 (the "Sewer Easement"); and

WHEREAS: said Billings Street is shown on the plan entitled "Billings Street Discontinuance Plan of Land, Billings Street, Randolph, MA" ("the Plan"), dated ____ ____, 2024, prepared by CHA, filed of even date with the recording of this Order in the Norfolk County Registry of Deeds in Plan Book ____, Plan ____ (hereinafter, the "Plan").

NOW THEREFORE, it is hereby ADJUDGED and DECREED that common necessity and convenience no longer require Billings Street, as shown on the Plan and further described in Exhibit A and herein referred to as "the Discontinued Area," and the same shall be **discontinued** upon the recording of this Order at the Norfolk County Registry of Deeds, and fee title thereto shall revert to each adjacent parcel owner to the Discontinued Area to the centerline of said Discontinued Area; and

BE IT ORDERED, *that*:

1. Billings Street as hereby discontinued as public way as shown on the Plan and further described in Exhibit A and herein referred to as "the Discontinued Area," such discontinuance to be effective upon the recording of this Order at the Norfolk County Registry of Deeds, and fee title thereto shall revert to each adjacent parcel owner to the Discontinued Area to the centerline of said Discontinued Area as further shown on the Plan; and
2. The Discontinued Area formerly known as Billings Street shall revert from the Town's ownership as set forth herein, subject to the Sewer Easement, which may be discontinued or relocated by an amendment to that agreement recorded at the Norfolk County Registry of Deeds; and
3. The Randolph Town Council hereby authorizes the Town Manager to execute any map, plan, deed, easement, amendment or other related agreements or documents as necessary for the Town of Randolph to discontinue Billings Street, and to take any other action necessary to carry out this discontinuance and real estate transfer of the Discontinued Area to the adjacent property owners as set forth on the Plan, and to discontinue or relocate the Sewer Easement.

4. The Town Council hereby further authorizes all maps maintained by the Town of Randolph, official or otherwise, to be amended to reflect this change in public ways upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds, including the Official Map pursuant to G.L. c. 41, §81H, by removing the Discontinued Area.

TOWN OF RANDOLPH
DECREE OF DISCONTINUANCE

In accordance with an order of the Randolph Town Council adopted on _____, 2024, relating to the discontinuance, removal and abandonment of Billings Street, a public street, I, Brian Howard, Town Manager of the Town of Randolph, on behalf thereof, hereby declare and decree the Town's ownership for street purposes in the parcel of land described in said order be and is hereby discontinued, transferred and conveyed in accordance with said order.

Executed as a sealed instrument this _____ day of _____, 2024.

TOWN OF RANDOLPH

 Brian Howard
 Town Manager

THE COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS _____, 2024

On this _____ day of _____, 2024, before me, the undersigned notary public, personally appeared Brian Howard and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding document and acknowledged to me that he signed the document voluntarily for its stated purpose as town manager of the town of Randolph.

 Notary Public
 My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION OF DISCONTINUED AREA AND PLAN OF DISCONTINUANCE

385

Said easement is shown on a Plan entitled

NORTHWESTERLY in Billings (unaccepted street) Street by a line starting at land of Hart and running N 54° 27' 12" E a distance of fifty-eight and 20/100 (58.20) feet, and then

NORTHERLY in Billings (unaccepted street) Street by four lines running as follows: S 82° 07' 48" E a distance of thirty-eight and 98/100 (38.98) feet; and, sixty-six and 39/100 (66.39) feet S 78° 51' 02" E a distance of forty-nine and 46/100 (49.46) feet; and, N 65° 51' 23" E two hundred ten and 43/100 (210.43) feet, and then

EASTERLY by State Highway (Rt. 28) North Main St. ten and 64/100 (10.64) feet, and then

SOUTHERLY in Billings (unaccepted street) Street by four lines running as follows: S 65° 51' 23" W two hundred fourteen and 16/100 (214.16) feet; and, S 78° 51' 02" W fifty and 60/100 (50.60) feet; and N 82° 07' 48 W sixty-nine and 71/100 (69.71) feet and thirty-five (35.00) feet;

4842

386

N O T

A N

O F E A S E M E N T in Billings (unaccepted street) Street by a
 line 554° 27' 12" W forty-three and 65/100
 (43.65) feet; C O P Y
 S O U T H E R L Y by land of Hart fourteen and 55/100 (14.55)
 feet.

Meaning and intending to describe the "10.00 Ft. Wide Sewer
 Easement 4,175 S.F.", all as shown on said plan.

WITNESS my hand seal this 19th day of October, 1970.

Michael Pacella
 Michael Pacella, Trustee of
 Michael Pacella Trust

THE COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

October 19, 1970

Then personally appeared the above named Michael Pacella,
 Trustee of Michael Pacella Trust, and acknowledged the foregoing
 instrument to be the free act and deed of Michael Pacella,
 Trustee, before me,

Robert J. Holland
 Notary Public
 My commission expires April 13, 1973

Recorded June 27, 1972 at 10h. 23m. A. M.

) The following is affixed to the foregoing instrument.
)

ASSIGNMENT

In consideration of the approval of the Sewer Department of
 the Town of Randolph, the cost and maintenance of the Force Main
 Sewer System installed in the above-described easement shall be
 the responsibility of Hart, his successors, grantees, and
 assigns. To secure the maintenance of the Force Main Sewer
 System in the above-described easement Hart will post a Maintenance
 Bond with the Board of Sewer Commissioners in the Town of Randolph,
 which will stay in effect until the Force Main Sewer System is
 abandoned by Hart. The Board of Sewer Commissioners of the Town
 of Randolph shall have the right to enter upon the above-described
 easement for the purpose of inspection of the Force Main Sewer
 System. In the event Hart is sent written notice that he is in
 default under the terms or conditions of the Maintenance Bond, the
 Town of Randolph, acting through the Board of Sewer Commissioners,
 shall have the right to enter upon the above-described easement and
 exercise all authority granted thereunder.

The above-described easement and this assignment shall
 constitute covenants running with the land.

To: Brian Howard and the Members of Randolph Town Council

From: Scanlon Suburban LLC, Core Investments Development LLC, Randolph Transportation Realty LLC

Plans: Discontinuation plans attached to this letter

Re: The Discontinuation of Billings Street

Date: February 9th 2024

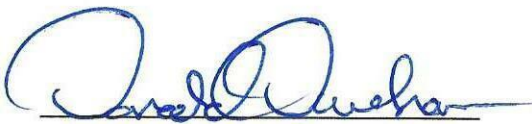
**Memorandum In Support of Application
For Street Discontinuance**

In conjunction with the site plan and design review package submitted to the Town of Randolph Planning Board and the stormwater review package submitted to the Department of Public Works in December of 2023, the applicants (with the addition of Randolph Transportation Realty LLC) would like to formally submit for the discontinuance of Billings Street in the Town of Randolph. Please see attached package (both digital and physical) with requisite information.

The applicants, and their related entities, own over 95% of the land abutting Billings Street and are requesting the discontinuation in order to contribute the land to a broader masterplan that allows for a higher and better use for its future users and the Randolph community as a whole.

In addition to the package submitted, the applicants would like to commit to resolving the requests presented at the 1/23/24 planning board hearing by Captain Austerino regarding fire access through the abutting Comfort Inn property located at 1374 North Main Street in Randolph. The applicant's design team will resolve said comments by working directly with the Randolph Fire Department to create solutions to any and all concerns related to fire access.

We look forward to engaging with the town and the members of the community during this process.



Donald Dunham, Manager

Randolph Transportation Realty LLC



John Cissel, President
Core Investments Development LLC

Randolph Town Council**Request for Discontinuance and/or Abandonment of a Municipal Public Way**

I hereby request that the Town of Randolph discontinue and/or abandon a Town of Randolph Municipal Public Way, as described below.

I request that the below public way be X discontinued and/or X abandoned.

Name of Public Way:	Billings Street	Zoning District:	Blue Hills River Highway District
Date Laid Out:	October 1, 1957	Laid Out By Plan Name: The Commonwealth of Massachusetts Plan of Road in Randolph, Norfolk County laid out as a State Highway by the Dept of Public Works October 1, 1957	Mass State Highway Order of Taking NO. 4604 Section 1 Town Highway Plan Book 204 1072 and 1073 <i>Doc #/Cert#/Book/Page</i>
Recorded at Norfolk County Registry of Deeds:	Deed Book 3595 Page 451 <i>Book/Page</i>		
Length Laid Out:	393.82' via Mass. Highway tacking 4604 on behalf of town in 1957 Approximately 280' remaining length as shown on 1927 plan recorded Book 1773 Page End	Street Condition:	<u> X </u> Fully Constructed (Paved Parking lot) <u> </u> Partially Constructed (length _____) <u> </u> Unconstructed (paper street)
Are there any lots abutting the Public Way on the Plan? If so, describe.	N/A	Are there any constructed lots abutting the Public Way? If so, describe.	2-B-1.LA, 2-C-1.438, 2-C-2.2, 02-C-002.2 and 2-c-8.18-19
Are there any Wetlands abutting the Public Way? If so, describe:	<u> </u> Resource Area <u> </u> Area 1 <u> </u> Area 2 <u> </u> FEMA Flood Plain Type: _____ <u> </u> Water Body Type: _____ <u> </u> Other		
Are there any existing utility's on, under or over the Public way? If so, describe.	Yes – sanitary, stormwater, and water service.	Are there any existing easements on, over or under the Public Way? If so, describe.	There is a 10' wide sewer easement. Deed Book: 4842, Page: 385

Please provide additional information about the public way, including any information that you may have about how and when the public way was laid out, how it has been used by the public since it was laid out, and why you are requesting that it be discontinued and/or abandoned.

Permission of the owners affected by any change to the layout of the public way and of the other interest holders, including mortgage holders, affected by any change to the layout of the public way, must be obtained. Written consent from said owners and mortgage holders, if any, must be attached hereto. (*Attach a list of lot owners, addresses and signatures of consent in the form attached.)

All modifications to the lay out of a Public Way require back-up materials to support the request. Modifications may require review by the Town Council, the Planning Board and a consulting engineer. The expense of any required public notices, mailings or of any consulting engineer shall be borne by the Applicant. The Town will alert the Applicant prior to engaging a consulting engineer if a consulting engineer is deemed necessary.

Upon approval, any modification to the public way, discontinuance or abandonment, shall be reflected in an endorsed plan to be recorded by the Applicant at the Norfolk County Registry of Deeds with an engineer's stamp and in compliance with all other Registry filing requirements. The plan shall be accompanied by a certified copy of the vote of the Randolph Town Council making such modification, discontinuance or abandonment.

Upon approval, a report (with a description of the location and bounds) must be filed with the Town Clerk, as required by M.G.L. ch. 82, sec. 32.

The Town may discontinue a municipal public way pursuant to M.G.L. ch. 82, §21 and may abandon a municipal public way pursuant to M.G.L. ch. 82, §32A. Generally, when a municipal public way is discontinued, the public's easement in the public way is extinguished and the property reverts to the ownership of the prior owners; whereas, when a municipal public way is abandoned the Town discontinues maintenance of the way, but the public's easement remains and the ownership of the property does not revert. In addition, the Town may vote to relocate and alter the layout of a portion of a street and/or to exclude from the layout any portion that the Town will no longer use.

Relevant Statutory Authority:

M.G.L. Chapter 82, Section 21: Authority to lay out ways

Section 21. The selectmen or road commissioners of a town or city council of a city may lay out, relocate or alter town ways, for the use of the town or city, and private ways for the use of one or more of the inhabitants thereof; or they may order specific repairs to be made upon such ways; and a town, at a meeting, or the city council of a city, may discontinue a town way or a private way.

M.G.L. Chapter 82, Section 24: Taking by eminent domain; damages (*emphasis added*)

Section 24. If it is necessary to acquire land for the purposes of a town way or private way which is laid out, altered or relocated by the selectmen, road commissioners or other officers of a town under this chapter, such officers shall, within one hundred and twenty days after the termination of the town meeting at which the laying out, alteration or relocation of such town way or private way is accepted by the town, acquire such land by purchase or otherwise, or adopt an order for the taking of such land by eminent domain under chapter seventy-nine or institute proceedings for such taking under chapter eighty A. Any person sustaining damage in his property by the laying out, alteration or relocation of a town way or private way shall be entitled to recover the same under said chapter seventy-nine, unless such damage was sustained in connection with a taking made in proceedings instituted under said chapter eighty A, and any person sustaining damage in his property by the discontinuance of a town way or private way or by specific repairs thereon shall be entitled to recover the same under said chapter seventy-nine. If no entry has been made upon land taken under said chapter seventy-nine for the purpose of a town way, or if the location has for any other cause become void, a person who has suffered loss or been put to expense by the proceedings shall be entitled to recover indemnity therefor

under said chapter seventy-nine. If a private way is laid out, relocated, altered or discontinued by a town, or if a town makes specific repairs thereon, or **if a town way is discontinued, the persons upon whose application such way is laid out, relocated, altered or discontinued or upon whose application specific repairs are made thereon shall, before such way is entered upon for the purposes of construction, or is closed up, give such town security satisfactory to the selectmen that they will indemnify such town for all damages and charges which it is obliged to pay by reason thereof, and all such damages and charges shall be repaid to the town by the persons making such application; provided, however, that in case of the discontinuance of a town way the selectmen may order a part of the damages to be paid by the town.** The first sentence of this section shall not apply to cities.

M.G.L. Chapter 82, Section 32A: Abandonment of municipal ways

Section 32A. The board or officers of a city or town having charge of a public way may, after holding a public hearing, notice of which shall be sent by registered mail, return receipt requested, to all property owners abutting an affected road and notice of which shall be published in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting in a conspicuous place in the office of the city or town clerk for a period of not less than fourteen days before the day of the hearing, upon finding that a city or town way or public way has become abandoned and unused for ordinary travel and that the common convenience and necessity no longer requires said town way or public way to be maintained in a condition reasonably safe and convenient for travel, shall declare that the city or town shall no longer be bound to keep such way or public way in repair and upon filing of such declaration with the city or town clerk such declaration shall take effect, provided that sufficient notice to warn the public that the way is no longer maintained is posted at both ends of such way or public way, or portions thereof. Upon petition in writing of the board or officers of a city or town in which a county highway is located, the county commissioners, whenever common convenience and necessity no longer require such way to be maintained in a condition reasonably safe and convenient for public travel, after giving notice in the manner prescribed in section 3, and after viewing the premises and hearing the interested parties in the manner prescribed in section 4, may adjudicate that the town shall no longer be bound to keep the way in repair, and thereupon the adjudication shall take effect; provided, that sufficient notice to warn the public that the way is no longer maintained is posted at both ends of the way, or portions thereof.

This application is submitted on the Ninth day of February, 2024.

I hereby certify that all of the information contained in this application is true and correct to the best of my information and belief,

John C Cissel II

Applicant's Signature

President, Core Investments Development, LLC

Applicant Name(s): Scanlon Suburban LLC

Address: 800 Boylston Street

Address: Boston, MA 02199

Phone: 617-428-8000

Email: jcissel@coreinvestmentsinc.com

Relevant Lot(s) Owned: 43 Scanlon Drive

Assessor's Parcel ID For Each Lot: 02-C-1.438

Randolph Realty Transportation LLC

370 W First Street

South Boston, MA 02127

617-428-8000

jcissel@coreinvestmentsinc.com

6 Billings Street, and 493 High Street

02-B-1.LA, 02-C-002.2, and 02-C-8.18-19

Applicant's Representative's Name (if any): The Vertex Companies LLC, Andrew Street

Address: 100 N Washington Street, STE 302

Address: Boston, MA 02114

Phone: (781) 400-6882

Email: astreet@vertexeng.com

Applicant's Surveyor/Engineer's Name (if any): CHA

Registration Number: 49622

Address: 141 Longwater Drive, Suite 104

Address: Norwell, MA 02061

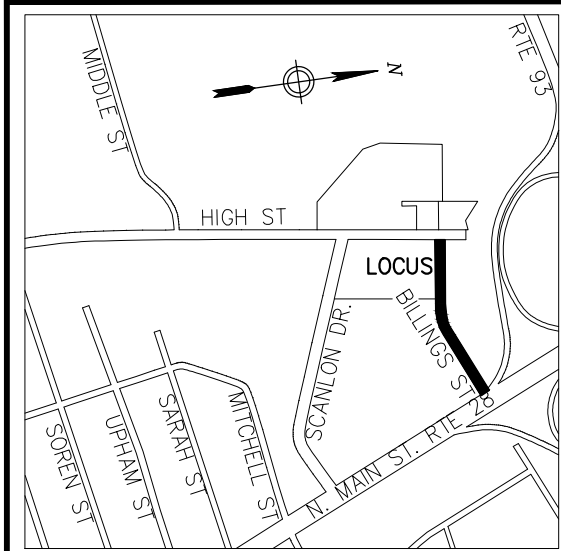
Phone: 781-982-5421

Email: wdorgan@chasolutions.com

OWNERS WITH FEE INTEREST IN THE STREET

Property Owner #1	Parcel ID Owned
Sandeep Partners, LLC 495 Westgate Drive Brockton, MA 02301	02-C-8.18-19
Property Owner #2	Parcel ID Owned
Scanlon Suburban, LLC 800 Boylston Street Boston, MA 0219	02-C-1.438
Property Owner #3	Parcel ID Owned
Randolph Realty Transportation LLC 370 W First Street South Boston, MA 02127	02-B-1.LA, 02-C-002.2, and 02-C-8.18-19

Attach additional sheet(s) as necessary



GENERAL NOTES:

- THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN MAY OF 2018 AND UPDATED IN MARCH OF 2023.
- ALL DEED REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- LOCUS OWNER OF RECORD:
SCANLON SUBURBAN, LLC
DEED BOOK 11425 PAGE 406
PARCEL ID: 02-C-1.438

RANDOLPH REALTY TRUST II
DEED BOOK 27987 PAGE 53
PARCEL ID: 02-B-1.LA

RANDOLPH REALTY TRUST II
DEED BOOK 27628 PAGE 37
PARCEL ID: 02-C-002.2

SANDEEP PARTNERS, LLC
DEED BOOK 23943 PAGE 140
PARCEL ID: 02-C-8.18-19
- THE PROJECT IS LOCATED IN THE FOLLOWING TOWN OF RANDOLPH ZONING DISTRICTS: RESIDENTIAL SINGLE FAMILY HIGH DENSITY (RSFHD) AND BUSINESS DISTRICT (BD) AS DEFINED BY THE TOWN OF RANDOLPH ZONING MAP.
- PLAN REFERENCES:
LAND COURT PLAN 49215
PLAN BOOK 382 PAGE 570
PLAN BOOK 437 PAGE 117
PLAN BOOK 541 PAGE 682
PLAN BOOK 67 PAGE 3227

APPROVED

RANDOLPH TOWN COUNCIL

PRESIDENT

DATE:

APPROVED

TOWN OF RANDOLPH PLANNING BOARD

CHMN.

DATE:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

RECEIVED IN THE OFFICE OF THE TOWN CLERK, RANDOLPH, MA

TOWN CLERK

DATE:

DATE:

FOR REGISTRY USE ONLY

Drawing Copyright © 2023



PREPARED FOR:

VERTEX

400 LIBBEY PARKWAY

WEYMOUTH, MA 02189

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

BILLINGS STREET DISCONTINUANCE PLAN OF LAND

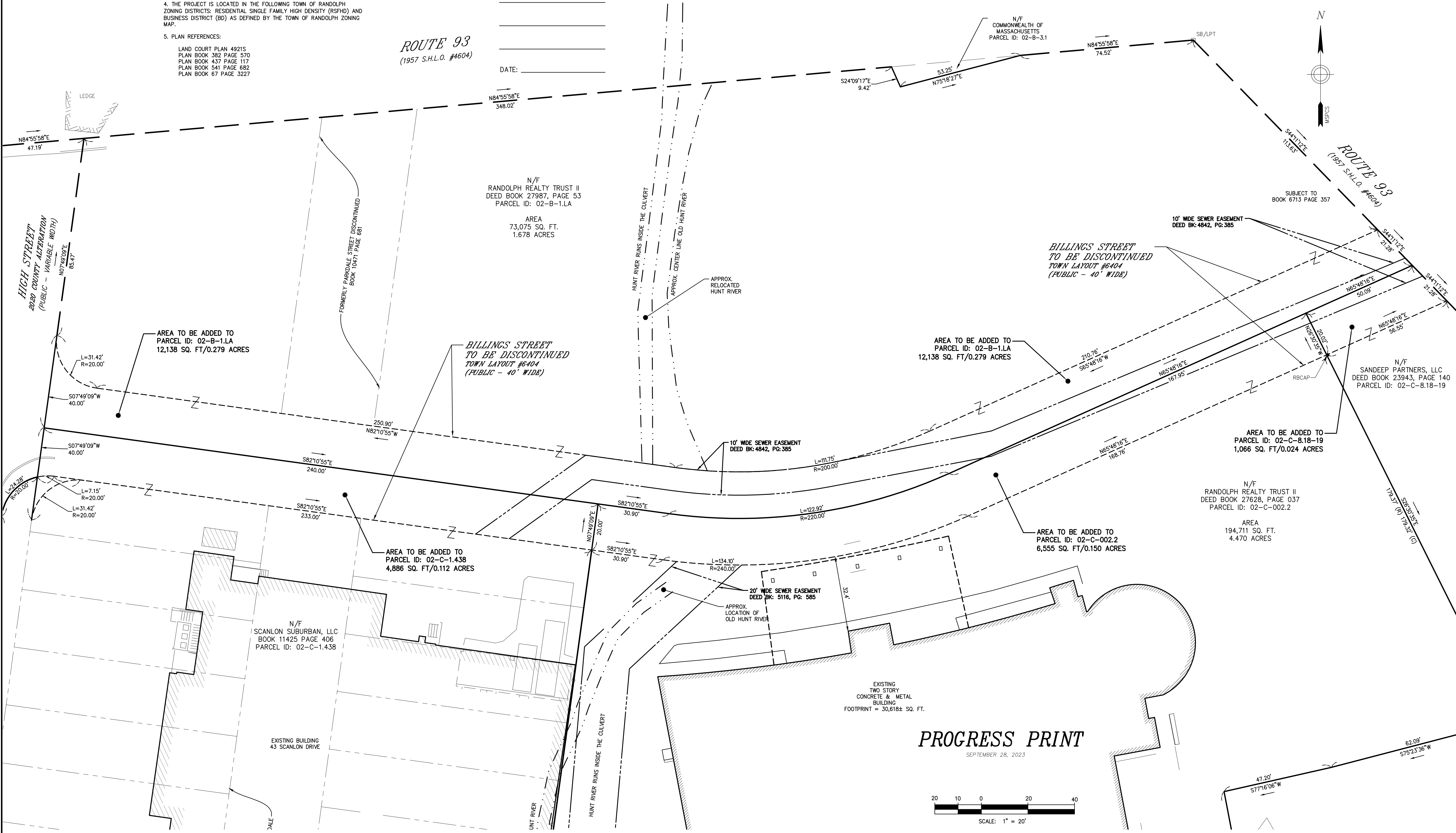
BILLINGS STREET
RANDOLPH, MA

No.	Submittal / Revision	App'd	By	Date

Designed By:	Drawn By:	Checked By:
---	MWC	CDE
Issue Date:	Project No:	Scale:
X	068668	1" = 20'

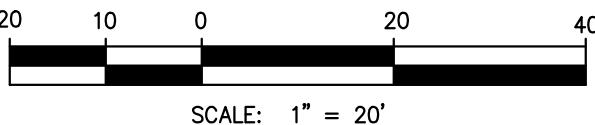
Drawing No.:

SHEET 1 OF 1



PROGRESS PRINT

SEPTEMBER 28, 2023



Randolph Town Council

Billings Steet Discontinuance

April 29, 2024

The evolution of our district...

(and why Billings Street / this portion of High Street are no longer relevant)

Address	(As of Acquisition) Existing Use	(Undergoing Approvals / Construction / Feasibility) Future Use	Benefit to Town
43 Scanlon Drive / "0" High Street	"The Lantana" Defunct Events Facility	Maxim Crane Reg. HQ / Trailhead for DCR / Existing Cell Tower /	- Increased Property Tax - Increased Excise Tax - Jobs - Rejuvenated Assets
6 Billings Street / 493 High Street	"Lombardos" Defunct Events Facility	TBD	- Increased Property Tax (Likely) - Jobs (Likely) - Rejuvenated Assets - Upgrades to Adjacencies
34 Scanlon Drive	Class C Office Building Partially Vacant		
34 Scanlon Drive / 451 High Street	Overflow Parking Lot In Disrepair	Yankee Bus HQ	- Increased Property Tax - Increased Excise Tax - Jobs - Rejuvenated Assets - Upgrades to Adjacencies
20 Scanlon Drive	Class B Office Building Tenanted		

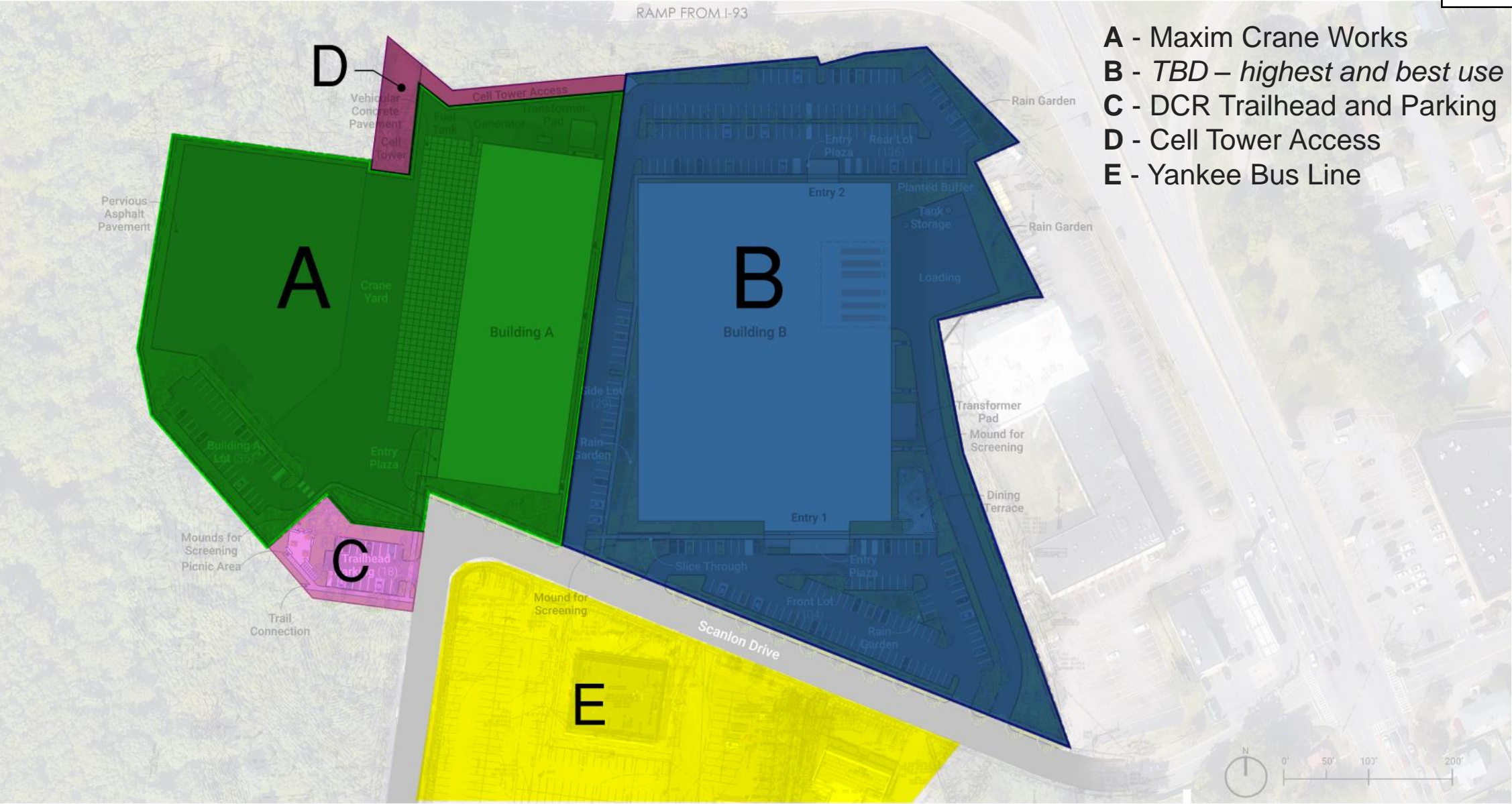
Existing Condition Over Aerial

Section F, Item1.

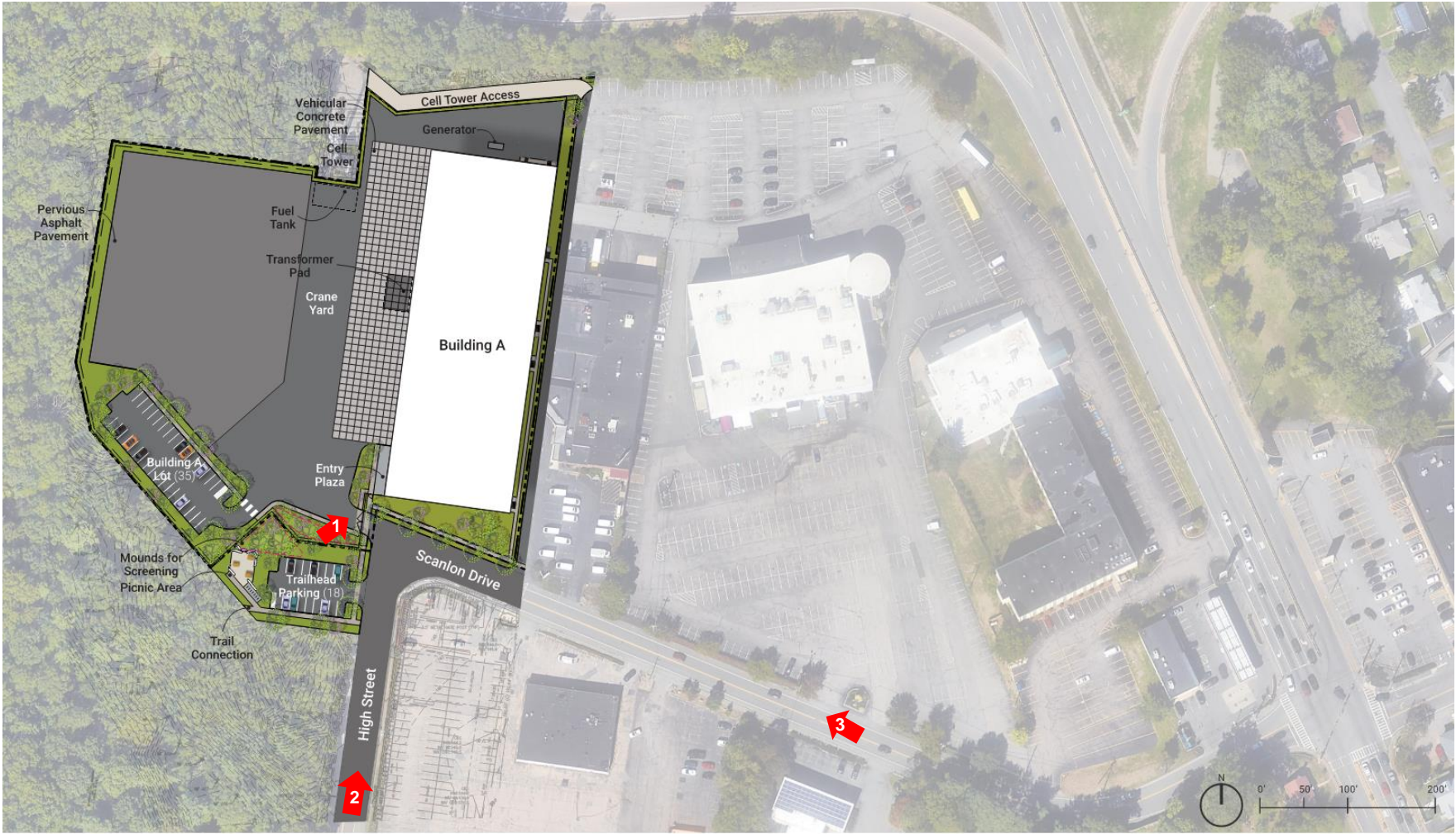


Parcelage Use

Section F, Item1.



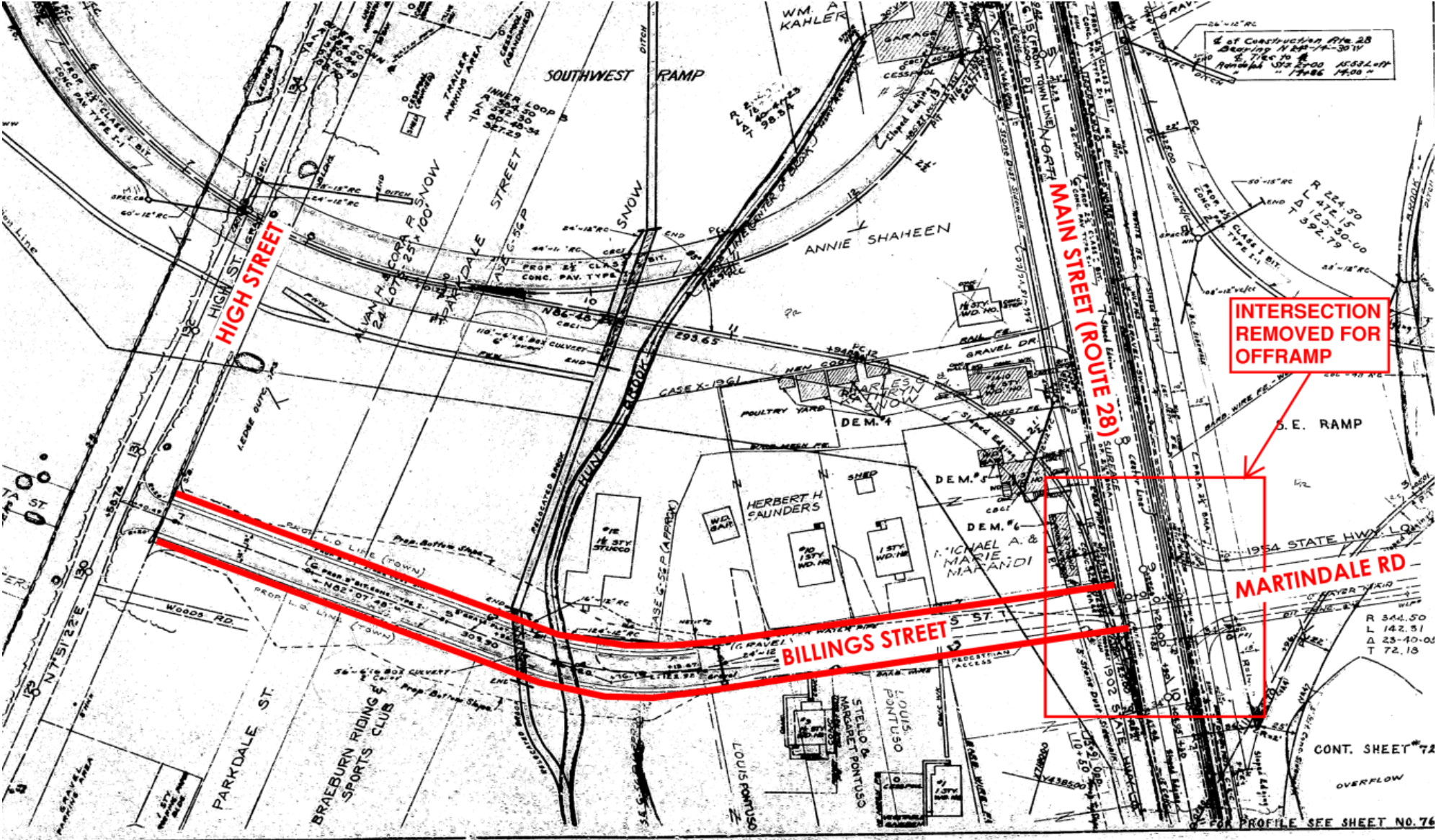
Site Plan and Renderings – Building A



Section F, Item1.

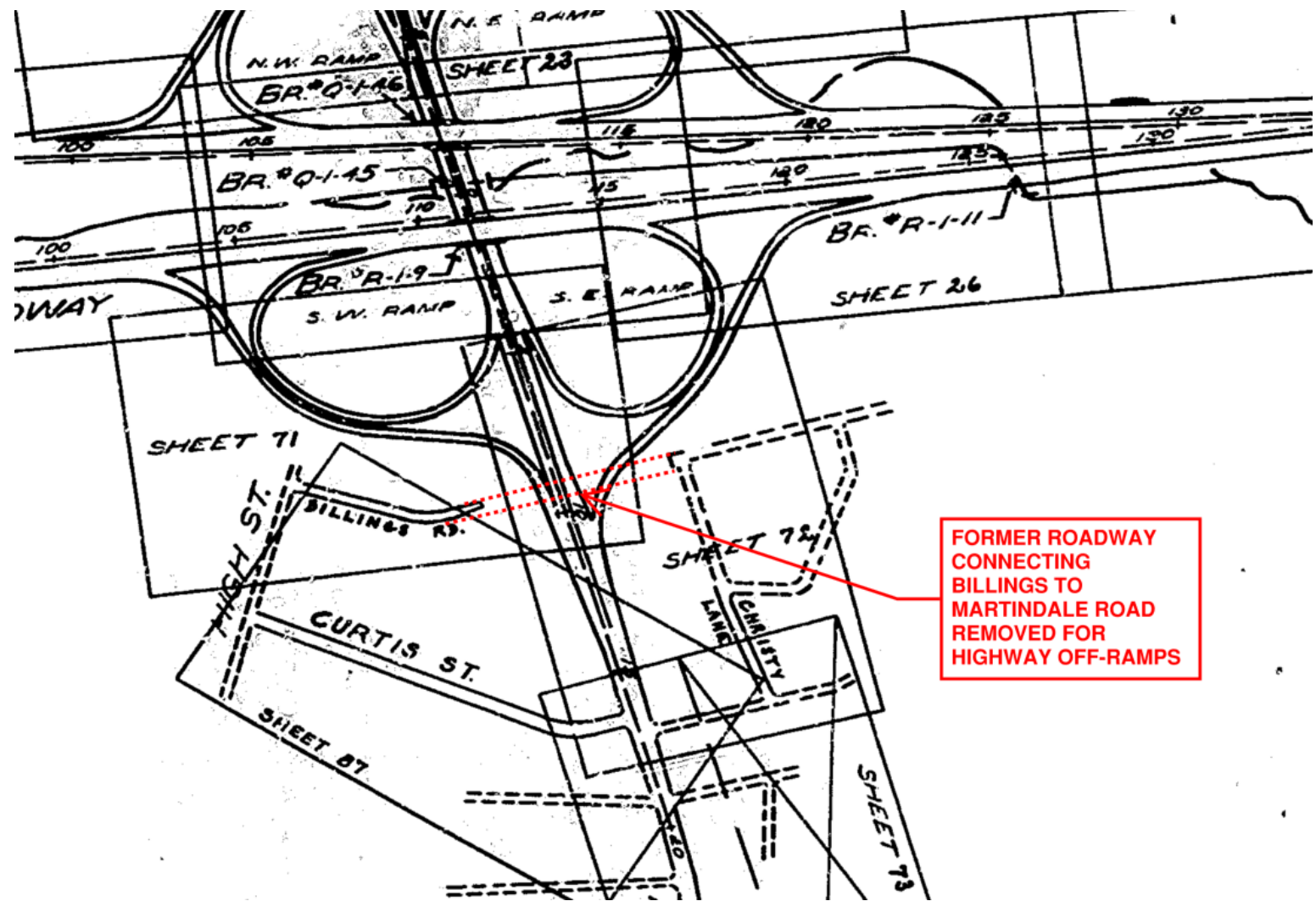






Billings Street : 1957

Section F, Item1.

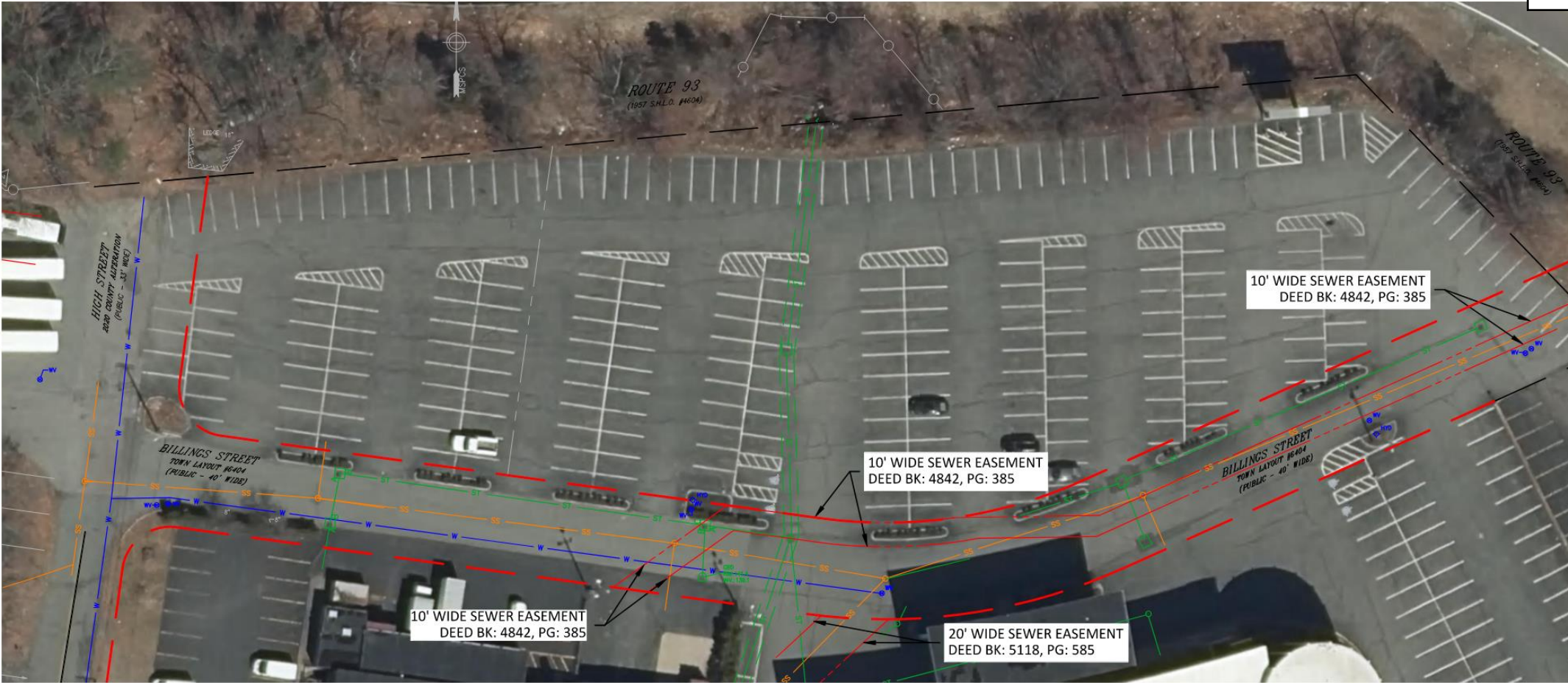


FORMER ROADWAY
CONNECTING
BILLINGS TO
MARTINDALE ROAD
REMOVED FOR
HIGHWAY OFF-RAMPS



Existing Utilities

Section F, Item1.



LEGEND:

- LIMIT OF ROADWAY
- - - EASEMENT BOUNDARY
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY LINE
- ST — EXISTING DRAINAGE LINE

NOTES:

- SEWER EASEMENT TO ADJUST BASED ON FUTURE SANITARY SYSTEM REROUTE WITHIN SITE B DEVELOPMENT.



SCALE:1" = 40'

BILLINGS STREET EXISTING
CONDITIONS

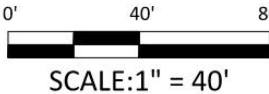


LEGEND:

	EXISTING WATER LINE TO BE REMOVED
	EXISTING SANITARY LINE TO BE REMOVED
	EXISTING DRAINAGE LINE TO BE REMOVED
	PROPOSED/TO REMAIN WATER LINE
	PROPOSED/TO REMAIN DRAINAGE LINE

NOTES:

- SITE A BUILDING PRIVATE SANITARY WILL CONNECT TO MAIN WITHIN SCANLON DRIVE.
- SITE A PRIVATE WATERLINE TO CONNECT TO MAIN WITHIN SCANLON DRIVE.
- SITE A PRIVATE DRAINAGE TO CONNECT TO MAIN WITHIN SCANLON DRIVE.
- DRAINAGE CULVERT TO REMAIN ACTIVE DURING SITE A CONSTRUCTION.
- SANITARY MAIN TO REMAIN ACTIVE DURING SITE A CONSTRUCTION.



BILLINGS STREET PROPOSED CONDITIONS

Firetruck Access



RANDOLPH FIRE DEPT
RANDOLPH, MA
S.O. 144171/Q 98168
AERIAL BODY
TYPHOON 6 X 4 CHASSIS
HP 100 AERIAL PLATFORM

THIS DRAWING IS FOR REFERENCE PURPOSES. ALL DIMENSIONS ARE SUBJECT TO MAJOR VARIATIONS DUE TO MANUFACTURING PROCESSES.
SEAL: APPROX. DATE: GAS IS: DATE: CIRTH REVISIONS

ROSE LOAD	
600' OF 4.50" LHM	
COMP.	INTERIOR DIMENSION
L1/R1	31W 27H 15W 15H 15W 15H 15W 15H
L2/R2	48W 69H 69H 69H 69H 69H 69H 69H
L3/R3	50W 18H 50W 18H 50W 18H 50W 18H
L4	52W 18H 52W 18H 52W 18H 52W 18H
R4	15W 32H 15W 32H 15W 32H 15W 32H
L5	15W 42H 15W 42H 15W 42H 15W 42H
R5	31W 22H 31W 22H 31W 22H 31W 22H
L6	15W 8H 15W 8H 15W 8H 15W 8H
R6	36W 28H 36W 28H 36W 28H 36W 28H

GROUND LADDERS			
ITEM	LADDER LENGTH	MODEL NUMBER	QTY
A	30' 2-SECT.	REL-35	2
B	30' 2-SECT.	REL-35	1
C	24' 2-SECT.	REL-24	1
D	20' ROOF	REL-20	1
E	16' ROOF	REL-16	1
F	10' FOLDING	FL-10	1
G	16' ROOF	REL-16	1
H	LITTLE GRANT	MODEL 17	1

Access for the firetrucks through Comfort Inn as well as delivery easement for trucks coming through the Comfort Inn remain unaffected by the Billings Street Discontinuance.



Next Steps

- Discontinuation of High Street with the support of the Town of Randolph
- Issue Permit Package to Town of Randolph
- Randolph Approval of Building Permit Package and Construction of Lot A, C, and D.

Comments & Questions

Classifieds

To Advertise, visit our website: **Classifieds.patriotledger.com**

■ Public Notices/Legals email: **Legals@patriotledger.com**

■ Business & Services email: **PatriotLedgerBusServ@gannett.com**

■ To post job openings, visit: **Patriotledger.com/jobs**



TO ADVERTISE

Visit Our Website:

Classifieds.patriotledger.com

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Quincy Patriot Ledger reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Quincy Patriot Ledger shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

Assorted Stuff
all kinds of things...

Wanted to Buy
WANTED
\$\$\$ CASH \$\$\$
FOR RECORD ALBUMS
33LP's & 45's wanted.
Call George 617-633-2682

CASH FOR TOOLS
Hand/Pwr, Carpenters,
Machinists, Mechanics,
Plumbers, Rollaways.
1-800-745-8665

Buying Old Slot + Pinball Machine
Wanted Pinball Machine Arcade & Old Slots Call/ Txt/Email (617)335-7650
thatpinballguy@gmail.com

I Am Interested In Buying Old Silver Coins, and Coin Collections, and Estate Coin Collection! I am interested in buying old silver coins, Coin Collections, and Estate Coin Collections. Interested in Morgan Silver Dollars, Peace Dollars, Walking Liberty Half Dollars, and anything Silver or gold. These are just a few examples. Please call 781 589 6465. Thanks so much! 781 589 6465

LITTLE RICHIE'S ANTIQUES
Records, musical instr., cameras, toys, silver, gold, old signs, tools, furn, costume jewelry, coins, military, swords.
★ CASH PAID ★
50 Hancock St.
Braintree
781-380-8165
littlerichiesantiques.com

Professional Service
all your needs...

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T&M Landscaping

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Many roof repairs under \$200. 30 year New Roofs. Free roof/gutter inspection. New kitchens and bathrooms. All remodeling Porches. All rotted wood replaced. Ins'd. Reg# is 168929. 508-942-4200
weathertiteroofingma.com

Real Estate Rentals
PUBLISHER'S NOTICE
All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. *We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

Apartments



Middleborough, 2 bed, \$2350 mo, heat & hot water incl, newly renovated, 3 OLED TVs mounted on wall in 3 rooms, free high definition TV, 60 channels- no cost, washer/dryer in unit, parking, new stainless steel appl., sec. dep \$1500. Available April 1st, 1 yr lease, 80 Arch St., 1st floor, 617-216-4117

Quincy House for rent 3 to 4 bedrooms 2 month lease \$8500 / month 781-2657-1806

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

Your Source Public Notices
for the latest...

Foreclosure/Sheriff Sales
165 QUINCY SHORE DRIVE, UNIT C-62, QUINCY
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 165 Quincy Shore Drive, Unit C-62, Hamilton Bay Condominium, Quincy, MA 02171

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Rocio P. Calle to CCO Mortgage Corp., and now held by Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m CCO Mortgage Corp., said mortgage dated February 28, 2006 and recorded in the Norfolk County Registry of Deeds in Book 23438, Page 457, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on May 20, 2024 at 1:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

CONDOMINIUM NAME: Hamilton Bay Condominium

PARKING SPACES: Parking space #'s 81 and C-15

STORAGE SPACE: Storage space #C62

Master Deed: Hamilton Bay Condominium Master Deed dated January 6, 2006 and filed in the Norfolk County Registry of Deeds (the "Registry") on January 10, 2006 in Book 23298, Page 192.

Trust: Hamilton Bay Condominium Trust, dated January 6, 2006 and filed with the Registry on January 10, 2006 in Book 23298, Page 234.

Being the same premises conveyed to the herein named mortgagor(s) by deed recorded with Norfolk County Registry of Deeds 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 23, 2006 and recorded in the Norfolk County Registry of Deeds in Book 23438, Page 454.

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, N.A. s/b/m CCO Mortgage Corp.
Present Holder of the Mortgage (401) 217-8701

#9998807
PL 3/30, 4/6, 4/13/24

Govt Bids & Proposals

BIDS - IMPROVEMENTS TO GEORGE HARLOW FIELD
LEGAL NOTICE
INVITATION FOR BIDS FOR IMPROVEMENTS TO Marshfield Municipal Airport - George Harlow Field (GHG)

The Town of Marshfield, Massachusetts, acting through the Marshfield Airport Commission, invites sealed bids for furnishing all labor and materials and performing all work in connection with a construction contract at the Marshfield Municipal Airport - George Harlow Field, Marshfield, Massachusetts as follows:

RECONSTRUCT: MAIN APRON (Approx. 144,000 Square Feet), EAST APRON (Approx. 45,500 Square Feet) & ACCESS ROAD (Approx. 500 feet x 20 feet)

The proposed work includes the installation of new asphalt pavement main apron, east apron, and access road along with the installation of new excavation, drainage improve-

Govt Bids & Proposals

ments, reclaiming of existing pavements, placement of new pavement base, subbase and asphalt surfaces, pavement marking, tie downs and miscellaneous electrical work to automate a sliding vehicle gate and provide power to aircraft tie down parking areas and installation of new underground conduits for future usage.

Procedures regarding bids and the selection of contractors shall be in conformity with the Massachusetts General Laws, Chapter 30, Section 39M, as amended to date. **Sealed Bids for the General Contract must be delivered to the office of the Airport Manager, 93 Old Colony Lane, Marshfield, MA 02050 prior to 10:00 a.m., Eastern Daylight Savings Time, on Wednesday April 24, 2024** at which time and place the bids will be publicly opened and read aloud. Bids received after the above time and date will be returned unopened.

The Contract Plans and Specifications shall be obtained electronically by emailing sennebri@airportsolutionsgro.up.com on or after April 10, 2024. (Monday thru Friday - 8:30 AM - 4:00 PM).

#10062118
PL 4/13, 4/20/24

Public Notices

45 Mazzeo Dr. Randolph
LEGAL NOTICE
The Randolph Licensing Board will hold a public hearing on Wednesday, April 24, 2024, at 4:00 p.m. in the Washington Room, first floor, Town Hall, 41 South Main Street, Randolph, MA, 02368, on the application of Outback Steakhouse of Florida, LLC dba Outback Steakhouse for a request for a Change of Manager located at 45 Mazzeo Drive.

This meeting will also be a virtual hearing that may be attended by Zoom or by telephone conference. Details on how to attend the virtual hearing will be available on the town's website.

RANDOLPH LICENSING BOARD
Ronald Lum, Chairman

AD# 10064309
PL 04/13/2024

Billings Street
LEGAL NOTICE
TOWN OF RANDOLPH TOWN COUNCIL

The Randolph Town Council will hold a public hearing on Monday, April 29, at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on the application by the petitioner, Scanlon Suburban LLC, Core Investments Development LLC, and Randolph Transportation LLC, for a street discontinuance of Billings Street.

Additional details about this application may be found on the Town of Randolph website or at the Randolph Town Clerk's Office, 41 South Main Street, Randolph, MA. Information on how to attend the public hearing virtually may be found on the Town of Randolph website on the website meeting calendar, on the day of the meeting.

AD# 10062885
PL 04/13 & 04/20/2024

CLARK 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. NO24P0916EA
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Christine M. Clark
Date of Death: 01/09/2024

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Brittany Clark of Lakeville 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: Brittany Clark of Lakeville 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

Muddy Pond GAC

LEGAL NOTICE INVITATION TO BID

1. Sealed bids from General Contractors for "Muddy Pond GAC Treatment Facilities, Stoughton Water Department, Stoughton, MA, DWSRF#7298", (hereafter the Work) will be received at the Stoughton Town Hall, Procurement Department 3rd Floor, 10 Pearl Street, Stoughton, MA 02072, until 11:00 a.m. Local Time on Thursday, May 23, 2024 at which time and place all bids will be publicly opened and read aloud.

2. Sealed bids from Subcontractors for the filed sub-bid categories designated herein for "Muddy Pond GAC Treatment Facilities, Stoughton Water Department, Stoughton, MA, DWSRF#7298" will be received at the Stoughton Town Hall, Procurement Department 3rd Floor, 10 Pearl Street, Stoughton, MA 02072, until 11:00 a.m. Local Time on Wednesday, May 15, 2024, at which time and place the following filed Sub-Bids will be publicly opened and read aloud:

- Plumbing
- HVAC
- Electrical

3. In general, and without limitation, the work to be done under this contract consists of a pre-engineered metal building on a concrete foundation; granular activated carbon adsorption system; yard piping, valves, and hydrant; process piping and valves; instrumentation, controls, and SCADA; civil site work including on-site sanitary system, grading, paving, and restoration; and, testing, start-up, and training at the Muddy Pond GAC Treatment Facilities as shown on the Contract Drawings and as specified in these Specifications.

4. All interested Contractors are advised to attend the Pre-Bid Meeting to be held on Wednesday, April 24, 2024 at 9:00 a.m. at the Muddy Pond Pump Station, 1144 Bay Road (across from Marcus Road), Stoughton, MA. All bidders are strongly encouraged to attend.

5. Contract Documents may be obtained from H2Olson Engineering, Inc. by contacting Stephen Olson (508-375-7007) or email (sco@h2olsonengineering.com) and may be examined, but not obtained, at the Stoughton Procurement Department, Stoughton Town Hall, 3rd Floor, 10 Pearl Street, Stoughton, MA 02072, between the hours of: 8:30 A.M. and 4:30 P.M., Monday thru Wednesday; 8:30 A.M. and 7:00 P.M., Thursday; and 8:30 A.M. until noon, Friday; beginning on Wednesday, April 17, 2024. Bidders must register with H2Olson Engineering, Inc. in order to receive any issued addenda, which must be acknowledged on the bid form to be submitted.

6. Complete instructions for filing Bids are included in the Instructions to Bidders, Section 00100.

7. This project is being bid under the Bid Law provisions of M.G.L. c.149, ss44A-44J (Building Contract with Filed Sub-bids).

8. Each bid shall be accompanied by a bid security in the amount of 5 percent of the Bid. The Bid Security shall be in the form of a bid bond or certified treasurer's or cashier's check.

9. Successful bidder must furnish 100 percent Performance Bond and 100 percent Payment Bond.

10. Every bid bond, every performance bond, and every payment bond issued shall be the bond of a surety company organized pursuant to Section 105 of Chapter 175 or a surety company authorized to do business in the Commonwealth under the provisions of Section 106 of said Chapter 175 and be approved by the U.S. Department of Treasury and acceptable as sureties and reinsurers on federal bonds under title 31 of the United States Code, Sections 9304 to 9308.

11. Each bid must be accompanied by a copy of the current Certificate of Eligibility issued by the Deputy Commissioner of the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) showing that the bidder has the classification and capacity rating to perform the work required (General Contractors: Sewage and Water Treatment Plants, or General Building Construction and Pumping Stations. Sub-Bidders: the applicable sub-bid category of work). Each bid must also be accompanied by an update statement in the form CQ3, prescribed by the DCAMM Deputy Commissioner.

12. No bidder may withdraw his bid within 30 days (Saturdays, Sundays and legal holidays excluded) after the actual date of the opening thereof.

13. Each bid shall be accompanied by a reference list as evidence of his/her qualifications to perform the work, refer to Section 00100 Instructions to Bidders and Section 00300 Bid Form.

14. The Contract duration for this Project shall be 545 calendar days commencing on the date of the Notice to Proceed.

15. Materials and supplies used or incorporated in the performance of this contract are exempt from sales and use tax.

16. All Work of this Project shall be completed in compliance with the Commonwealth of Massachusetts COVID-19 Guidelines and Procedures for All Construction Sites and Workers at All Public Works Sites. An enhanced site specific COVID-19 Health and Safety Plan will be required during the submittal process.

17. Contract payment will be by the unit price method and the lump sum price method as indicated on the Bid Proposal.

18. Disadvantaged Business Enterprise (DBE) goals are applicable to the total dollars paid to the construction contract. The goals for this project are a minimum of 4.2 percent D/MBE participation and 4.5 percent D/WBE participation by certified DBEs. The two low bidders shall submit completed DBE forms (EEO-DEP-190C, EEO-DEP-191C and the DBE Certification of United States Citizenship form) by the close of business on the third business day after bid opening. Failure to comply with the requirements of this paragraph may be deemed to render a proposal non-responsive. No waiver of any provision of this section will be granted unless approved by the Department of Environmental Protection (MassDEP).

19. Minimum Wage Rates as determined by the Executive Office of Labor and Workforce Development under the provision of the Massachusetts General Laws, Chapter 149, Sections 26 to 27D, as amended, apply to this project. It is the responsibility of the contractor, before bid opening, to request if necessary, any additional information on Minimum Wage Rates for those trades people who may be employed for the proposed work under this contract. Federal Minimum Wage Rates as determined by the United States Department of Labor under the Davis-Bacon Act also apply to this project.

20. This project is to be funded in part by the Massachusetts Clean Water Trust (the "Trust").

21. This project is subject to the American Iron and Steel requirements of P.L. 113-76, the Consolidated Appropriations Act of 2014.

22. This project is subject to the Build America, Buy America (BABA) requirements. However, the BABA requirements are waived for this Project based on EPA's Decision Memorandum titled Adjustment Period Waiver of Section 70914(a) of P.L. 117-58, Build America, Buy America Act for SRF Projects that have Initiated Design Planning issued September 2, 2022.

23. This project requires compliance with the Department of Environmental Protection's Diesel Retrofit Program.

24. The Owner reserves the right to waive any informality or to reject any and all bids. A bid which includes, for any item, a unit cost that is abnormally low or high may be rejected as unbalanced.

25. The Owner reserves the right to omit part or whole of any proposed work to be performed, as described in the Contract Documents, as may be required to maintain the total cost of work within available funds.

26. The Owner also reserves the right to accept any bid deemed to be best for the interest of the Town of Stoughton.

AD# 10065946
PL 04/13/2024

Public Notices

Court before: 10:00 a.m. on the return day of 05/08/2024. 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

Town of Stoughton
Fran Bruttaniti, Procurement Officer

SELL IT BUY IT FIND IT

cars
garage sales
tickets
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motorcycles
computers
boats

sports
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pets
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jobs
appliances
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coins

Place your classified ad today.

Public Notices

Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Patricia Gorman, First Justice of this Court.
Date: April 04, 2024
Colleen M. Brierley
Register of Probate
AD#10049816
PL 04/13/2024





April 24, 2024

Town Council
Town of Randolph

Re: Lantana and Lombardo's Redevelopment

Respectfully submitted,

Please accept this letter on behalf of Comfort Inn Randolph located at 1374 North Main Street. My family purchased the property in 2006. The hotel was built in 1969 and has operated as a hotel for nearly 55 years. We have accounted for a substantial amount of lodging and property tax revenue to the Town. We have hosted countless family events, weddings, corporate meetings, etc. through our years of operating the hotel.

As developers ourselves, we welcome the major redevelopment and the future of this section of Randolph. We have been fortunate to meet the developer and have nothing but positive feedback to provide. The properties are in good hands, and we feel the redevelopment will be great for the Town and the area. However, it has come to our attention the redevelopment of the Lantana and Lombardo's properties would include discontinuances of Billings Street and a portion of High Street. We have yet to review any final plans for the future of the properties, but we know this will have a major impact on our site and will be a disruption to our business.

The entire Northern entrance and exit of our property will be blocked, which will cause major issues with the flow of our site. We often house utility crews and transportation groups that depend on being able to drive through our site to access our main entrance. Without the access to Billings Street, no large vehicle such as Fire engines or other emergency vehicles will be able to turn around on the Route 28 facing portion of our property after entering. I would equate the removal of these streets to one day removing Depot Street or Diauto Drive. The impact may be perceived as limited, but in reality would be substantial to the small businesses these streets serve. The continuation of use of Billings Street and High Street is extremely important to our team and the guests we serve. I appreciate the consideration of our concerns and thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "J Patel", is written over a horizontal line.

Jiten Patel
President
Jiten Hotel Management



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

Section F, Item 1.

May 15, 2024

William Alexopoulos
President, Randolph Town Council
Town Hall
41 South Main Street
Randolph, MA 02368

RE: Discontinuation and abandonment of Billings Street and a portion of High Street

Mr. Alexopoulos~

On April 29, 2024 the Randolph Town Council requested the Planning Board provide their recommendation for a proposed discontinuation of Billings Street as a public right of way and subsequent abandonment. At their meeting of May 14, 2024, by a vote of 4-1-0, the Randolph Planning Board voted to **RECOMMEND the discontinuation and abandonment of Billings Street** by the Town Council consistent with the Planning Board decision for the site plan approved for development at 43 Scanlon Drive. Additionally, the Board **SUPPORTS** the discontinuance and abandonment for that portion of High Street impacted by the development on the plan set approved by the Planning Board for 43 Scanlon Drive.

Please let me know if further information is required.

Respectfully,

Michelle R. Tyler
Director of Planning

Cc: file

Council Order: 2024-025

**Introduced by: Town Manager Brian Howard
May 13, 2024**

Additional Appropriation For Bucket Truck

ORDERED: That the Town of Randolph appropriates the sum of Fifty Thousand Dollars (\$50,000), in addition to the \$180,000 previously appropriated under Council Order 2023-045 adopted by the Council on August 7, 2023, to pay costs of a Bucket Truck for the Department of Public Works, including the payment of all costs incidental and related thereto; and to meet this appropriation, the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.

Public Notices

**ABRAMS 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. NO24P1362EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Seena Ethel Abrams
Also known as: Seena E. Abrams
Date of Death: 03/21/2024

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Lisa F. Green of Weston, 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: Lisa F. Green of Weston 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 06/26/2024. 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. Patricia Gorman, First Justice of this Court.
Date: May 16, 2024
Colleen M. Brierley
Register of Probate
AD#10205348
PL 05/31/2024

**AUDI A6
LEGAL NOTICE**
To be auctioned off on 06/15/2024
AUDI A6
V.I.N.
WAUSG74FX9N052356
Pursuant to MGL C.255, S.39A.
Express Towing
(781) 843-6909
AD# 10223308
PL 05/31,06/07,06/14/2024

**boat storage
LEGAL NOTICE**
Pursuant to Chapter 255 Section 17 of the General Laws of Massachusetts, Foster Rigging and Yacht Services Inc. has a lien for boat storage in the amount of \$36,000 plus interest, additional storage costs and legal fees and costs on Legacy (a 1969 Commander) owned by Steven Doran 102 Elm Street Kingston, MA 02364, that is stored at Foster Rigging and Yacht Services, Inc's property at 7 Read Ave. Quincy, MA 02169. Said vessel will be sold at public auction at Foster Rigging and Yacht Services Inc. at 7 Read Ave. Quincy, MA 02169 on Friday June 28, 2024, at 12:00pm unless said owner comes forward to satisfy said lien. All inquiries should be directed to Walter Foster 617-773-9800 or fosrig@shore.net
AD#10216255
05/29, 05/30, 05/31/2024

Public Notices

**CAMPBELL 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. NO24P1397EA
CITATION ON PETITION
FOR FORMAL ADJUDICATION

Estate of: John R. Campbell
Also known as: John Robert Campbell
Date of Death: 02/18/2024

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by James A. Campbell of Weymouth 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: James A. Campbell of Weymouth MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in an 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 06/26/2024. 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. Patricia Gorman, First Justice of this Court.
Date: May 21, 2024
Colleen M. Brierley
Register of Probate
AD# 10205571
PL 05/31/2024

**LEGAL NOTICE
PUBLIC HEARING
NOTICE**
Town of Randolph, MA
Council Order 2024-025
The Randolph Town Council will hold a public hearing on Monday, June 10, 2024 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2024-025 regarding the Additional Appropriation for Bucket Truck to see if the Town of Randolph appropriates the sum of Fifty Thousand Dollars (\$50,000), in addition to the \$180,000 previously appropriated under Council Order 2023-045 adopted by the Council on August 7, 2023, to pay costs of a Bucket Truck for the Department of Public Works, including the payment of all costs incidental and related thereto; and to meet this appropriation, the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the

Public Notices

Town therefor.
Additional information on this Public Hearing may be found on the Town of Randolph Website and is also available through the Randolph Town Clerk's Office during regular business hours, at 41 South Main Street, Randolph, MA 02368. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.
AD#10182182
PL 05/31/2024
**CREAN
LEGAL NOTICE**
Commonwealth of Massachusetts
The Trial Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO06P2220PM

**CITATION ON PETITION
FOR ALLOWANCE OF
ACCOUNT**

In the matter of: Edwin A. Crean

Date of Death: 02/26/2006

To all interested persons:
A Petition has been filed by: John G Dugan of Franklin MA requesting allowance of the First Annual and Final Accounts as Personal Representative and any other relief as requested in the Petition.

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 06/20/2024.

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 date, action may be taken without further notice to you.

WITNESS, Hon. Patricia Gorman, First Justice of this Court.

Date: May 17, 2024
Colleen M. Brierley
Register of Probate

#10218557
PL 5/31/24
Energy Weatherization Assistance Program
**LEGAL NOTICE
Request for Proposals**

Quincy Community Action Programs, Inc. will be accepting proposals for the U.S. Department of Energy Weatherization Assistance Program (DOE WAP) and Weatherization Programs under the Bipartisan Infrastructure Law for residential energy conservation:

From licensed and insured contractors for home weatherization: insulation of attics, walls and floors; general infiltration reduction and blower door guided air sealing; venting as required; and minor repairs – primarily carpentry. All work completed must be done in accordance with the National Renewable Laboratory's (NREL) Standard Work Specifications for Home Energy Upgrades (SWS), and DOE Lead Safe Weatherization protocols.

This advertisement is subject in all respects to the terms and conditions of the Request for Proposals (RFP). To request a detailed RFP, call or write to:

Energy Programs
Quincy Community Action Programs, Inc.
1509 Hancock Street
Quincy, MA 02169
(617) 479-8181, ext. 317

Deadline for submitting complete written proposals is 8:00 a.m., Thursday, June 20, 2024. Proposals will be

Public Notices

opened in public at 11:00 a.m. the same day at the address referenced above. Quincy Community Action Programs, Inc. is committed to equal opportunity and affirmative action. Each vendor submitting a proposal must be an "affirmative action/equal opportunity employer". SOMWBA-certified business owners are encouraged to apply.

AD# 10214806
PL 05/30, 05/31, 06/01/2024

**FERNANDES MATTER
LEGAL NOTICE**
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Plymouth Probate and Family Court
52 Obery Street
Suite 1130
Plymouth, MA 02360
(508) 747-6204
Docket No. PL24A0119AD
CITATION
G.L. c.210, § 6

In the matter of: Nathan Alves Fernandes

To Antonio Fernandes Andrade
Any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said court by Antunes Barbosa Fernandes of Marshfield MA; Nilsa Alves Fernandes of Marshfield MA requesting for leave to adopt said child and that the name of the child be changed to

If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.

An indigent person is defined by SJC Rule 3:10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran's benefits, Medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT PLYMOUTH ON OR BEFORE TEN O'CLOCK IN THE FORENOON (10:00 AM) ON 07/15/2024

WITNESS, Hon. Patrick W. Stanton, First Justice of this Court. Date: May 17, 2024
Matthew J McDonough
Register of Probate
AD#10204171
PL 05/31, 06/07, 06/14/2024

Heating System Repair Program
**LEGAL NOTICE
Request for Proposals**

Quincy Community Action Programs, Inc. will be accepting proposals for the Heating System Repair Program:

From licensed and insured oil and/or gas heating and Plumbing Contractors for the following residential heating work-cleaning, tuning and evaluation of heating system, repair of oil and/or gas-fired units, chimney liner replacement and gas and/or oil-fired burners and system replacements.

From licensed and insured asbestos abatement contractors for asbestos abatement pertaining to residential heating systems.

This advertisement is subject in all respects to the terms and conditions of the Request for Proposals (RFP). To request a detailed RFP, call or write to:

Energy Programs
Quincy Community Action Programs, Inc.
1509 Hancock Street
Quincy, MA 02169
(617) 479-8181, ext. 317

Deadline for submitting complete written proposals is 8 a.m. Thursday, June 20, 2024. Proposals will be opened in public at 10 a.m. the same day at the address referenced above. Quincy Community Action Programs, Inc. is committed to equal opportunity and affirmative action. Each vendor submitting a proposal must be an "affirmative action/equal opportunity employer". SOMWBA-certified business owners are encouraged to apply.

AD# 10214755
PL 05/30, 05/31, 06/01/2024

**HYUNDAI ACCENT
LEGAL NOTICE**
To be auctioned off on 06/08/2024
HYUNDAI ACCENT
V.I.N.
KMHC3AC8BU19277
Pursuant to MGL C.255, S.39A.
Express Towing
(781) 843-6909

AD# 10203838
PL 05/24, 05/31, 06/07/2024

**KIELCZESKI
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. NO22P1037EA

**CITATION ON PETITION
FOR ORDER OF
COMPLETE**

Public Notices

SETTLEMENT
Estate of: John F. Kielczewski
Date of Death: 08/17/2021

A Petition for Order of Complete Settlement has been filed by Barbara Creighton of Bridgewater MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account and other such relief as may be requested in the Petition.

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 06/26/2024.

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.

WITNESS, Hon. Patricia Gorman, First Justice of this Court.

Date: May 23, 2024
Coleen M. Brierley
Register of Probate

#10218780
PL 5/31/24

**LEGAL NOTICE
WANTED TO LEASE
OFFICE SPACE** IN Braintree, Brookline, Canton, Dedham, Milton, Needham, Newton, Norwood, Quincy, Randolph, Waltham, Westwood, or Watertown.

On behalf of Office of the Veteran Advocate (OVA), the Massachusetts Division of Capital Asset Management and Maintenance invites proposals to lease approximately 3,000-3,300 usable square feet of office space in the above-referenced search area for a term of 10 years.

Proposals must be submitted to:

Division of Capital Asset Management and Maintenance
Office of Leasing and State Office Planning
One Ashburton Place
15th Floor, Room 1500
Boston, Massachusetts 02108

or by e-mail to: leasepropos@dcamm.mass.gov

Proposals must be submitted by the deadline of July 11, 2024, at 2:00 p.m. Proposals will be opened at that time.

The RFP can be downloaded from www.mass.gov/service-details/leasing-property-to-the-commonwealth Under Requests for Proposals (RFP) to Lease Space, click on "COMMBUYS" and then click on "Find It!". You may also email lease_dcamm@mass.gov or call 857-204-1355 to request a copy of the RFP, referencing Project Number 202400200. For further information, email Kendra Howes, Kendra.Howes@mass.gov. This notice is also available at www.masspublicnotices.org.

AD# 10217181
PL 05/31, 06/07, 06/14, 06/21/2024

**LEGAL NOTICE
SUMMONS BY PUBLICATION, CARE AND PROTECTION, TERMINATION OF PARENTAL RIGHTS, DOCKET NUMBER 24CP0002PY**, Trial Court of Massachusetts, Juvenile Court Department, COMMONWEALTH OF MASSACHUSETTS, Barnstable County Juvenile Court, 52 Obery Street, Plymouth, MA 02360. (508) 747-8470. TO: Any unknown/unnamed father: A petition has been presented to this court by DCF Plymouth, seeking, as to the following child: Silanah Harrison, that said child be found in need of care and protection and committed to the Department of Children and Families. The court may dispense the rights of the person(s) named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship or any other disposition of the child named herein, if it finds that the child is in need of care and protection and that the best interests of the child would be served by said disposition.

You are hereby ORDERED to appear in this court, at the court address set forth above, on the following date and time: 08/06/2024 at 09:00 AM Pre Trial Conference (CR/CV) You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indigent, the court will appoint an attorney to represent you. If you fail to appear, the court may proceed on that date and any date thereafter to a trial on the merits and adjudication of this matter. For further information call the Office of the Clerk-Magistrate at (508) 747-8470. WITNESS: Hon. Mary O'Sullivan Smith, FIRST JUSTICE, DATE ISSUED: 05/07/2024, Robert Palumbo, Clerk Magistrate. AD#10200132
PL 05/31,06/04,06/11/2024

Public Notices

**SMALL 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. NO24P1402EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Carol J. Small
Also known as: Carol Joyce Small
Date of Death: 12/30/2023

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by John T. Small of Milton 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: John T. Small of Milton 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 06/26/2024. 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. Patricia Gorman, First Justice of this Court.
Date: May 21, 2024
Colleen M. Brierley
Register of Probate
AD#10207477
PL 05/31/2024

**SOARES MATTER
LEGAL NOTICE**
Commonwealth of Massachusetts

The Trial Court
Probate and Family Court
Plymouth Probate and Family Court
52 Obery Street
Suite 1130
Plymouth, MA 02360
(508) 747-6204
Docket No. PL24A0120AD
CITATION
G.L. c.210, § 6

In the matter of: Isabella Alves Soares

To Paulo Jorge Soares
Any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said court by Antunes Barbosa Fernandes of Marshfield MA; Nilsa Alves Fernandes of Marshfield MA requesting for leave to adopt said child and that the name of the child be changed to Isabella Alves Fernandes

If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.

An indigent person is defined by SJC Rule 3:10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran's benefits, Medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT PLYMOUTH ON OR BEFORE TEN O'CLOCK IN THE FORENOON (10:00 AM) ON 07/15/2024

WITNESS, Hon. Patrick W. Stanton, First Justice of this Court. Date: May 16, 2024
Matthew J McDonough
Register of Probate

AD# 10204310
PL 05/31, 06/07, 06/14/2024



Jobcase

FIND THE BEST TALENT TODAY!

Your one-stop-shop for posting local and national jobs.

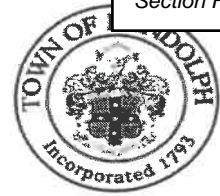
Get started at jobs.usatoday.com



Council Order: 2024-018**Introduced by: Town Manager Brian Howard
April 29, 2024**

**Acceptance, Via Gift, of George M. Lovering Circle
As A Municipal Public Way in the Town of Randolph**

Upon the recommendation of the Town Manager, consistent with the requirements of M.G.L. c. 82, §§ 21-24, M.G.L. chs. 41 and 44, the Subdivision Control Law and any other applicable law, and pursuant to the application for acceptance of a public way via gift submitted to the Randolph Town Council by Petitioner Mass Property Holdings, LLC, the Town of Randolph hereby lays out and accepts George M. Lovering Circle, in the subdivision known as Belcher Estates, as a municipal public way in the Town of Randolph, effective upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds. Said premises have been offered to the Town as a gift by the current property owners. The Town hereby authorizes the acceptance of that gift. Said premises are to be conveyed to the Town subject to and with the benefit of easements, restrictions, agreements, and reservations of record, if any there be insofar as the same may be in force and applicable. Further, the Randolph Town Council hereby authorizes the Town Manager to execute any map, plan, deed, easement, or other related agreements or documents as necessary for the Town of Randolph to acquire this gift of real estate for the purposes of laying out a municipal public way or to cancel said gift if in the best interests of the Town, and to take any other action necessary to carry out this real estate transfer. The Town Council hereby further authorizes all maps maintained by the Town of Randolph, official or otherwise, to be amended to reflect this change in public ways upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds.



RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE

Petitioner	<u>Mass Property Holdings, LLC</u>		
Contact person	<u>Todd Sandler</u>		
Address	<u>536 N. Main Street, Randolph, MA 02368</u>		
Phone	<u>617-293-2033</u>	Email	<u>todd@toddsandler.com</u>

If property owner is not the Applicant, authorization from the owner is required

Property Owner	<u>Mass Property Holdings LLC</u>		
Address	<u>536 North Main Street, Randolph, MA 02368</u>		
Phone	<u>617-293-20333</u>	Email	<u>todd@todddandler.com</u>

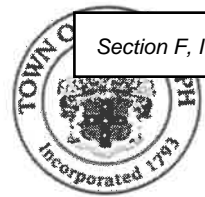
Detailed Description of Request	<p>Request for the Town to accept George M. Lovering Circle in the subdivision known as Belcher Estates as a public way.</p>
--	---

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances, rules and any conditions of the Town Council.

Applicant Manager

11/16/2021

Date



FORM M

CONVEYANCE OF EASEMENTS AND UTILITIES

Subdivision Name	<u>Belcher Estates</u>			
Street Name (s)	<u>George M. Lovering Circle</u>			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		<u>2014</u>	<u>631</u>	<u>10</u>
Assessor Map No.'s	<u>45-A-15</u>			
Applicant/Grantor	<u>Mass Property Holdings LLC</u>			
Address	<u>536 N. Main Street, Randolph, MA 02368</u>			
Address2				
Phone	<u>617-293-2033</u>	Email	<u>todd@toddsandler.com</u>	

I hereby grant to the Town of Randolph, a municipal corporation in Norfolk County, Massachusetts, with quitclaim covenants the following:

- A.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
- A1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - A2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - A3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under the whole of George M. Lovering Circle (street names) in said Randolph as shown on the above referenced plan and reference to said plan is incorporated herein for a complete and detailed description of said ways.
- B.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
- B1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - B2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - B3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under a strip of land situated in Randolph on the aforesaid plan bounded and described as follows: all as described on the recorded plan

And, for the consideration aforesaid, the said grantor does hereby Grant to the said Town of Randolph and its successors and assigns forever, all water and sewer pipes, manholes, conduits, and all appurtenances thereto that are now or hereafter constructed or installed in said George M. Lovering Circle (streets), and in the above described land.

And said grantor hereby covenants with the grantee that the undersigned is the lawful owner of the foregoing property; that they are free from all encumbrances; that the grantor has good right to transfer the same as aforesaid; and that the grantor will warrant and defend the same against the claims and demands of all persons.

GRANTOR'S TITLE TO PROPERTY

Deed From	<u>Todd A. Sandler, Trustee</u>	Date	<u>January 30, 2015</u>
Recorded Deed Book	<u>32869</u>	Page	<u>450</u>
Land Court Document		Certificate of Title	
Registration Book		Page	

This is not a homestead property

MORTGAGE TO PROPERTY

The mortgagee hereby releases unto the Town forever from the operation of said mortgages the rights and easements hereinabove granted and assents thereto.

Mortgage Holder		Date	
Address			
Recorded Deed Book		Page	
Land Court Document		Certificate of Title	
Registration Book		Page	

In witness whereof we have hereunto set our hands and seals this 16 day of July, 2021**Owner Signature**Todd A. Sandler, Managerdotloop verified
07/16/21 11:35 AM EDT
N7NH-LWQ5-SROE-SF1G**Printed Name**Todd A. Sandler, Manager**Owner Signature**Michael J. Kmito, Managerdotloop verified
07/16/21 12:10 PM EDT
ANTG-B5PS-D1RA-UC8L**Printed Name**Michael J. Kmito, Manager**Owner Signature****Printed Name****Owner Signature****Printed Name****Commonwealth of Massachusetts, Norfolk, ss**On this 16 day of July, 2021, before me, the undersigned notary public,

Todd A. Sandler & Michael J. Kmito, Managers as aforesaid personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Notary PublicMichelle Rogers**Date Commission Expires** 9/18/26

Bk 33255 Pg 511 #58953
06-26-2015 @ 03:42p

NOT AN OFFICIAL COPY
Quitclaim Deed
NOT AN OFFICIAL COPY

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principle place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Three Thousand One Hundred Fifty and 00/100 (\$503,150.00) **GRANTS TO** Thuong V. Huynh and Sau T. Tran, husband and wife, tenants by the entirety, and John T. Huynh, a single man, Tenants in Common, with an undivided one-third interest, of 7 George M. Lovering Circle, Randolph, Norfolk County, Massachusetts,
With QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situate in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The land shown as Lot 2 on a "Plan of Land in Randolph, Massachusetts prepared for Belcher North Main Realty Trust, Scale 1' = 20' dated 12-5-14" prepared by Collins Civil Engineering Group, Inc., recorded with Norfolk County Registry of Deeds on December 26, 2014 as Plan Number 1967-38 in Plan Book 636, Page 26.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the town of Randolph.

For Grantor's title see deed recorded in Book 32869, Page 450.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets

ADDRESS OF THE PROPERTY: 7 George M. Lovering Circle, Randolph, MA 02368

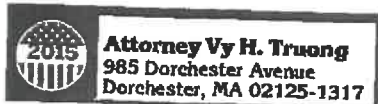
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 06-26-2015 @ 03:42pm
Ct1#: 2056 Doc#: 58953
Fee: \$2,295.96 Cons: \$503,150.00

Return to



NOT
Executed as a sealed instrument this 25th day of June, 2015

OFFICIAL
COPY

NOT
OFFICIAL
COPY

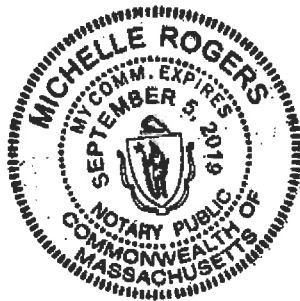
MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 25th day of June, 2015, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.



M. Rogers
Notary Public: Michelle Rogers
My Commission Expires: 09/05/17

Bk 34359 Pg 24
08-12-2016 @ 03:50p

NOT A N O F F I C I A L C O P Y
N O T A N O F F I C I A L C O P Y
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 08-12-2016 @ 03:50pm
Ct: 4698 Doc#: 80280
Fee: \$2,584.00 Cons: \$550,000.00

Quitclaim Deed

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principal place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Thousand and 00/100 (\$550,000.00) Dollars **GRANTS TO** Man Minh Tran, Individually, of 136 Quincy Street, Quincy, Massachusetts

With QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situate in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The land shown as Lot 2 on a Plan of Land entitled "Plan of Land in Randolph, Massachusetts Prepared for: Belcher North Main Realty Trust, Scale 1' = 20' dated 10-17-14" prepared by Collins Civil Engineering Group, Inc., and recorded with Norfolk County Registry of Deeds on November 3, 2014 as Plan Number 1967-36 in Plan Book 635, Page 17, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the town of Randolph.

Meaning and intending to convey all of grantor's interest in deed recorded in Book 32869, Page 450.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

ADDRESS OF THE PROPERTY: 8 George M. Lovering Circle, Randolph, MA 02368

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

NOT
 Executed as a sealed instrument this 11th day of August, 2016.
 OFFICIAL COPY

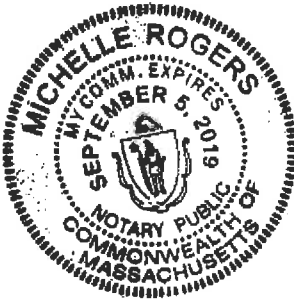
Michael J. Kmto manager
 MASS PROPERTY HOLDINGS, LLC, By:
 Michael J. Kmto, Managing Member

Todd A. Sandler manager
 MASS PROPERTY HOLDINGS, LLC, By:
 Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 11 day of August, 2016, before me, the undersigned notary public, personally appeared Michael J. Kmto and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.



M. Rogers
 Notary Public: Michelle Rogers
 My Commission Expires: 9/5/19

ADDRESS OF THE PROPERTY: 9 George M. Lovering Circle, Randolph, MA 02368

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

NOT
Executed as a sealed instrument this 25th day of June, 2015
OFFICIAL COPY

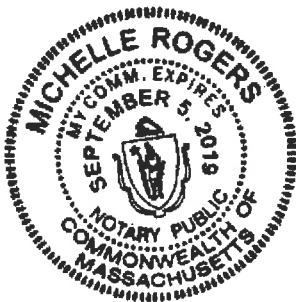
[Signature]
MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

[Signature]
MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 25th day of June, 2015, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.



M. Rogers
Notary Public: *Michelle Rogers*
My Commission Expires: 09/05/19

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

A N

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

N O T

A N

F E C I A L

P Y

Quitclaim Deed

Bk 34559 P359

10-13-2016 @ 10:51a

Section F, Item3.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
A N Date: 10-13-2016 @ 10:51am
C11: 419 Doc#: 105469
Fee: \$2,530.80 Cons: \$555,000.00
C O P Y

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principal place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Five Thousand and 00/100 (\$555,000.00) Dollars GRANTS TO Kenneth Wong, Individually, of 10 George M. Lovering Circle, Randolph, MA
With **QUITCLAIM COVENANTS**

A certain parcel of land with the buildings thereon situated in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The land shown as Lot 3 on a Plan of Land entitled "Plan of Land in Randolph, Massachusetts Prepared for: Belcher North Main Realty Trust, Scale 1' = 20' dated 10-17-14" prepared by Collins Civil Engineering Group, Inc., and recorded with Norfolk County Registry of Deeds on November 3, 2014 as Plan Number 1967-36 in Plan Book 635, Page 17, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the town of Randolph.

Meaning and intending to convey A PORTION OF grantor's interest in deed recorded in Book 32869, Page 450.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

ADDRESS OF THE PROPERTY: 10 George M. Lovering Circle, Randolph, MA 02368

Grantor

NOT th NOT
 Executed as a sealed instrument on this 11 day of October, 2016.
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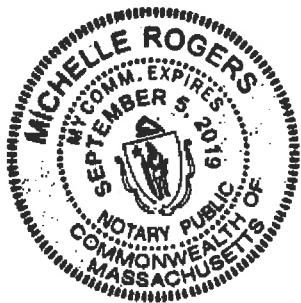

 MASS PROPERTY HOLDINGS, LLC, By:
 Michael J. Kmito, Managing Member



 MASS PROPERTY HOLDINGS, LLC, By:
 Todd A. Sandler, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 11th day of October, 2016, before me, the undersigned notary public, personally appeared Michael J. Kmito and Todd A. Sandler, Managing Members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the person whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose as Managers of Mass Property Holdings, LLC, and that the foregoing instrument is their free act and deed.




 Notary Public: Michelle Rogers
 My Commission Expires: 9/5/19

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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CERTIFY

O F F I C I A L

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MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds

Date: 03-23-2016 @ 03:29pm

Ctl#: 1722

Doc#: 25505

Fee: \$2,530.80 Cons: \$555,000.00

William R. O'Donnell
WILLIAM R. O'DONNELL, REGISTER

C O P Y

C O P Y

Quitclaim Deed

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principle place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Five Thousand and 00/100 (\$555,000.00) Dollars, **GRANT TO Erica J. Fredette & Peter J. Fredette**, Husband and Wife, as Tenants by the Entirety, of 6 Hazel Circle, Randolph, MA 02368

With ***QUITCLAIM COVENANTS***

For Legal Description see "Exhibit A", attached hereto and made a part hereof.

Containing 13,708 square feet of land, more or less, according to said plan.

LOCUS: 11 George M. Lovering Circle, Randolph, MA

Together with the right to use all streets on said plan for all purposes for which streets and ways are used in common with others entitled thereto.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

Property Address: 11 George M. Lovering Circle, Randolph, MA 02368

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Executed as a sealed instrument this 23rd day of March, 2016.



MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

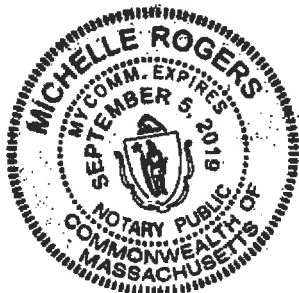



MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 23rd day of March, 2016, before me, the undersigned notary public, personally appeared **Todd A. Sandler and Michael J. Kmito**, Managing members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.




Notary Public Michelle Rogers
My Commission Expires: 9/5/19

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 C O P Y

Exhibit A

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 C O P Y

The land shown as Lot 4 on a "Plan of Land entitled "Belcher Estates" Definitive Plan of Land in Randolph, Norfolk County, Massachusetts Scale 1"=40' Date: 2-21-14" prepared by Collins Civil Engineering Group, Inc., recorded with the Norfolk County Registry of Deeds on May 29, 2014 as Plan No. 1957-215 in Plan Book 631, Page 10, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For title see deed recorded in Book 32869, Page 450.

Property address: 11 George M. Lovering Circle, Belcher Estates, Randolph, MA 02368

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

N O T
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C O P Y

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-22-2016 @ 12:13pm
Ct1#: 803 Doc#: 24963
Fee: \$2,508.00 Cons: \$550,000.00
O F F I C
C O P Y

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Quitclaim Deed

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principle place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Thousand and 00/100 (\$550,000.00) Dollars, **GRANT TO** Gary Sydavong and Julie P. Sung-Sydavong, as Husband and Wife as Tenants by the Entirety, of Randolph, MA

With **QUITCLAIM COVENANTS**

For Legal Description see "**Exhibit A**", attached hereto and made a part hereof.

Containing 13,662 square feet of land, more or less, according to said plan.

LOCUS: 12 George M. Lovering Circle, Randolph, MA

Together with the right to use all streets on said plan for all purposes for which streets and ways are used in common with others entitled thereto.

The grantor's conveyance of this premise is not all or substantially all of the grantor's assets.

Property Address: 12 George M. Lovering Circle, Randolph, MA 02368

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Executed as a sealed instrument this 21st day of March, 2016.



MASS PROPERTY HOLDINGS, LLC, By:
Todd A. Sandler, Managing Member

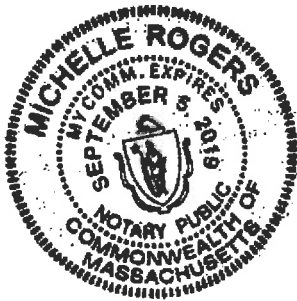



MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

On 21st day of MARCH, 2016, before me, the undersigned notary public, personally appeared **Todd A. Sandler and Michael J. Kmito**, Managing members of MASS PROPERTY HOLDINGS, LLC, the above-named and proved to me through satisfactory evidence of identification being personal knowledge, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.




Notary Public Michelle Rogers
My Commission Expires: 9/5/19

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 O F F I C I A L **Exhibit A** O F F I C I A L
 C O P Y C O P Y

The land shown as Lot 6 on a "Plan of Land entitled "Belcher Estates" Definitive Plan of Land in Randolph, Norfolk County, Massachusetts Scale 1"=40' Date: 2-21-14" prepared by Collins Civil Engineering Group, Inc., recorded with the Norfolk County Registry of Deeds on May 29, 2014 as Plan No. 1957-215 in Plan Book 631, Page 10, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For title see deed recorded in Book 32869, Page 450.

Property address: 12 George M. Lovering Circle, Belcher Estates, Randolph, MA 02368

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C O P Y

QUITCLAIM DEED

Mass Property Holdings, LLC, a Massachusetts limited liability company with its principal place of business located at 536 North Main Street, Randolph, MA 02368,

For consideration paid and in full consideration of **Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00)**,

Grants to **Bill Fang and Jenny Fang**, husband and wife, as tenants by the entirety, of 18 George M. Lovering Circle, Randolph, Norfolk County, Massachusetts,

With Quitclaim Covenants,

The land, with the buildings and improvements thereon situated, shown as Lot 5 on plan of land entitled "Belcher Estates", Definitive Plan of Land in Randolph, Norfolk County, Massachusetts, prepared by Collins Civil Engineering Group, Inc. recorded at Norfolk Deeds in Plan Book 631, Page 10.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For Grantor's title, see Deed in Book 32869, Page 450.

This transfer does not constitute all or substantially all of the grantor's assets.

[Signature Page Follows.]

18 George M. Lovering Circle, Randolph, MA

NOT
Witness my hand and seal this 9th day of October, 2015.
OFFICIAL
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Mass Property Holdings, LLC

Todd A. Sandler manager
By: Todd A. Sandler, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

On this 9th day of October, 2015, before me, the undersigned notary public, personally appeared Todd A. Sandler, manager as aforesaid, proved to me through satisfactory evidence of identification, which was driver's license or personal knowledge be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



M. Rogers
Notary Public

My Commission Expires:

9/5/19

NOT
 Witness my hand and seal this 9th day of October, 2015.
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Mass Property Holdings, LLC


 By: Michael J. Kmito, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

On this 9th day of October, 2015, before me, the undersigned notary public, personally appeared **Michael J. Kmito**, manager as aforesaid, proved to me through satisfactory evidence of identification, which was driver's license or _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




 Notary Public

My Commission Expires: October 24, 2019



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

41 South Main Street
Randolph, Massachusetts 02368
www.townofrandolph.com

Section F, Item3.

December 9, 2021

Mass Property Holdings, LLC
536 North Main Street
Randolph, MA 02368

RE: Belcher Estates
George M. Lovering Circle

Dear sirs:

On December 7, 2021, the Randolph Planning Board reviewed the records related to the above-named subdivision and unanimously voted *that the requirements for work on the ground called for by the conditional approval of **Belcher Estates** have been completed to the satisfaction of the Town Engineer and the Planning Board*; the project is deemed complete.

The Planning Board recommends acceptance of **George M. Lovering Circle** by the Randolph Town Council to become a public way. Until such vote and actions are taken by the Town Council, the street remains a private way and the responsibility of the owner(s) for maintenance.

On behalf of the Randolph Planning Board,

Michelle R. Tyler
Director of Planning

Cc: Town Council
Department of Public Works
Engineering

PLANNING DEPARTMENT

FORM N
FINAL CERTIFICATE OF COMPLETION

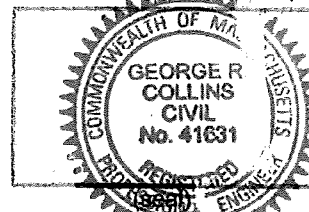

Subdivision Name	Belcher Estates			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		2014	631	10
Applicant	Mass Property Holdings LLC			
Address	536 N. Main Street, Randolph, MA 02368			
Phone	617-293-2033	Email	todd@toddsandler.com	

I hereby certify that I have complied with the Conditions of Approval and the Planning Board Rules and Regulations Governing the Subdivision of Land for the above referenced subdivision. I understand the street(s) referenced herein remain private ways until such time as they are accepted as public ways by the Town Council. I understand that those with fee interest in the street are responsible for making such a request. Further I understand that the responsibility for maintenance and repair of the street(s) remain with the owner(s) of the street(s) or Homeowner's Association until such time as the street(s) is made a public way.

Signature: _____

Date: 11-30-21

Engineer	George R. Collins
Firm/Agency	Collins Engineering Group, Inc.
Address	225 S. Main St., W. Bridgewater, MA 02379



I hereby certify that the works noted herein have been constructed in accordance with the plans, specifications and conditions approved pursuant to the Planning Board Rules and Regulations Governing the Subdivision of Land and are complete. I hereby recommend this subdivision construction work for acceptance by the Planning Board.

Signature: _____

Date: 11-30-21

Applicant's Engineer

Surveyor	Steven W. Rumba
Firm/Agency	Steven W. Rumba, PLS
Address	225 S. Main St., W. Bridgewater, MA 02379



I hereby certify that the monuments and bounds have been constructed in accordance with the plans and specifications approved pursuant to the Randolph Planning Board Rules and Regulations Governing the Subdivision of Land. I hereby recommend this subdivision construction work for acceptance by the Planning Board.

Signature: _____

Date: 11-30-21

Applicant's Surveyor

TOWN OF RANDOLPH ENGINEERING

Date of Final Inspection	12/03/2021	Inspected By	Team A. Piene - Louis
--------------------------	------------	--------------	-----------------------

- ☒ This subdivision construction work **IS RECOMMENDED** for acceptance by the Planning Board.
- ☐ This subdivision is **NOT RECOMMENDED** for acceptance by the Planning Board. Reasons are specified in a separate instrument.

Signature: Team A. Piene - Louis
Town Engineer

Date: 12/03/2021

TOWN OF RANDOLPH PLANNING BOARD

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Constructed with approved waivers
<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A Constructed with approved field changes
<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A Constructed with UNAPPROVED field changes
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Form J – Inspection Sign-Off received
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Final As Built Received
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Conveyance of Easements and Utilities Received
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Binder course subjected to one winter prior to application of final course
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Drainage & utilities exposed to one additional winter season after installation
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Trees and landscaping exposed to one winter season
Street: <u>George M. Loveing</u>	<input type="checkbox"/> To remain private way	<input checked="" type="checkbox"/> Recommended for acceptance as a public way
Street:	<input type="checkbox"/> To remain private way	<input type="checkbox"/> Recommended for acceptance as a public way
Street:	<input type="checkbox"/> To remain private way	<input type="checkbox"/> Recommended for acceptance as a public way

The undersigned, being a majority of the Planning Board, hereby certify that the requirements for work on the ground called for by the conditional approval of the above referenced subdivision of land have been completed to the satisfaction of the Town Engineer and the Planning Board and the project deemed complete.

Anthony W. Pizze

Sarah D. R.

[Signature]

12/7/21
Date

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QUITCLAIM DEED

I, DUONG KHANH HIEN AU, a married man, of 8 George M Lovering Circle, Randolph MA 02368, Commonwealth of Massachusetts for consideration paid in the amount of Seven Hundred Ninety-Five Thousand Dollar (\$795,000.00)

grant to Kim N. Le, individually, hereafter of 8 George M Lovering Circle, Randolph Massachusetts 02368

WITH QUITCLAIM COVENANTS:

A certain parcel of land with the buildings thereon situated in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

The Land shown as Lot 2 on a plan of Land entitled "Plan of land in Randolph, Massachusetts prepared for: Belcher North Main Realty trust, Scale 1"=20' dated 10-17-14" prepared by Collins Civil Engineering Group, Inc and recorded with Norfolk County Registry of Deeds on November 3, 2014 as Plan Number 1967-36 in Plan Book 635, Page 17, as may have been revised of record.

The Grantor does hereby voluntarily release and relinquish all of his rights Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and states under the pains and penalties of perjury that he waives any and all homestead rights in the property.

Said premises are conveyed subject to and with the benefit of easements and restrictions of record, if any, insofar as the same may now be in force and applicable

For Grantor's title see quitclaim deed dated December 13th, 2019 and recorded with Norfolk County Registry of Deeds in Book 37435, Page 200 on December 13th, 2019.

Under pains and penalties of perjury, I, Lang Hue Luu, being the spouse of Duong Khanh Hien Au, release all rights of homestead in the property at 8 George M Lovering Circle, Randolph MA, being conveyed by this deed.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 07-23-2021 @ 01:27pm
Ctl#: 639 Doc#: 96263
Fee: \$3,625.20 Cons: \$795,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

[Signature and Acknowledgement to follow]

Property Address: 8 George M Lovering Circle, Randolph MA

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Witness our hands and seals this 20 day of July, 2021.

DUONG KHANH HIEN AU

LANG HUE LUU

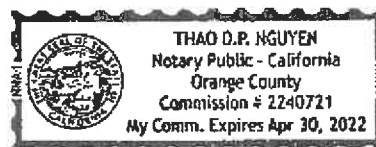
STATE OF CALIFORNIA

County Orange ss.

On this 20th day of July 2021, before me, the undersigned notary public, personally appeared **Duong Khanh Hien Au**, proved to me through satisfactory evidence of identification, which was MA driver's license to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.

Nguyen M
Notary Public: **THAO DP NGUYEN**
My commission expires: Apr 30, 2022

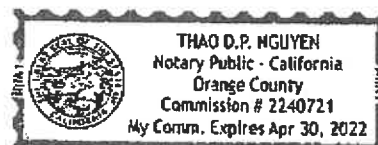
County Orange ss.



On this 20th day of July 2021, before me, the undersigned notary public, personally appeared **Lang Hue Luu**, proved to me through satisfactory evidence of identification, which was MA driver's license to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.

Nguyen M
Notary Public: **THAO DP NGUYEN**
My commission expires: Apr 30, 2022

After Recording Return To:
Kim N. Le
8 George M Lovering Circle,
Randolph MA



01-02-2020 @ 11:46am

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C O P Y

QUITCLAIM DEED

We, **Gary Sydavong and Julie P. Sung-Sydavong**, being married, of Randolph, Massachusetts, for consideration paid and in full consideration of Six Hundred Twenty-Five Thousand and 00/100 (\$625,000.00) Dollars, grant to **Allysa M. Cambra and Joao C. Rodrigues**, as joint tenants, hereinafter of 12 George M. Lovering Circle, Randolph, MA 02368, w/ rights of survivorship

with *Quitclaim Covenants*,

For Legal Description see "**Exhibit A**", attached hereto and made a part hereof.

Containing 13,662 square feet of land, more or less, according to said plan.

LOCUS: 12 George M. Lovering Circle, Randolph, MA

Together with the right to use all streets on said plan for all purposes for which streets and ways are used in common with others entitled thereto.

We hereby waive and release all rights of homestead in the granted premises and certify that no other party can claim the right of homestead in the subject property.

[Signature Pages to Follow]

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 01-02-2020 @ 11:46am
Ctl#: 458 Doc#: 204
Fee: \$2,850.00 Cons: \$625,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Property Address: 12 George M. Lovering Circle, Randolph, MA

NOT A N
Witness my hand and SEAL this 26 day of Dec, 2019
OFFICIAL
COPY

Gary Sydavong

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Norfolk

On this 26th day of Dec, 2019, before me, the undersigned notary public, personally appeared Gary Sydavong, proved to me through satisfactory evidence of identification, which was MA DL to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission Expires:



BRYAN SIU
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 21, 2025

NOT
Witness my hand and SEAL this 26th day of Dec, 2019
OFFICIAL
COPY

Julie P. Sung-Sydavong
Julie P. Sung-Sydavong

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Norfolk

On this 26th day of Dec, 2019, before me, the undersigned notary public, personally appeared Julie P. Sung-Sydavong, proved to me through satisfactory evidence of identification, which was MA DL to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My Commission Expires:



Julie P. Sung-Sydavong
Notary Public, Commonwealth of Massachusetts
My Commission Expires March 21, 2025

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EXHIBIT A

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C O P Y

The land shown as Lot 6 on a "Plan of Land entitled 'Belcher Estates' Definitive Plan of Land in Randolph, Norfolk County, Massachusetts Scale 1" = 40' Date: 2-21-14" prepared by Collins Civil Engineering Group, Inc., recorded with the Norfolk County Registry of Deeds on May 29, 2014 as Plan No. 1957-215 in Plan Book 631, Page 10, as may have been revised of record.

Said premises are conveyed together with the right to use the streets and ways shown on said plan in common with all others legally entitled thereto for all purposes for which streets and ways are commonly used in the Town of Randolph.

For title reference, see Deed recorded with Norfolk Registry of Deeds in Book 33936, Page 137.



Town of Randolph

Office of the TOWN COUNCIL

41 South Main Street
Randolph, Massachusetts 02368
Telephone (781) 961-0918
Fax (781) 961-0905
www.townofrandolph.com

William Alexopoulos, President
Richard A. Brewer, Jr.,
Vice President
Christos Alexopoulos
James F. Burgess, Jr.
Ryan Egan
Jesse Gordon
Katrina Huff-Larmond
Kevin O'Connell
Brandon Thompson

April 11, 2024

**SENT VIA FIRST-CLASS MAIL, CERTIFIED MAIL
AND EMAIL/RRR**

Mass Property Holdings, LLC
Mr. Todd Sandler
536 N. Main Street
Randolph, MA 02368
Todd@toddsandler.com

**RE: NOTICE OF PUBLIC HEARING: Monday, April 29, 2024
APPLICATION FOR STREET ACCEPTANCE - George M. Lovering Circle**

Dear Mr. Sandler,

The Town Council received the Application for Street Acceptance by Mass Property Holdings, LLC on November 16, 2021. After reviewing the application materials, it appears that certain required information was not included in the application packet. Please provide all of the materials and information described on the attached Town of Randolph Town Council Instructions for Street Acceptance. This includes providing three copies of a plan and profile of each street drawn in ink and mylar, equivalent at a scale of one inch equals (40) feet and suitable for recording at the registry of deeds. In addition to this, please provide three copies of a notarized affidavit from the property owners stating that the owner(s) is/are requesting the Town to accept George M. Lovering Circle as a public way. Lastly, updated deeds for the following parcels need to be provided due to additional conveyances that have occurred since the application was originally produced: 8 George M. Lovering Circle and 12 George M. Lovering Circle. Please provide these supplemental materials at your earliest convenience so that your application may be deemed complete.

In anticipation of receiving the additional required materials, and pursuant to the requirements of M.G.L. ch. 166, Section 22 and other applicable law, a public hearing has been scheduled concerning your street acceptance application for **Monday, April 29, 2024, at 6:15 PM**. This hearing will take place at a hybrid meeting of the Randolph Town Council. This means that the meeting/public hearing may be attended by the Petitioner via the Internet by Zoom, by telephone, or in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368. The Zoom information will be sent to you by email prior to the public hearing and will also be available on the Town Meeting Calendar on the Town's website on the day of the meeting/hearing.

The Town Council meeting begins at 6:00 PM. It is not required that you log in or appear at that time. However, the Applicant or the Applicant's representative must be present by Zoom, by phone or in person when the 6:15 p.m. public hearing on this matter begins. Kindly let me know how many participants will appear by Zoom or by phone and how many will appear in person for the public hearing on behalf of the Applicant, and provide me with their names so that I may notify the meeting host ahead of time

This office will place legal advertisements in a local newspaper, and mail the abutter letters to the addresses that are within 100 feet of the following parcel IDs: Map 45, Block A, Parcel 38; Map 45, Block A, Parcel 39; Map 45, Block A, Parcel 40; Map 45, Block A, Parcel 41; Map 45, Block A, Parcel 42; Map 45, Block A, Parcel 43; and Map 45, Block A, Parcel 44. An invoice reflecting these costs will be submitted to your office for reimbursement of the Town's incurred expenses.

Additional information regarding the public hearing will be provided closer to the public hearing date. I look forward to working with you and please don't hesitate to contact me if you have any questions or concerns at 781-961-0918, or by email at NOliveras@Randolph-ma.gov.

Sincerely,



Natalie Oliveras
Town Council Clerk

cc: Town Manager Brian Howard - BHoward@Randolph-ma.gov
Town Attorney Christine Griffin, Esq. - CGriffin@Randolph-ma.gov
Town Council President William Alexopoulos - WAlexopoulos@Randolph-ma.gov

**Town of Randolph
Town Council
Instructions for Street Acceptance**

The creation of a public way generally requires (1) a survey to show the boundaries of the public way; (2) grants to the Town by you and your neighbors of permanent property rights for the Town to use the property for a public way; (3) Planning Board review; (4) a public meeting/hearing of the Town Council to determine whether your street should be laid out as a public way; (5) acceptance by the Town Council of your street as a public way; and (6) the recording of instruments granting property rights (easements and orders or takings or betterments) at the Registry of Deeds in the chain of title for the relevant property.

APPLICATION INFORMATION

1.	<p>File the Original Application with the following:</p> <ul style="list-style-type: none"> a. Plans: Three copies of a plan and profile of each street drawn in ink or mylar or equivalent at a scale of one inch equals (40) feet and suitable for recording at the registry of deeds. The survey and plan must be created and stamped by a registered engineer or registered land surveyor and the cost of the work shall be borne by the petitioners. b. Ownership: Deeds or other documents sufficient to determine who owns the land where the street is located. Abutters to the street may have an ownership interest in the street. Applicant must provide information sufficient to demonstrate ownership of the street and a notarized affidavit from each person with a property interest in the street stating the fact that the owner is requesting the Town to accept the street as a public way. Note that property owners/Applicants will be required to bear all costs for the layout and any required improvement of the way prior to acceptance by the Town. This may include engineering and legal costs. There is no guarantee that the Town will accept your street as a public way. c. Title certification: A title certification prepared by an attorney licensed in Massachusetts, running to the benefit of the Town, listing the names and addresses of all persons currently owning the fee to the road (generally either the developer of the subdivision and/or the abutting lot owners) and the lots affected by drainage, water, sewer, utility, access, buffer, and/or other related easements (the "appurtenant easements") to be granted to the Town; d. Copies of deeds and other instruments: A copy of the deed into the Applicant, if none of the lots abutting the road have been conveyed. If any of the lots has been conveyed, the Applicant shall also submit a copy of all the deeds out from the developer, deeds either granting or reserving easements to the developer, and any covenants, declarations, easements, or other instruments by which the developer retains or reserves the fee in the roadway and appurtenant easements. Any deeds or documents indicating ownership of any utilities above or below the road. Any documents indicating easements or other rights in the public way owned by anyone other than the developer. Unless the developer expressly states in the deed to a lot that the developer is reserving the fee to the road, it is presumed that the lot owner owns the fee to the centerline of the road abutting the lot. e. An electronic copy of the aforementioned materials shall be included with the submission of the application package to the Clerk of the Town Council.
2.	Upon receipt of the completed Application, the Clerk of the Town Council will provide the Application to the Town Clerk's Office for date and time stamp. A copy of the Application will remain with the Town Clerk's Office and the Original will be returned to the Town Council Office.
3.	The Clerk of the Town Council will submit a copy of the Application, along with all of the supporting documentation, to the Planning Board, the Town Engineer, the Building Commissioner, the Fire Chief, the Police Chief and the DPW Superintendent, with a request for input and comments.
4.	The Town Council will hold a Public Hearing within 45 days from the date the completed Application was received.
5.	The Town Council shall publish a Notice of Public Hearing regarding the Application in a newspaper having a general circulation in the Town of Randolph. The Town Council will invoice the Applicant for the cost of the Notice of Hearing, which must be paid prior to the Public Hearing.

6.	The Town Council shall obtain a certified list of abutters (within 100 feet) from the Assessor's Office and will notify all abutters of the public hearing by mail, at least 14 days prior to the public hearing. The Town Council will invoice Applicant for these costs and the invoice must be paid prior to the Public Hearing.
7.	<p>Voting Requirements:</p> <p>a. BY PURCHASE OR TAKING: If the Town is acquiring a real estate interest in the way by means of a purchase or taking the way by eminent domain, either of which requires an appropriation of funds for damages:</p> <ol style="list-style-type: none"> 1. FIRST FUNDING VOTE: A recommendation of the Town Manager and a 2/3 vote is required to fund the damages to be awarded and then a second vote is required for the acquisition or taking of the property interest in the way. 2. SECOND ACQUISITION VOTE: If the way was originally laid out under the Subdivision Control Law under the Planning Board's jurisdiction, a simple majority is required of the Council to acquire or take the way. (The petitioner would have to provide proof and/or the Planning Board would need to confirm this fact). 3. SECOND ACQUISITION VOTE: If the way was not originally laid out pursuant to the Subdivision Control Law, then a 2/3 vote is required of the Council to acquire or take the way. 4. SECOND ACQUISITION VOTE: If the Town is acquiring a real estate interest in the way by means of a gift to the Town, such that there is no need to appropriate funds for any damages, follow paragraph 2 or 3 above. Note that, for gifts, the Town Manager's recommendation to accept the way is also required. <p>b. NO ACQUISITION OF OWNERSHIP RIGHTS: If the Town is not acquiring a real estate interest in the way but is just accepting responsibility for maintaining the way:</p> <ol style="list-style-type: none"> 1. If the way was originally laid out under the Subdivision Control Law under the Planning Board's jurisdiction, a simple majority is required of the Council to accept the way for the purposes of maintaining the way. (The petitioner would have to provide proof and/or the Planning Board would need to confirm this fact). 2. If the way was not originally laid out pursuant to the Subdivision Control Law, then a 2/3 vote is required of the Council to accept the way for the purposes of maintaining the way. <p>If the Council votes to lay out the street as a public way, then any deeds, easements or orders of taking related to the street layout must be recorded by the Applicant at the Registry of Deeds, and evidence of recording must be provided to the Town, unless betterments are to be assessed, in which case the Town should record the documents together with any initial order for betterments.</p>



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

Natalie Oliveras <noliveras@randolph-ma.gov>
Draft To: Todd Sandler <todd@toddsandler.com>

Thu, Apr 25, 2024 at 9:27 AM

On Thu, Apr 25, 2024 at 9:26 AM Todd Sandler <todd@toddsandler.com> wrote:

On behalf of the applicants, Mass Property Holdings LLC, and West Point Development Co., Inc., I kindly request a continuance of the public hearings for the street acceptances of George M. Lovering Circle and McEnelly Rd. to June 10, 2024 when all the materials should be ready and will have been submitted to the Council for review. Thank you.

Respectfully submitted,

For Mass Property Holdings LLC and West Point Development Co., Inc.

Todd A. Sandler
Michael J. Kmito

--
Natalie Oliveras
Town Council Clerk
781-961-1909



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

Todd@toddsandler.com <Todd@toddsandler.com>

Wed, May 29, 2024 at 2:20 PM

To: Natalie Oliveras <noliveras@randolph-ma.gov>

Cc: Mike Kmito <mjk828@yahoo.com>, Todd Sandler <toddsandler@me.com>, Christine Griffin <cgriffin@randolph-ma.gov>

Please accept this email as a request to continue the Public Hearing for the road acceptances to September 9, 2024.
Thank you.

Todd A. Sandler, CRB, CRS, SRS

Certified Real Estate Brokerage Manager

Certified Residential Specialist

Seller Representative Specialist

New Construction Specialist

Todd A. Sandler, REALTORS

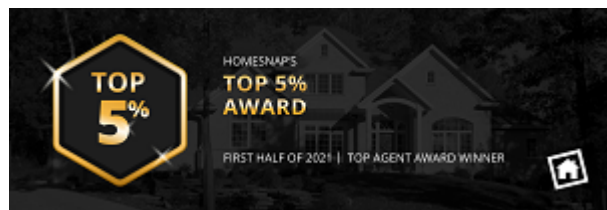
Direct Cell: (617) 293-2033

Direct Fax: (781) 926-1003

Email: todd@toddsandler.com

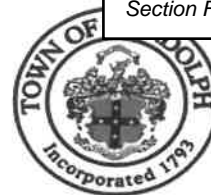
2020 Featured Top Agent

TOP AGENT
MAGAZINE



Acceptance, Via Gift, of McEnelly Circle
As A Municipal Public Way in the Town of Randolph

Upon the recommendation of the Town Manager, consistent with the requirements of M.G.L. c. 82, §§ 21-24, M.G.L. chs. 41 and 44, the Subdivision Control Law and any other applicable law, and pursuant to the application for acceptance of a public way via gift submitted to the Randolph Town Council by Petitioner West Point Development Co. Inc., the Town of Randolph hereby lays out and accepts McEnelly Circle, in the subdivision known as Bartlett Estates, as a municipal public way in the Town of Randolph, effective upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds. Said premises have been offered to the Town as a gift by the current property owners. The Town hereby authorizes the acceptance of that gift. Said premises are to be conveyed to the Town subject to and with the benefit of easements, restrictions, agreements, and reservations of record, if any there be insofar as the same may be in force and applicable. Further, the Randolph Town Council hereby authorizes the Town Manager to execute any map, plan, deed, easement, or other related agreements or documents as necessary for the Town of Randolph to acquire this gift of real estate for the purposes of laying out a municipal public way or to cancel said gift if in the best interests of the Town, and to take any other action necessary to carry out this real estate transfer. The Town Council hereby further authorizes all maps maintained by the Town of Randolph, official or otherwise, to be amended to reflect this change in public ways upon the recording of the required maps and deeds at the Norfolk County Registry of Deeds.



RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE

Petitioner	<u>West Point Development Co., Inc.</u>		
Contact person	<u>Michael Kmito</u>		
Address	<u>66 Jays Lane, Hanover, MA 02339</u>		
Phone	<u>617-839-0200</u>	Email	<u>mjk828@yahoo.com.com</u>

If property owner is not the Applicant, authorization from the owner is required

Property Owner	<u>West Point Development Co., Inc.</u>		
Address	<u>66 Jays Lane, Hanover, MA 02339</u>		
Phone	<u>617-839-0200</u>	Email	<u>mjk828@yahoo.com</u>

Detailed Description of Request	<p>Request for the Town to accept McEnelly Circle in the subdivision known as Bartlett Estates as a public way.</p>
--	--

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances, rules and any conditions of the Town Council.

Michael J. Kmito

dotloop verified
12/17/21 3:35 PM EST
FVZX-RSQY-JRDR-IFSZ

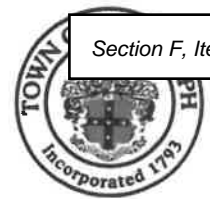
Applicant

12/17/2021

Date

PLANNING DEPARTMENT

FORM M CONVEYANCE OF EASEMENTS AND UTILITIES



Section F, Item4.

Subdivision Name	<u>Bartlett Estates</u>			
Street Name (s)	<u>McEnelly Circle</u>			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		<u>2008</u>	<u>583</u>	<u>56</u>
Assessor Map No.'s				
Applicant/Grantor	<u>West Point Development Co., Inc.</u>			
Address	<u>66 Jays Lane, Hanover MA 02339</u>			
Address2				
Phone	<u>617-839-0200</u>	Email	<u>mjk828@yahoo.com</u>	

I hereby grant to the Town of Randolph, a municipal corporation in Norfolk County, Massachusetts, with quitclaim covenants the following:

- A.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
 - A1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - A2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - A3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under the whole of McEnelly Circle (street names) in said Randolph as shown on the above referenced plan and reference to said plan is incorporated herein for a complete and detailed description of said ways.
- B.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
 - B1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - B2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - B3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under a strip of land situated in Randolph on the aforesaid plan bounded and described as follows: all as described on the recorded plan

And, for the consideration aforesaid, the said grantor does hereby Grant to the said Town of Randolph and its successors and assigns forever, all water and sewer pipes, manholes, conduits, and all appurtenances thereto that are now or hereafter constructed or installed in said McEnelly Circle (streets), and in the above described land.

And said grantor hereby covenants with the grantee that the undersigned is the lawful owner of the foregoing property; that they are free from all encumbrances; that the grantor has good right to transfer the same as aforesaid; and that the grantor will warrant and defend the same against the claims and demands of all persons.

GRANTOR'S TITLE TO PROPERTY

Deed From	<u>Walsh & Averett</u>	Date	<u>6/26/08 & 11/31/06</u>
Recorded Deed Book	<u>25871 & 24318</u>	Page	<u>23 & 225</u>
Land Court Document		Certificate of Title	
Registration Book		Page	

This is not a homestead property

MORTGAGE TO PROPERTY

The mortgagee hereby releases unto the Town forever from the operation of said mortgages the rights and easements hereinabove granted and assents thereto.

Mortgage Holder		Date	
Address			
Recorded Deed Book		Page	
Land Court Document		Certificate of Title	
Registration Book		Page	

In witness whereof we have hereunto set our hands and seals this 17 day of December, 2021

Owner Signature

Michael J. Kmito

dotloop verified
12/17/21 3:35 PM EST
6UQM-OHTZ-MCYV-YMZ8

Printed Name

Michael J. Kmito

Owner Signature

Printed Name

Owner Signature

Printed Name

Owner Signature

Printed Name

Commonwealth of Massachusetts, Norfolk, ssOn this 17 day of December, 2021, before me, the undersigned notary public,Michael J. Kmito

Michael J. Kmito personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Notary Public

Todd A. Sandler

dotloop verified
12/17/21 3:11 PM EST
HHJJ-HZVY-GUJG-1EOB

Todd A. SandlerDate Commission Expires 2/20/26

TODD A. SANDLER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
February 20, 2026

NOT DEED NOT
AN AN

We, STEVEN M. WALSH and KAREN T. WALSH, husband and wife, of Randolph, Norfolk County, Massachusetts, for consideration paid of Five Hundred Fifty Thousand Dollars (\$550,000.00), grant to WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation, of 66 Jay's Lane, Hanover, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS, the land in said Randolph, with the buildings thereon, being Lot 14 as shown on plan by J. N. McClintock, Engineer, dated July 14, 1913, filed with Norfolk Plans, Plan Book 68, Plan No. 3285, bounded and described as follows:

SOUTHERLY by Bartlett Road, one hundred ten (110) feet;
WESTERLY by Lot 13, four hundred forty (440) feet;
NORTHERLY by land now or formerly of Baxter, one hundred twenty (120) feet; and
EASTERLY by Lot 15, four hundred forty-eight (448) feet.

Containing about 49,896 square feet of land all as more particularly shown on said plan.

Said premises are conveyed subject to a grant of an easement to the Algonquin Gas Transmission Company dated June 18, 1952, recorded with Norfolk Deeds, Book 3095, Page 559.

Being the same premises conveyed to us by deed of Michael A. Thompson and Maureen K. Thompson, dated July 29, 1994 and recorded with Norfolk Deeds in Book 10610, Page 393.

WITNESS our hands and seals this 26th day of June, 2008.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P O'Donnell
WILLIAM P O'DONNELL, REGISTER

Steven M Walsh
Steven M. Walsh

Karen T. Walsh
Karen T. Walsh

COMMONWEALTH OF MASSACHUSETTS

Plymouth
Norfolk, ss

June 26, 2008

Then personally appeared the above-named Steven Walsh and Karen Walsh and acknowledged the foregoing instrument to be their free act and deed before me.

CANCELLED
JUN 27 2008

[Signature]
Notary Public
My Commission Expires



16/27/08 10:29AM 01
100000 40324
TIC \$2508.00
TAGH \$2508.00

Bk 24318 P225 #136375
11-30-2006 @ 02:50p

N O T QUITCLAIM DEED N O T

A N A N

We, WARREN O. AVERETT AND JENNIFER L. AVERETT f/k/a JENNIFER L. WILSON

OF: Randolph, Norfolk County Massachusetts C O P Y

IN CONSIDERATION OF: Three Hundred Thousand and no/100 Dollars (\$300,000.00)

GRANT TO: WEST POINT DEVELOPMENT CO., INC. a Massachusetts Corporation having a usual place of business at 66 Jay's Lane, Hanover, Plymouth County, Massachusetts

WITH QUITCLAIM COVENANTS:

The land, in said Randolph, with the buildings thereon, being Lot 15 as shown on Plan Norroway Park, Randolph, MA, dated July 14, 1913, by J.N. McClintock, Engineer, filed with Norfolk Deeds, Plan Book 68, Plan 3285, bounded and described as follows:

SOUTHERLY by Bartlett Road one hundred twenty-six (126) feet
WESTERLY by Lot 14, four hundred forty-eight (448) feet
NORTHERLY by land of W. W. Baxter about one hundred seventy (170) feet and
EASTERLY by land of S. Hawkins four hundred ninety-five (495) feet

Containing about 66,860 square feet of land all as more particularly on said Plan.

Said premises are conveyed subject to an easement granted to Algonquin Gas Transmission Co. dated June 18, 1952, recorded with Norfolk Deeds Book 3095, Page 559.

For title see Norfolk Registry of Deeds Book 6407, Page 569.

EXECUTED as a sealed instrument this 30 day of November, 2006.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Warren O. Averett
Warren O. Averett

Jennifer L. Averett f/k/a Jennifer L. Wilson
Jennifer L. Averett f/k/a Jennifer L. Wilson

Commonwealth of Massachusetts

Norfolk, ss:

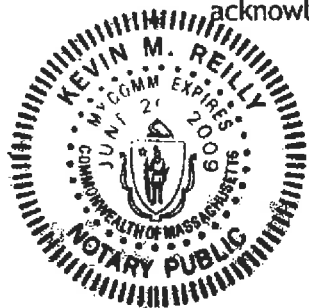
November 30, 2006

On this 30th day of November, 2006 before me the undersigned notary public, personally appeared Warren O. Averett and Jennifer L. Averett, proven to me through satisfactory evidence of identification, namely [valid motor vehicle operators license] [current federal/state government issued identification] to be the person(s) whose name(s) is/are signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

(Seal)

Notary Public Kevin M. Reilly
My commission expires: 01/26/09

CANCELLED
DEDHAM
DEEDS REG#17
NOV 30 2006
11/30/06 2:51PM 01
100000 #8273
FEE \$1368.00
CASH \$1368.00



Property Address: 24 Bartlett Road, Randolph, MA 02368

N O T D E E D N O T
A N A N

We, STEVEN M. WALSH and KAREN T. WALSH, husband and wife, of Randolph, Norfolk County, Massachusetts, for consideration paid of Five Hundred Fifty Thousand Dollars (\$550,000.00), grant to WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation, of 66 Jay's Lane, Hanover, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS, the land in said Randolph, with the buildings thereon, being Lot 14 as shown on plan by J. N. McClintock, Engineer, dated July 14, 1913, filed with Norfolk Plans, Plan Book 68, Plan No. 3285, bounded and described as follows:

SOUTHERLY by Bartlett Road, one hundred ten (110) feet;
WESTERLY by Lot 13, four hundred forty (440) feet;
NORTHERLY by land now or formerly of Baxter, one hundred twenty (120) feet; and
EASTERLY by Lot 15, four hundred forty-eight (448) feet.

Containing about 49,896 square feet of land all as more particularly shown on said plan.

Said premises are conveyed subject to a grant of an easement to the Algonquin Gas Transmission Company dated June 18, 1952, recorded with Norfolk Deeds, Book 3095, Page 559.

Being the same premises conveyed to us by deed of Michael A. Thompson and Maureen K. Thompson, dated July 29, 1994 and recorded with Norfolk Deeds in Book 10610, Page 393.

WITNESS our hands and seals this 26th day of June, 2008.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Steven M. Walsh
Steven M. Walsh
Karen T. Walsh
Karen T. Walsh

COMMONWEALTH OF MASSACHUSETTS

Plymouth
Norfolk, ss

June 26, 2008

Then personally appeared the above-named Steven Walsh and Karen Walsh and acknowledged the foregoing instrument to be their free act and deed before me.

CANCELLED
JUN 27 2008
DEEDS REGISTRY
NORFOLK
DEDHAM

[Signature]
Notary Public
My Commission Expires



16/27/08 10:23AM 01
10000 #5324
TAX \$2508.00
TAX \$2508.00

N O T QUITCLAIM DEED T

A N A N

WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation having
an usual place of business at 66 Jay's Lane, Hanover, Plymouth County, MA

IN CONSIDERATION OF: FOUR HUNDRED FIFTY THOUSAND and 00/100
DOLLARS (\$450,000.00)

GRANT TO: EMMANUELLE RENELIQUE and EMMANUELLA RENELIQUE, as
joint tenants and not as tenants in common

OF: 6 McEnelly Circle, Randolph, Norfolk County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings and improvements thereon in Randolph, Norfolk
County, Massachusetts, shown as **Lot 3** on a plan entitled "Definitive Plan of
Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by
Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised
May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan
Book 583, Page 56 and to which plan reference is hereby made for a more
particular description of said premises.

Lot 3 contains 12,090 square feet of land, all as shown on said plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown
on the aforementioned plan, which interest is reserved and retained by the
Grantor.

Together with the right to use McEnelly Circle in common with all others
entitled thereto for all purposes for which streets and ways are used in the
Town of Randolph.

The undersigned hereby certifies that this conveyance is not a sale or transfer
other than in the ordinary course of business and that it does not constitute a
sale of all or substantially all of the assets of the grantor corporation in the
Commonwealth of Massachusetts.

For title, see Deeds recorded Norfolk County Registry of Deeds Book 24318,
Page 225 and Book 25871, Page 23.

IN WITNESS WHEREOF, the said WEST POINT DEVELOPMENT CO., INC., has
caused its corporate seal to be hereto affixed and these presents to be signed,
acknowledged and delivered in its name and behalf by MICHAEL J. KMITO, its

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

LOCUS: 6 McEnelly Circle, Randolph, MA 02368

President and Treasurer, Thereto duly authorized, this 27th day of October, 2010.

A N A N
O F F I C I A L O F F I C I A L
C O P Y WEST POINT DEVELOPMENT CO., INC.

By: 
Michael J. Kmito, its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

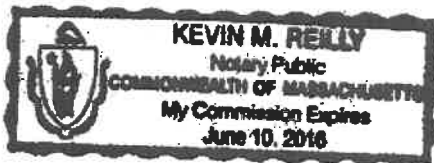
NORFOLK, SS.

On this 27th day of October, 2010, before me, the undersigned notary public personally appeared MICHAEL J. KMITO, proved to me through satisfactory evidence of identification, being

- ☐ driver's license or other state or federal government document bearing a photographic image,
- ☐ oath or affirmation of a credible witness known to me who knows the above signatory,
- ☒ my own personal knowledge of the identify of the signatory.

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as President and Treasurer of West Point Development Co., Inc.


Notary Public
My Commission Expires: 6/10/2016



MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-08-2010 @ 12:24pm
Ctl#: 1170 Doc#: 115532
Fee: \$2,052.00 Cons: \$450,000.00

Bk 31900 P353 #133538
11-15-2013 @ 03:27p

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
N O T
A N
C E R T I F Y
O F F I C I A L
C O P Y
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

N O MASSACHUSETTS STATE EXCISE TAX
A N Norfolk Registry of Deeds
Date: 11-15-2013 @ 03:27pm
C L I P 1459 Doc# 133538
Fee: \$1,860.48 Cons: \$408,000.00
O F F I C
C O P Y

QUITCLAIM DEED

WE, Andy Quan and Karen Quan, Being Married to each other

of Randolph, Massachusetts

for consideration paid, said consideration being Four Hundred Eight Thousand (\$408,000.00) Dollars

grant to James Joseph and Shelby A. Joseph, husband and wife, tenants by the entirety

of 10 McEnelly Circle, Randolph, Massachusetts

with *Quitclaim* covenants, in the following property:

The land with the buildings and improvements thereon in the Town of Randolph, Norfolk County, Massachusetts, shown as lot 4 on a plan entitled "Definitive Plan of land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded in Norfolk Registry of Deeds in Plan Book 583, Page 56, to which plan reference is hereby made for a more particular description.

Said Lot 4 contains 12,913 square feet, all as shown on said plan.

Subject to the Utility Easement as shown on the aforementioned plan.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which ways and streets are used in the Town of Randolph.

Under pains and penalties of perjury, we hereby release all rights of homestead that we may have in this property and further state that no other persons have any rights of homestead in this property.


Property Address: 10 McEnelly Circle, Randolph, Massachusetts

For title, see deed dated ~~October 28, 2009~~ ^{NOV 7} and recorded in Norfolk Registry of Deeds at Book 27177, Page ~~124~~ ¹²⁴.

O F F I C I A L O F F I C I A L

WITNESS my hand and seal this 15 day of November, 2013.


Andy Quan

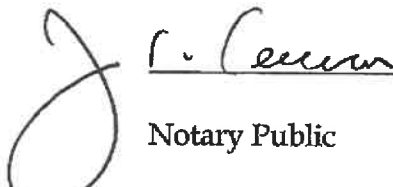

Karen Quan

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

November 15 2013

On this date, before me, the undersigned notary public, personally appeared Andy Quan and Karen Quan who proved to me through satisfactory evidence of identification, which was drivers licenses (type of identification) to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public

My Commission expires:



JOSEPH P. ANDERSON, ESQ.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 27, 2015

N O T QUITCLAIM DEED T
A N A N

WEST POINT DEVELOPMENT CO., INC., a Massachusetts corporation having
an usual place of business at 66 Jay's Lane, Haverhill, Plymouth County, MA

IN CONSIDERATION OF: FOUR HUNDRED TWENTY FIVE THOUSAND and
00/100 DOLLARS (\$425,000.00)

GRANT TO: STEVEN M. WALSH and KAREN T. WALSH, husband and wife as
tenants by the entirety

OF: 16 McEnelly Circle, Randolph, Norfolk County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings and improvements thereon in Randolph, Norfolk
County, Massachusetts, shown as Lot 5 on a plan entitled "Definitive Plan of
Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by
Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised
May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan
Book 583, Page 56 and to which plan reference is hereby made for a more
particular description of said premises.

Lot 5 contains 17,316 square feet of land, all as shown on said plan.

Subject to Water Easement and Utility Easement as shown on the
aforementioned plan.

Subject to Easement to Algonquin Gas Transmission Co. as shown on said
plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown
on the aforementioned plan, which interest is reserved and retained by the
Grantor.

Together with the right to use McEnelly Circle in common with all others
entitled thereto for all purposes for which streets and ways are used in the
Town of Randolph.

The undersigned hereby certifies that this conveyance is not a sale or transfer
other than in the ordinary course of business and that it does not constitute a
sale of all or substantially all of the assets of the grantor corporation in the
Commonwealth of Massachusetts.

For title, see Deeds recorded Norfolk County Registry of Deeds Book 24318,
Page 225 and Book 25871, Page 23.

LOCUS: 16 McEnelly Circle, Randolph, MA 02368

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Steven Walsh
16 McEnelly Circle
Randolph, MA

IN WITNESS WHEREOF, the said WEST POINT DEVELOPMENT CO., INC., has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by MICHAEL J. KMITO, its President and Treasurer, hereto duly authorized, this 19th day of March, 2009.

WEST POINT DEVELOPMENT CO., INC.

By: 

Michael J. Kmito, its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

On this 19th day of March, 2009, before me, the undersigned notary public personally appeared MICHAEL J. KMITO, proved to me through satisfactory evidence of identification, being

- driver's license or other state or federal government document bearing a photographic image,
- oath or affirmation of a credible witness known to me who knows the above signatory,
- ✓ — my own personal knowledge of the identify of the signatory.

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as President and Treasurer of West Point Development Co., Inc.


Notary Public Kevin M. Reilly
My Commission Expires: 6/26/2009

CANCELLED
MAR 26 2009
NORFOLK
REG#17

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-26-2009 @ 12:34pm
Ct1#: 1117 Doc#: 29751
Fee: \$1,938.00 Cons: \$425,000.00

03/26/09 12:37PM 01
000000 #2133

FEE \$1938.00

CASH \$1938.00

N O T
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C O P Y

N O T
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C O P Y

Quitclaim Deed

We, Matthew R. Neel and Christine Marie Graziano-Neel, being married to each other,
of Randolph, MA

for consideration paid, and in full consideration of SIX HUNDRED TWO THOUSAND
AND 00/100 Dollars (U.S. \$602,000.00)

GRANT TO Lucy Gia Tang, individually
now of 15 Mcenelly Circle, Randolph, MA

With **QUITCLAIM COVENANTS**

The land with the buildings and improvements thereon in Randolph, Norfolk County,
Massachusetts, shown as **Lot 6** on a plan entitled "Definitive Plan of Land Lots 1 & 2
Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc.,
which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the
Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan
reference is hereby made for a more particular description of said premises.

Lot 6 contains 20,408 square feet of land, all as shown on said plan.

Subject to 20.00 foot Water Easement as shown on the aforementioned plan. Subject to
Gas Transmission Easement as shown on the aforementioned plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the
aforementioned plan, which interest was reserved and retained by the Grantor in Deed
recorded at Book 27488, Page 397.

Together with the right to use McEnelly Circle in common with all others entitled thereto
for all purposes for which streets and ways are used in the Town of Randolph.

The Grantors hereby release any and all rights of Homestead in the premises they may
have or may be entitled to and further state under the pain and penalties of perjury that
no other person, beneficiary or entity has or is entitled to an estate of homestead in the
premises conveyed by this Deed.

Property Address: 15 Mcenelly Circle, Randolph, MA

NOT AN OFFICIAL NOT AN OFFICIAL
Meaning and intending to convey the same premises conveyed to Grantors by Deed dated December 11, 2018 and recorded with Norfolk County Registry of Deeds in Book 36513, Page 480.

Witness my hand and seal this 9th day of October, 2020,

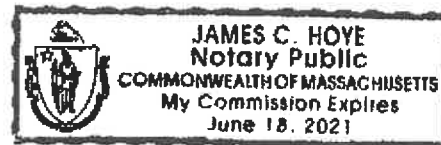

Christine Marie Graziano-Neel

COMMONWEALTH OF MASSACHUSETTS

County of: Norfolk

On this 9th day of October, 2020, before me, the undersigned notary public, personally appeared Christine Marie Graziano-Neel, proved to me through satisfactory evidence of identification, which were MA DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires



Witness my hand and seal this 8 day of October, 2020.


Matthew R. Neel

OFFICIAL
COPY

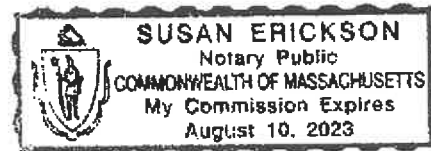
OFFICIAL
COPY

COMMONWEALTH OF MASSACHUSETTS

County of: Norfolk

On this 8th day of October, 2020, before me, the undersigned notary public, personally appeared Matthew R. Neel, proved to me through satisfactory evidence of identification, which were photocopies, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (~~she~~) signed it voluntarily for its stated purpose.


Notary Public Susan Erickson
My Commission Expires 8/10/2023



MASSACHUSETTS STATE EXCISE TAX
 Norfolk Registry of Deeds
 Date: 06-12-2015 @ 03:11pm
 Ct1#: 1376 Doc# 52677
 Fee: \$2,006.40 Cons: \$440,000.00

Bk 33210 Pg 431 #52677
 06-12-2015 @ 03:11p

N O T

A N RECEIVED AND RECORDED

O F F I C I A L
 C O P Y

O F F I C I A L
 C O P Y
 NORFOLK COUNTY
 REGISTRY OF DEEDS
 DEDHAM, MA

QUITCLAIM DEED

CERTIFY

William P. O'Donnell
 WILLIAM P. O'DONNELL, REGISTER

We, Wade A. Cole and Ventrice Shillingford-Cole, Husband and Wife, of Randolph, Norfolk County, Massachusetts

For Consideration Paid and In Full Consideration Of Four Hundred Forty Thousand (\$440,000.00) Dollars

Grant To Kenneth Stokes and Christina Hill-Stokes, Husband and Wife, as Tenants by the Entirety

Of 9 McEnelly Circle, Randolph, MA

with Quitclaim Covenants

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, shown as Lot 7 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 7 contains 12,096 square feet of land, all as shown on said plan.

Subject to Drain Easement as shown on the aforementioned plan.

This conveyance specifically excludes any fee interest to McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by the Grantor.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

Being the same premises conveyed by deed dated October 9, 2009 and recorded with the Norfolk County Registry of Deeds in Book 27125, Page 457.

Grantors hereby release all rights of homestead and state that no other persons are entitled to any benefits of an existing estate of homestead.

Property Address: 9 McEnelly Circle, Randolph, MA 02368

NOT AN OFFICIAL COPY
 WITNESS my hand and seal this 28 day of October, 2014
 NOT AN OFFICIAL COPY

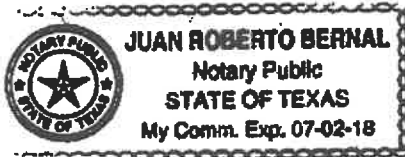
Wade A. Cole

Wade A. Cole

COMMONWEALTH/STATE OF Texas

Bexar ss

On this 28 day of October, 2014, before me, the undersigned notary public, personally appeared Wade A. Cole, proved to me through satisfactory evidence of identification, which was MASSACHUSETTS Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily and for its stated purpose.



Notary Public:

My Commission Expires:

102

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

O C E R T I F I C A T E
WILLIAM P. O'DONNELL, REGISTER

Bk 32372 Pg 310 #54573
07-03-2014 @ 12:19p
N O R T H A S S A C H U S E T T S S T A T E E X C I S E T A X
A N N O U N C E M E N T
Date: 07-03-2014 @ 12:19pm
File # 286 Doc # 54573
Fee: \$2,257.20 Cons: \$495,000.00
O F F I C I A L C O P Y

(Do not write above this line – For Registry Use Only)

QUITCLAIM DEED

GRANTOR: Calvin J. Zhou and Yuan Lin, a married couple

OF: 5 McEnelly Circle, Randolph, Massachusetts 02368

FOR CONSIDERATION OF: Four Hundred Ninety Five Thousand Dollars (\$495,000.00) paid,

GRANT TO: Chinyere Vivian Nwanesidu

OF: 8 Elven Road, Boston, Massachusetts 02131

WITH QUITCLAIM COVENANTS,

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, shown as Lot 8 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 8 contains 12,189 square feet of land, all as shown on said plan.

Subject to Drain Easement as shown on the aforementioned plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by West Point Development Co., Inc.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

Property Address: 5 McEnelly Circle, Randolph, Massachusetts 02368

N O T

N O T

Being the same premises conveyed to Calvin J. Zhou and Yuan Lin by deed of West Point
 Development Co., Inc., dated March 1, 2012, and recorded with the Norfolk County Registry of
 Deeds at Book 29727, Page 97.

Grantors hereby releases all rights of Homestead in the Premises and affirm that he or she has
 no former spouse, partner or former partner in a civil union, who can claim the benefit of the
 Massachusetts Homestead Act.

{THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK}

NOT
SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, THIS 30 DAY OF June 2014.
OFFICIAL COPY


NOT
SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, THIS 30 DAY OF June 2014.
OFFICIAL COPY


Calvin J. Zhou Yuan Lin

COMMONWEALTH OF MASSACHUSETTS

County: Norfolk

On this 30 day of July 2014, before me, the undersigned notary public, personally appeared Calvin J. Zhou and Yuan Lin and proved to me through satisfactory evidence of identification, which were **Massachusetts Driver's Licenses**, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily aforesaid, for its stated purpose, and that the foregoing instrument is their free act and deed and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.


_____, Notary Public
My commission expires: 9/8/17


ALLEN WONG
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 8, 2017

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 01-25-2019 @ 11:50am
Ctl#: 549 Doc#: 0507
Fee: \$1,550.40 Cons: \$340,000.00

N O T

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C O P Y

O F F I C I A L
C O P Y

Quitclaim Deed

I, **Kenny L. Bettencourt**, being married to Jessica Bettencourt, in full consideration paid in the amount of **Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00)**, grant to, Kristin Potrikus & Kenny Nguyen as Joint Tenants with Rights of Survivorship now of 24 Bartlett Street, Randolph, Massachusetts, with **Quitclaim Covenants**,

Property Address: 24 Bartlett Road, Randolph, MA 02368

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, Shown as Lot 1 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 1 contains 12,164 square feet of land, all as shown on said plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by the Grantor.

Together with the right of use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

Subject to 20.00' Drainage Easement as shown on the aforementioned plan.

Subject to and together with the easements, takings, restrictions, reservations and all matters of record insofar as in force and applicable.

The grantor hereby releases any and all rights of Homestead in the parcel being conveyed and certify under oath that there are no other persons entitled to any rights of Homestead under M.G.L. c. 188 in the premises conveyed herein, apart from those joined in this deed.

For grantors title see deed from West Point Development Co., Inc., to Kenny L. Bettencourt, dated April 16, 2013 and recorded on May 1, 2013 in Book 31290, Page 105 at the Norfolk County Registry of Deeds.

Return: Kristin Potrikus & Kenny Nguyen, 24 Bartlett Road, Randolph, MA 02368

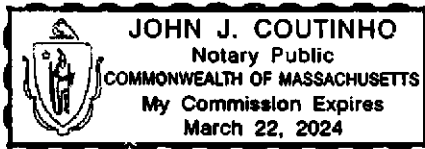
WITNESS our hands and seals this 25th day of AN, 2019.


Kenny L. Bettencourt

COMMONWEALTH OF MASSACHUSETTS

N. B. K., SS.

On this 25th day of January, 2019, before me, the undersigned notary public, personally appeared **Kenny L. Bettencourt**, and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license, to be the people whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public
My commission expires:

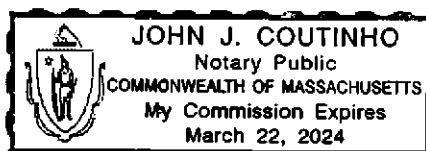
I, **Jessica Bettencourt**, seller's spouse, join in this deed, hereby releasing any and all rights of Homestead in the parcel being conveyed and certify under oath that there are no other persons entitled to any rights of Homestead under M.G.L. c. 188 in the premises conveyed herein.

Jessica Bettencourt
Jessica Bettencourt

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

On this 25th day of January, 2018, before me, the undersigned notary public, personally appeared **Jessica Bettencourt** and proved to me through satisfactory evidence of identification, which were Commonwealth of Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public
My commission expires:

Return: Kristin Potrikus & Kenny Nguyen, 24 Bartlett Road, Randolph, MA 02368

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MASSACHUSETTS QUITCLAIM DEED

I, **Carl H. Smith, Jr.**, an unmarried person, of 22 Bartlett Road, Randolph, Massachusetts, for full consideration paid of FIVE HUNDRED NINETY NINE THOUSAND AND 00/100 (\$599,000.00) Dollars, **grant to Matthew Doan and Nguyet Nguyen**, as Joint Tenants with Right of Survivorship, now of 22 Bartlett Road, Randolph, Massachusetts *with quitclaim covenants*

The land with the buildings and improvements thereon in Randolph, Norfolk County, Massachusetts, shown as Lot 2 on a plan entitled "Definitive Plan of Land Lots 1 & 2 Bartlett Rd., Lots 3-8 McEnelly Circle, Randolph, MA" by Norman H. Clapp & Assoc., which plan is dated February 7, 2008 and revised May 9, 2008 and is recorded at the Norfolk County Registry of Deeds in Plan Book 583, Page 56 and to which plan reference is hereby made for a more particular description of said premises.

Lot 2 contains 12, 102 square feet of land, all as shown on said plan.

This conveyance specifically excludes any fee interest in McEnelly Circle shown on the aforementioned plan, which interest is reserved and retained by West Point Development Co., Inc.

Together with the right to use McEnelly Circle in common with all others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph.

LOCUS: 22 Bartlett Road, Randolph, MA 02368

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

For title, see deed from Ben A. Le, dated December 9, 2019 and recorded on December 12, 2019 with the Norfolk Registry of Deeds in Book 37431, Page 552.

I, the Grantor named herein, do hereby voluntarily release all my rights of Homestead as set forth in M.G.L. Chapter 188, if any and state under the pains and penalties of perjury that there is no other person entitled to any such rights.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 09-10-2020 @ 11:48am
Ctl#: 534 Doc#: 94648
Fee: \$2,731.44 Cons: \$599,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Return To:
Attorney Vy H. Truong
985 Dorchester Avenue
Dorchester, MA 02125

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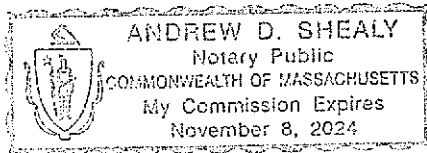
Witness my hand and seal on this 17 day of August, 2020

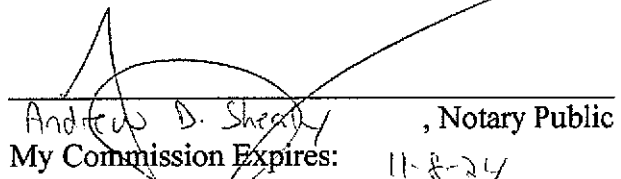

Carl H. Smith, Jr.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 17 day of August, 2020, before me, the undersigned notary public, personally appeared Carl H. Smith, Jr., proved to me through satisfactory evidence of identification, which was a passport and/or driver's license, to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief and acknowledged to me that s/he signed it voluntarily for its stated purpose as his/her free act and deed.




Andrew D. Shealy, Notary Public
My Commission Expires: 11-8-24



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

Natalie Oliveras <noliveras@randolph-ma.gov>
Draft To: Todd Sandler <todd@toddsandler.com>

Thu, Apr 25, 2024 at 9:27 AM

On Thu, Apr 25, 2024 at 9:26 AM Todd Sandler <todd@toddsandler.com> wrote:

On behalf of the applicants, Mass Property Holdings LLC, and West Point Development Co., Inc., I kindly request a continuance of the public hearings for the street acceptances of George M. Lovering Circle and McEnelly Rd. to June 10, 2024 when all the materials should be ready and will have been submitted to the Council for review. Thank you.

Respectfully submitted,

For Mass Property Holdings LLC and West Point Development Co., Inc.

Todd A. Sandler
Michael J. Kmito

--
Natalie Oliveras
Town Council Clerk
781-961-1909



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

Section F, Item4.

COPY

May 16, 2024

West Point Development
P.O. Box 46
Hanover, MA 02339

RE: Bartlett Estates/McEnelly Circle

Mr. Kmito,

This letter serves as confirmation that the Randolph Planning Board approved the completion of construction of ways and installation of municipal services for McEnelly Circle in June, 2022 and released the performance guarantee for the subdivision. At their meeting of May 14, 2024, the Board by unanimous vote, RECOMMENDS the Town Council accept McEnelly Circle as a public way.

On behalf of the Randolph Planning board,

Michelle R. Tyler
Director of Planning

Cc: Engineering
File
* Town Council



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

Todd@toddsandler.com <Todd@toddsandler.com>

Wed, May 29, 2024 at 2:20 PM

To: Natalie Oliveras <noliveras@randolph-ma.gov>

Cc: Mike Kmito <mjk828@yahoo.com>, Todd Sandler <toddsandler@me.com>, Christine Griffin <cgriffin@randolph-ma.gov>

Please accept this email as a request to continue the Public Hearing for the road acceptances to September 9, 2024.
Thank you.

Todd A. Sandler, CRB, CRS, SRS

Certified Real Estate Brokerage Manager

Certified Residential Specialist

Seller Representative Specialist

New Construction Specialist

Todd A. Sandler, REALTORS

Direct Cell: (617) 293-2033

Direct Fax: (781) 926-1003

Email: todd@toddsandler.com

2020 Featured Top Agent

TOP AGENT
MAGAZINE



Council Order: 2024-027

**Introduced by: Town Manager Brian Howard
June 10, 2024**

FY2025 Water/Sewer Rates

ORDERED:

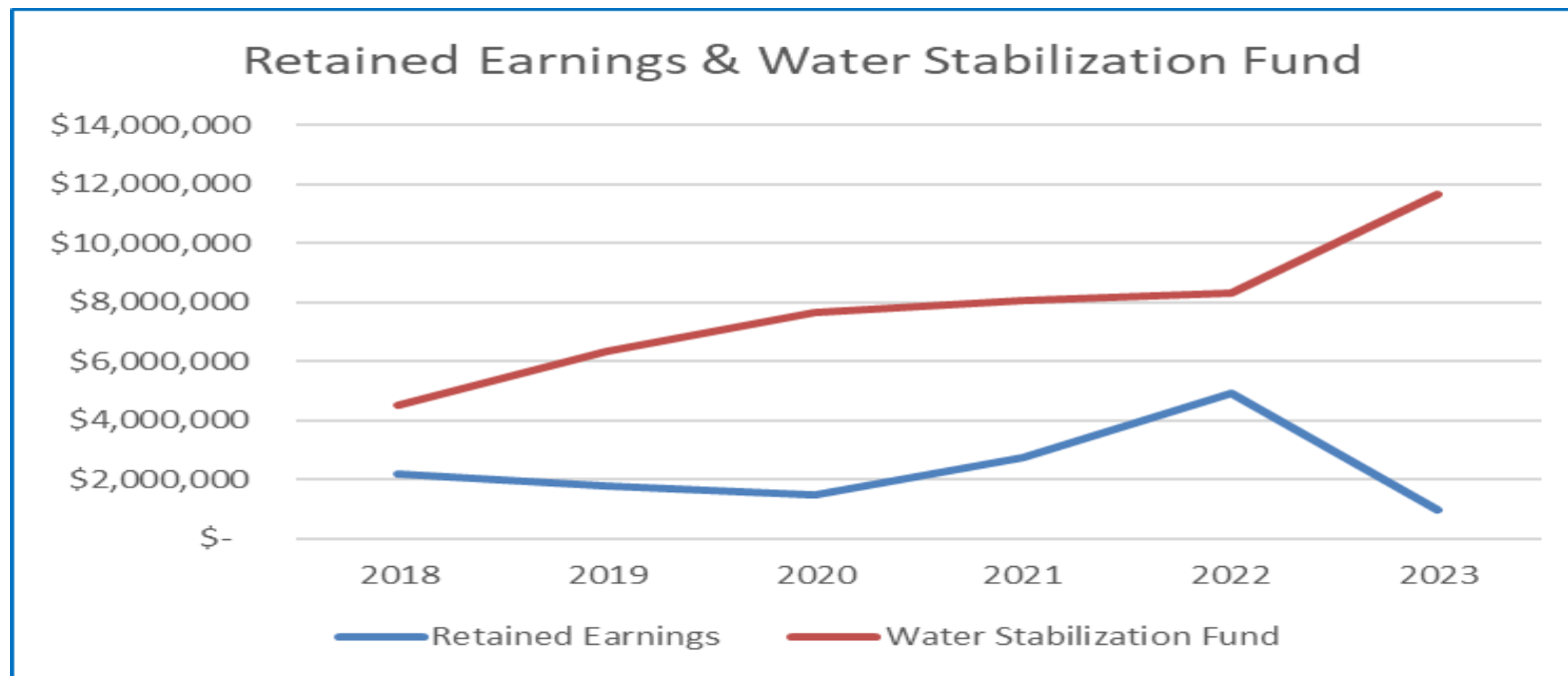
That the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for Fiscal Year 2025.

Town of Randolph Water and Sewer Update

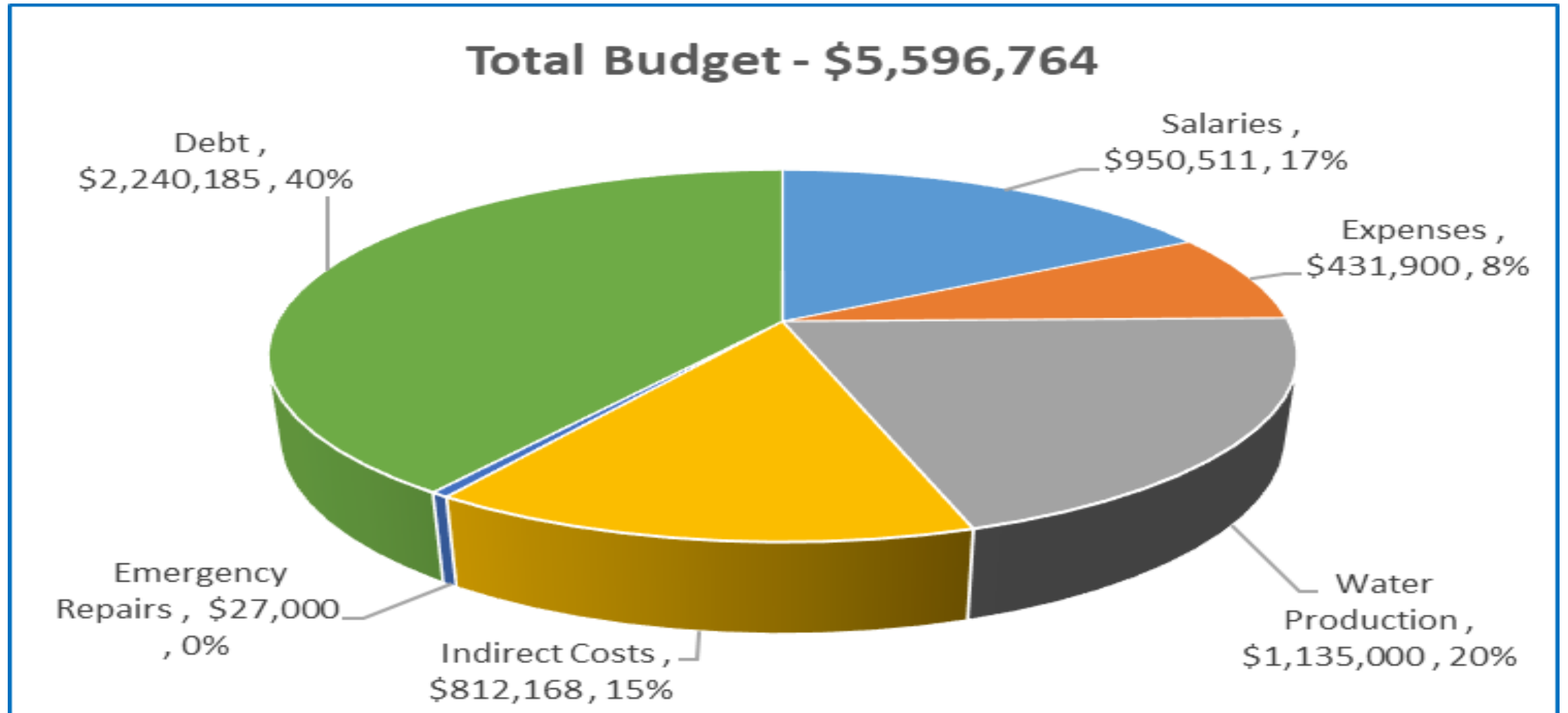
The Abrahams Group
June 2024

Retained Earnings & Water Stabilization Fund

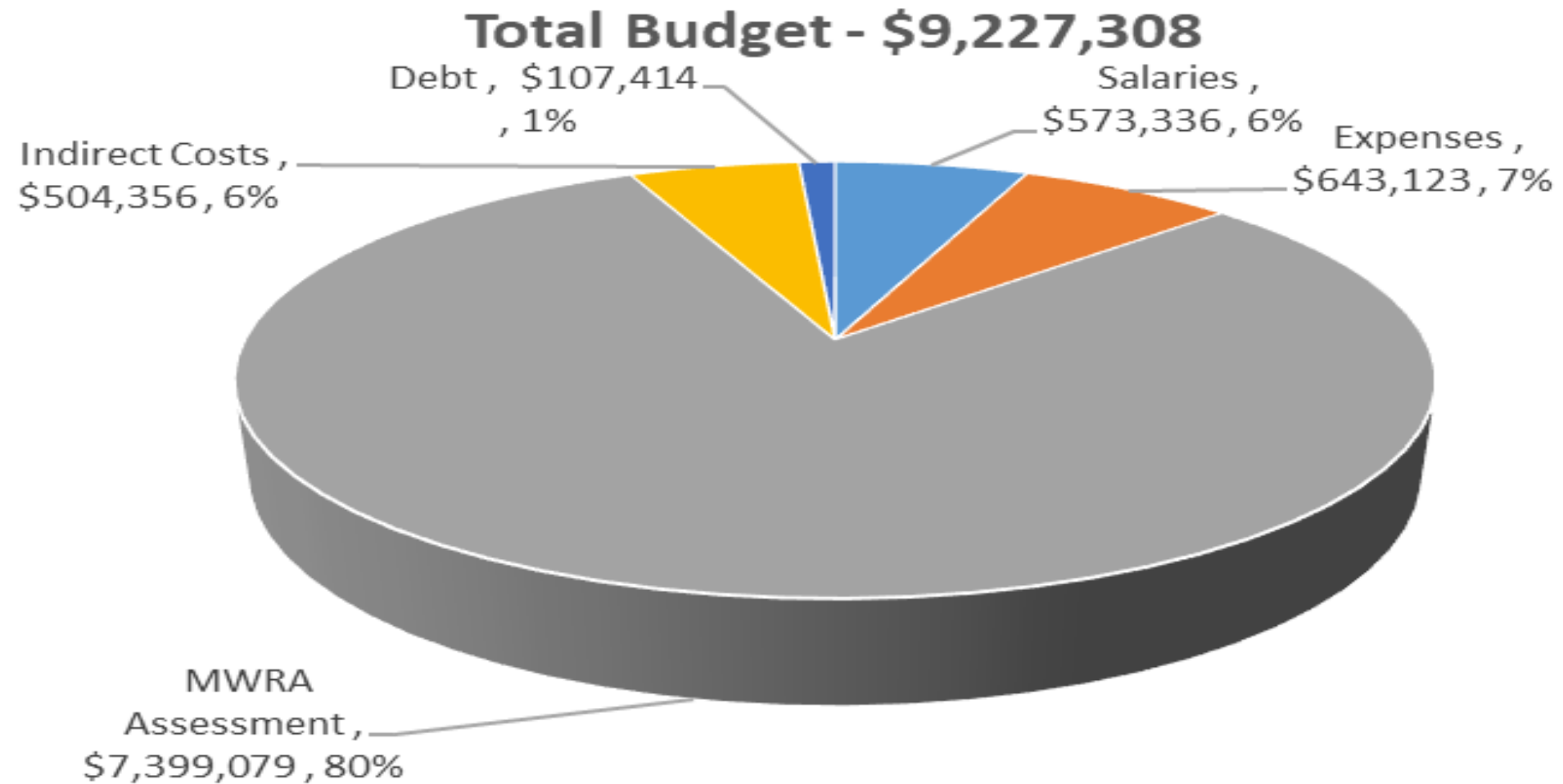
- Due to healthy retained earnings, the Town has recently built up the Water Treatment Stabilization Fund balance, including a \$3.3 million transfer recently.
- Most recent Retained Earnings certification lowest in the last six years, but Water Stabilization Fund balance as high as it's been.



FY 2025 Water Budget Breakdown



FY 2025 Sewer Budget Breakdown



Financial Highlights – Water

- **Water Revenues Have Been Greater Than Expenses Each Year FY 18 to FY 23**
 - Surplus of \$36k anticipated for FY 2024 as well
- **FY 2025 water budget down over \$260k (or 4.5%) over FY 2024**
 - Salaries up \$34k, Other Expenses up \$199k, Indirect Costs down \$80k, Debt down \$422k
- **Projected expenses for capital in latest capital plan included in projections**
 - Not included in capital plan are some capital projects on the horizon
- **\$3.3 million recently transferred to Water Stabilization Fund – Current Balance \$11.6 million**

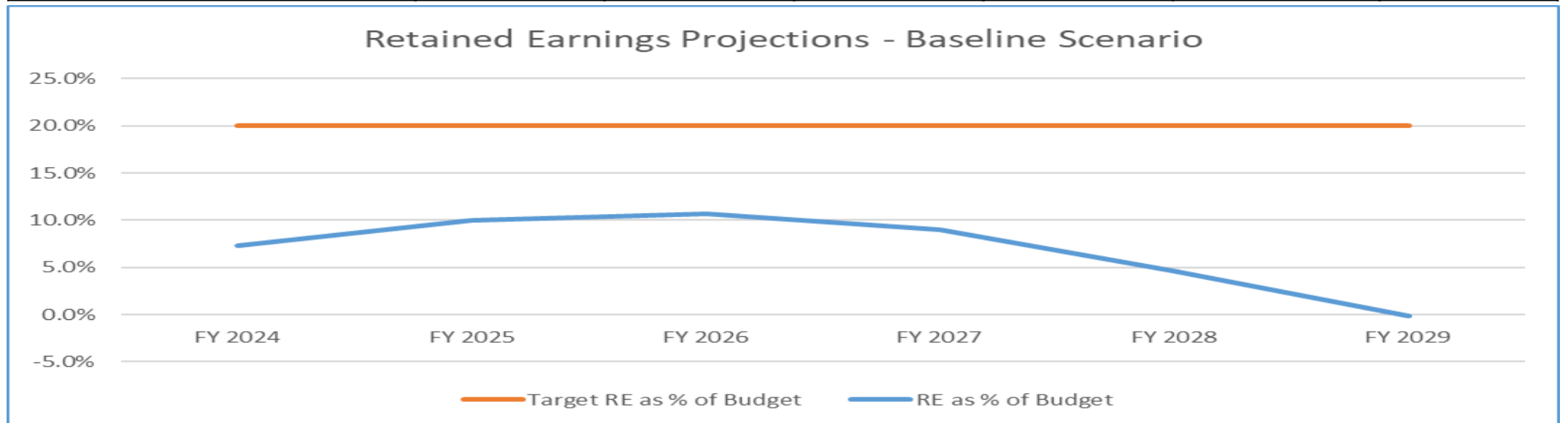
Financial Highlights – Sewer

- **Sewer Revenues Greater Than Expenses Each Year FY 18 to FY 23**
 - Surplus of \$126k anticipated for FY 2024 as well
- **FY 2025 sewer budget up over \$250k (or 2.8%) over FY 2024**
 - Salaries up \$255k, MWRA up \$78k, Other Expenses up \$20k, Indirect Costs down \$100k
- **MWRA Assessment average increase 2.4% last 6 years - 3.0% increase assumed for future years**
- **Debt Increasing FY 2026 to FY 2029 - Average Increase of \$190k per year (Sewer I & I and Sewer Crane Truck)**
- **With no rate action, projected surplus in FY 2024 and FY 2025 and projected deficits in FY 2026 to FY 2029**
 - FY 2029 deficit could be as high as \$1.2 million

Baseline

- Baseline represents the “do nothing” scenario, shown against 20% target
- Contains all projected expenditures FY24 to FY29, no revenue changes

Baseline	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
Surplus/Deficit	\$ 162,382	\$ 396,613	\$ 133,650	\$ (226,300)	\$ (648,147)	\$ (756,288)
Projected Retained Earnings	\$ 1,080,567	\$ 1,477,180	\$ 1,610,830	\$ 1,384,530	\$ 736,384	\$ (19,904)
RE as % of Budget	7.3%	10.0%	10.7%	9.0%	4.6%	-0.1%

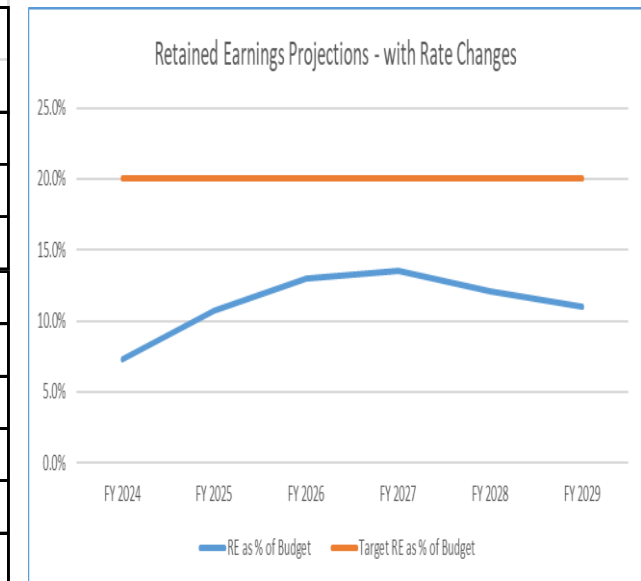


Rate Option 1 – 1.0% Rate Increase Water & Sewer

- No change to base charges
- Target Retained Earnings 20% of Fund Expenses

		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
Rate Changes	Water	1.0%	1.0%	1.0%	1.0%	1.0%	
	Sewer	1.0%	1.0%	1.0%	1.0%	1.0%	
Rate Impact	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	
Surplus/Deficit	\$ 162,382	\$ 513,122	\$ 367,833	\$ 126,735	\$ (175,073)	\$ (161,974)	
Projected Retained Earnings	\$1,080,567	\$1,593,689	\$1,961,522	\$2,088,256	\$1,913,183	\$1,751,209	
RE as % of Budget	7.3%	10.8%	13.0%	13.5%	12.1%	11.0%	
User Impact (per Bill; Water and Sewer Combined)			New Bills				
User Type	Flow	Current Bill	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Low-End User	1,000	\$ 164.80	\$ 166.07	\$ 167.36	\$ 168.66	\$ 169.97	\$ 171.29
Average User	2,500	\$ 355.75	\$ 358.93	\$ 362.15	\$ 365.39	\$ 368.67	\$ 371.98
Large User	4,000	\$ 651.70	\$ 657.84	\$ 664.05	\$ 670.31	\$ 676.64	\$ 683.03
Very Large User	10,000	\$ 1,835.50	\$ 1,853.48	\$ 1,871.64	\$ 1,889.98	\$ 1,908.51	\$ 1,927.22

Tiers	Start	End	Water	Sewer
1	1	2,500	\$4.81	\$8.05
2	2,500	+	\$6.11	\$13.82



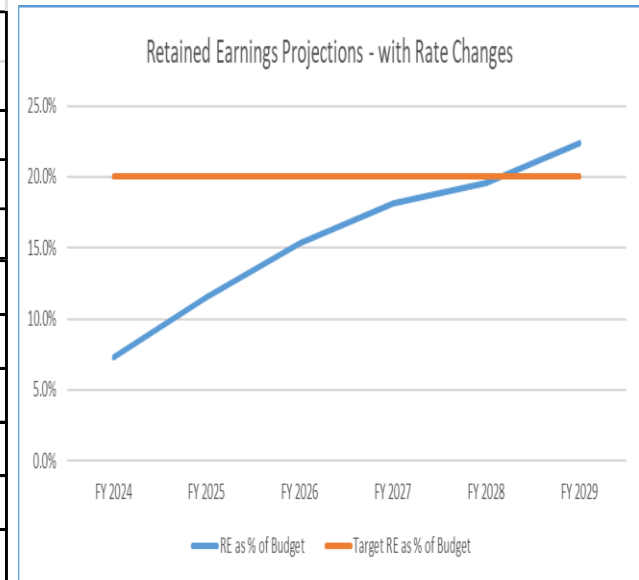
Bills in the User Impact table include base charges of \$25.00 for water and \$12.50 for sewer. The base charges with the Senior Discount are \$5.00 for water and \$2.50 for sewer.

Rate Option 2 – 2.0% Rate Increase Water & Sewer

- No change to base charges
- Target Retained Earnings 20% of Fund Expenses

		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
Rate Changes	Water	2.0%	2.0%	2.0%	2.0%	2.0%	
	Sewer	2.0%	2.0%	2.0%	2.0%	2.0%	
Rate Impact	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	
Surplus/Deficit	\$ 162,382	\$ 629,631	\$ 604,346	\$ 486,829	\$ 312,263	\$ 456,348	
Projected Retained Earnings	\$1,080,567	\$1,710,198	\$2,314,544	\$2,801,373	\$3,113,636	\$3,569,984	
RE as % of Budget	7.3%	11.5%	15.3%	18.1%	19.6%	22.3%	
User Impact (per Bill; Water and Sewer Combined)			New Bills				
User Type	Flow	Current Bill	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Low-End User	1,000	\$ 164.80	\$ 167.35	\$ 169.94	\$ 172.59	\$ 175.29	\$ 178.05
Average User	2,500	\$ 355.75	\$ 362.12	\$ 368.61	\$ 375.23	\$ 381.98	\$ 388.87
Large User	4,000	\$ 651.70	\$ 663.98	\$ 676.51	\$ 689.29	\$ 702.33	\$ 715.63
Very Large User	10,000	\$ 1,835.50	\$ 1,871.46	\$ 1,908.14	\$ 1,945.55	\$ 1,983.71	\$ 2,022.64

Tiers	Start	End	Water	Sewer
1	1	2,500	\$4.86	\$8.13
2	2,500	+	\$6.17	\$13.95



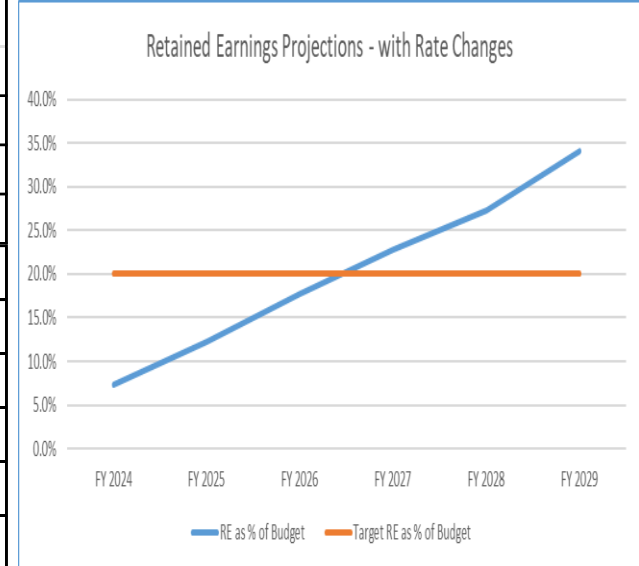
Bills in the User Impact table include base charges of \$25.00 for water and \$12.50 for sewer. The base charges with the Senior Discount are \$5.00 for water and \$2.50 for sewer.

Rate Option 3 – 3.0% Rate Increase Water & Sewer

- No change to base charges
- Target Retained Earnings 20% of Fund Expenses

		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
Rate Changes	Water	3.0%	3.0%	3.0%	3.0%	3.0%	
	Sewer	3.0%	3.0%	3.0%	3.0%	3.0%	
Rate Impact	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	
Surplus/Deficit	\$ 162,382	\$ 746,140	\$ 843,190	\$ 854,054	\$ 814,145	\$1,099,399	
Projected Retained Earnings	\$1,080,567	\$1,826,707	\$2,669,897	\$3,523,951	\$4,338,095	\$5,437,494	
RE as % of Budget	7.3%	12.3%	17.7%	22.8%	27.3%	34.0%	
User Impact (per Bill; Water and Sewer Combined)			New Bills				
User Type	Flow	Current Bill	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Low-End User	1,000	\$ 164.80	\$ 168.62	\$ 172.55	\$ 176.60	\$ 180.78	\$ 185.08
Average User	2,500	\$ 355.75	\$ 365.30	\$ 375.13	\$ 385.26	\$ 395.69	\$ 406.44
Large User	4,000	\$ 651.70	\$ 670.13	\$ 689.10	\$ 708.65	\$ 728.79	\$ 749.53
Very Large User	10,000	\$ 1,835.50	\$ 1,889.44	\$ 1,945.00	\$ 2,002.22	\$ 2,061.16	\$ 2,121.87

Tiers	Start	End	Water	Sewer
1	1	2,500	\$4.90	\$8.21
2	2,500	+	\$6.23	\$14.09



Bills in the User Impact table include base charges of \$25.00 for water and \$12.50 for sewer. The base charges with the Senior Discount are \$5.00 for water and \$2.50 for sewer.

Thank you

Questions and Comments?

CITY OF QUINCY
SCHEDULE FOR WATER & SEWER
FISCAL YEAR – 2025
(EFFECTIVE JULY 1, 2024)

WATER USAGE: \$8.65 per hundred cubic feet
SEWER USAGE: \$17.00 per hundred cubic feet

New Connection Charge \$375
Application and inspection of a new connection to the sewer system.

Unauthorized Sewer Connection \$5,000
Unauthorized connection to the sewer system for which an application was not submitted and approval was not granted by the Commissioner of Public Works.

Unauthorized Sewer Use
Any discharge to the sewer system that does not come from an approved connection. Examples would be dumping of waste directly into the sewer system via a sewer manhole, a sump pump that drains directly into the sewer, or downspouts from gutters that drain directly into the sewer system.
1st Offense \$500
2nd Offense \$1000
3rd Offense \$2500

Sewer Pipe Inspection \$200 per day - Site visit to inspect sewer connections.

Denial of Access to Premise/Property \$25 per visit
Site visit necessary to determine the extent and cause of a sewer system issue and access has been denied by the customer or the property owner(s).

Private Infrastructure Analysis - Cost of Labor & Materials Inspection and/or analysis of a private sewer. The property owner(s) will be responsible for reimbursing the Sewer Department for the cost of labor and materials used.

Private Infrastructure Repair - Cost of Labor & Materials Repair by the City of a private sewer. The property owner(s) will be responsible for reimbursing the Sewer Department for the cost of labor and materials used.

Lateral Maintenance-Residential (4 units or fewer) - \$375
Property owner(s) are responsible for maintenance and repair of the sewer line between their foundation and the edge of the sidewalk. In the event that cleaning of the sewer line is required, the City will clean out the sewer line once per fiscal year at no cost to the customer. Property owner(s) will be charged for subsequent cleanings.

Lateral Maintenance-Large Residential and Mixed Use Residential (5 units or more) \$500 or \$250/hr whichever is greater. The property owner(s) are responsible for maintenance and repair of the sewer line between their foundation wall and the edge of the sidewalk. Upon request, the City will clean the sewer line for the charge identified above.

Lateral Maintenance-Non-residential \$1000 or \$500/hr, whichever is greater
The property owner(s) are responsible for maintenance and repair of the sewer line from their foundation wall to the point where the line connects to the sewer main (generally in the center of the street). Upon request, the City will clean the sewer line for the charge identified above.
Lateral Repair or Replacement - Cost of Labor & Materials
Upon request, the City will repair or replace a lateral sewer line. The property owner will be charged for the cost of labor and materials used.

Prohibited discharges include all substances, waters, or wastes that may harm or interfere with any wastewater system. They include cooking fat, bacon grease, oil, fuel, etc. A complete listing of prohibited discharges can be obtained from the DPW at 55 Sea St.

Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - First Offense \$1,000
Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - 2nd Offense \$2,500
Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - 3rd and Subsequent Offense \$5,000
Prohibited Discharge—Non-residential First Offense - \$2,500
Prohibited Discharge—Non-residential 2nd Offense - \$5,000
Prohibited Discharge—Non-residential - 3rd and Subsequent Offense \$7,500

Water Service Turn On/Turn Off \$75.00
Manual Meter Read \$100.00 per billing interval
Water Meter Test – Meter 1” or smaller \$100.00
Water Meter Test – Meter larger than 1”
If commercial customer fails to comply with city’s request to test meter, then the city is authorized to engage a private vendor to disassemble and test the meter and charge the cost of same to commercial customer
Meter Freeze Up \$100.00 plus cost of meter
Damaged, tampered, or missing meter \$150.00 plus cost of meter
Damaged, tampered, or missing meter reading device \$175.00 which includes replacement of meter reading device
Valve Replacement \$150.00 which includes labor, parts and valves
Lawn Service Application \$75.00
Water Service Application – 1” or smaller \$75.00
Water Service Application - 1 1/4” to 3” \$100.00
Water Service Application - 4” or larger \$150.00
Unauthorized Water Connection \$550.00 plus cost of meter
Massachusetts Water Resource Authority Special Assessment
Water Service Line Leak Repair
After notice to customer to repair a leak on the customer’s property, if customer does not repair same, then the city shall complete the repairs and charge the customer for the cost of said labor
Fire Service Application \$300.00
Fire Flow Test Observation and Assistance \$250.00
Hydrant Meter Application \$75.00
Hydrant Meter Deposit – Meter 1” or smaller \$500.00 Deposit
Hydrant Meter Deposit – Meter larger than 1” \$3500.00
Hydrant Meter Late Return \$10.00 per calendar day
Hydrant Meter Service \$100.00
Hydrant Meter – Minimum Monthly Usage - 5/8” meter \$75.00 per month
Hydrant Meter – Minimum Monthly Usage - 3/4” & 1” meter \$100.00 per month
Hydrant Meter – Minimum Monthly Usage - Meter larger than 1” \$300.00 Minimum Monthly Usage
Unauthorized Hydrant Use – 1st Offense \$1000.00
Unauthorized Hydrant Use – 2nd Offense \$5000.00
Cross Connection/New Construction – Initial Survey \$200.00
Backflow Prevention Device Test & Inspection – Double Check Valve \$75.00
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - First five (5) \$100.00
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - Next ten \$50.00 each
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - Sixteen or more \$25.00
Water/Sewer Pipe Inspection – single instance \$600.00
Combined Inspection
Water/Sewer Pipe Inspection – multi-day \$100.00 per day
Denial of Access to Premises/Property \$25.00 per visit
Private Infrastructure Analysis - Cost of analysis/leak detection charged to customer
Private Infrastructure Repair - Cost of repair: including labor, repair and materials
Street/Sidewalk Opening Application \$75.00
Water Testing \$25.00
Final Meter Read \$50.00

AD# 10222488
PL 06/07 & 06/14/2024

Public Notices

AUDI A6
LEGAL NOTICE
To be auctioned off on
06/15/2024
AUDI A6
V.I.N.
WAUSG74FX9N052356
Pursuant to MGL
C.255, S.39A.
Express Towing
(781) 843-6909
AD# 10223308
PL 05/31,06/07,06/14/2024

BURKE 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. NO24P1370EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION
Estate of: James Edward Burke
Date of Death: 04/09/2019
To all interested persons: A

Petition for Late and Limited Formal Testacy and/or Appointment has been filed by William J. Burke of Holbrook MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

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 06/26/2024. 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 ADMIN-

238 Pleasant St, Pembroke
LEGAL NOTICE
MORTGAGEE’S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by James W. Davis to MetLife Home Loans, a Division of MetLife Bank, N.A., dated December 22, 2009 and recorded in Plymouth County Registry of Deeds in Book 38077, Page 215 (the “Mortgage”) of which mortgage GITSIT Solutions LLC is the present holder by Assignment from MetLife Home Loans, a Division of MetLife Bank, N.A. to Nationstar Mortgage LLC dated August 6, 2012 and recorded at said Registry of Deeds in Book 41894, Page 177, and Assignment from Nationstar Mortgage LLC to Secretary of Housing and Urban Development dated October 2, 2017 and recorded at said Registry of Deeds in Book 49002, Page 346, and Assignment from The Secretary of Housing and Urban Development to GITSIT Solutions, LLC dated January 25, 2024 and recorded at said Registry of Deeds in Book 58658, Page 288, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 238 Pleasant Street, Pembroke, MA 02359 will be sold at a Public Auction at 12:00 PM on June 21, 2024, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon, in Pembroke, Plymouth county, Massachusetts, shown as Lot 7 on a plan entitled, “Land in Pembroke to be conveyed to Highland Park Estate, Scale 1” = 80’, November 13, 1963, Delano & Keith, Surveyors, duly recorded with Plymouth County Registry of Deeds as Plan 829 of 1963, Pion Book 13, Page 20.

Meaning and intending to convey the same premises described in a deed dated 10/13/1993, and recorded with the said Registry in Book 12284, Page 75.

For mortgagor’s title see deed recorded with the Plymouth County Registry of Deeds in Book 12284, Page 75.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier’s or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee’s attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.
GITSIT Solutions LLC
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Davis, Estate of James W., 24-044756

AD# 10182703
PL 05/24, 05/31, 06/07/2024

Public Notices

ISTRATION 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. Patricia Gorman , First Justice of this Court.
Date: May 24, 2024
Colleen M. Brierley
Register of Probate
AD#10241557
PL 06/07/2024

BURKE 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. NO24P1323EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION
Estate of: Robert Burke
Date of Death: 04/21/1999

To all interested persons: A Petition for Formal Adjudication of Intestacy has been filed by William Burke of Holbrook MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

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 06/26/2024. 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. Patricia Gorman , First Justice of this Court.
Date: May 22, 2024
Colleen M. Brierley
Register of Probate
AD#10241818
PL 06/07/2024

Public Notices

BURNHAM 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. NO24P1444EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION
Estate of: Robert Jean Burnham
Also known as: Robert J. Burnham
Date of Death: 02/13/2024

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Pavel Kraihanzl of Quincy 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: Pavel Kraihanzl of Quincy 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 06/26/2024. 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. Patricia Gorman , First Justice of this Court.
Date: May 24, 2024
Colleen M. Brierley
Register of Probate
AD#10223791
PL 06/07/2024

Council Order 2024-023
LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2024-023

The Randolph Town Council will conduct a public hearing on Monday, June 24, 2024, at 6:15 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368, or virtually by Zoom or phone, on Council Order 2024-023 - Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance – Chapter 200 of the

Public Notices

General Code of the Town of Randolph- To Amend Section 200-5, Zoning Map, to include 661 North Street in the Residential Multi-Family District (RMFD) Pursuant to M.G.L. ch. 40A, sec 5 - That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows: To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 661 North Street, Randolph, MA, parcel ID number 34-A-5, so that said parcel is rezoned and shall no longer be included in the Residential Single Family High Density District (RSHDD) and Industrial District (ID) and shall henceforth be included in the Residential Multifamily District (RMFD). A map showing the designated parcel is attached hereto.

AD# 10230200
PL 06/07 & 06/14/2024

TOWN OF RANDOLPH
TOWN COUNCIL
LEGAL NOTICE

The Randolph Town Council will hold a public hearing on Monday, June 24, 2024, at 6:15 p.m. on Council Order 2024-027: ORDERED that the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for Fiscal Year 2025.

The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.
AD#10250017
PL 06/07/2024

CURLEY 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. NO24P1487EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION
Estate of: Brian Anthony Curley
Also known as: Brian A. Curley
Date of Death: 05/14/2021

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Paul F. Curley, Jr. of Quincy 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: Paul F. Curley, Jr. of Quincy 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 07/03/2024. 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. Patricia Gorman , First Justice of this Court.
Date: May 31, 2024
Colleen M. Brierley
Register of Probate
AD# 10242270
PL 06/07/2024

DOULOS ESTATE
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021

Public Notices

(781) 830-1200
Docket No. NO24P1407EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Charles James Doulos
Also known as: Charles Doulos, Charles J. Doulos
Date of Death: 02/05/2024

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Reni Cadigan of Milton 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: Reni Cadigan of Milton 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 06/26/2024. 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. Patricia Gorman , First Justice of this Court.
Date: May 24, 2024
Colleen M. Brierley
Register of Probate
AD#10222574
PL 06/07/2024

FERNANDES MATTER
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Plymouth Probate and Family Court
52 Obery Street
Suite 1130
Plymouth, MA 02360
(508) 747-6204
Docket No. PL24A0119AD
CITATION
G.L. c.210, § 6

In the matter of: Nathan Alves Fernandes

To Antonio Fernandes Andrade
Any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said court by Antunes Barbosa Fernandes of Marshfield MA; Nilsa Alves Fernandes of Marshfield MA requesting for leave to adopt said child and that the name of the child be changed to

If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.

An indigent person is defined by SJC Rule 3:10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran’s benefits, Medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT Plymouth ON OR BEFORE TEN O’CLOCK IN THE FORENOON (10:00 AM) ON 07/15/2024

WITNESS, Hon. Patrick W. Stanton, First Justice of this Court. Date: May 17, 2024
Matthew J McDonough
Register of Probate
AD#10204171
PL 05/31, 06/07, 06/14/2024

Jobcase
FIND THE BEST TALENT TODAY!
LocalIQ | USA TODAY NETWORK
Get started at jobs.usatoday.com

Council Order: 2024-028

Introduced By: Town Manager Brian Howard

FY 2025 Water & Sewer Enterprise Budget

To see if the Town will vote to appropriate \$13,513,406 for the direct costs related to the operation of the Water and Sewer Enterprise Fund and that the sum of \$1,316,524 as appropriated in the General Fund be used for the indirect costs for the fiscal year commencing July 1, 2024, pursuant to M.G.L. Ch. 44, Section 53F1/2 and all other applicable law, and to meet the appropriation, \$14,829,930 will be raised through Water and Sewer rates for the following sums:

Water & Sewer Personal Services	\$ 1,523,847
Water & Sewer Expenditures	\$ 9,636,102
Water & Sewer Debt	\$ 2,353,457
Total Appropriation for Direct Costs	\$ 13,513,406
Indirect Costs - Reimburse General Fund	\$ 1,316,524
Total Cost Water & Sewer Fund	\$ 14,829,930



FY2025 Budget Request

Department: 440/450 Water Sewer Enterprise

Budget Description: The salary portion of the FY25 Water and Sewer budget reflect contractual salary increases for administrative staff only. The contractual increase for Local#877 staff is not finalized. Overtime for both Water and Sewer were adjusted upward to better reflect recent business needs. Both Water and Sewer also include Sick Leave and Vacation Buyback, as well as, Deferred Comp payments. The Water expense line major increases are related to Water Meters/Software (+\$30,000), Heating/Fuel (+\$13,000), Road Materials (+\$50,000), Supplies (+\$11,750), and Joint Water Account (+\$100,000). The Sewer expense line major increases are related to increases in the MWRA assessment (+\$130,815), postage (+\$19,500), Road Materials (+\$50,000), and Supplies (+8,000).

Department Description: The water department provides water distribution services, repairing and installing water mains, emergency responses to water main breaks, mark outs, service connections, hydrants, basin washes at the Treatment plant and inspectional services for new development and service taps. Also, provides weekly sampling of the water supply, documentation and submittals to DEP. This budget also includes the 50% assessment for Joint Board Operations.

The sewer department is responsible for the collection system and maintenance of 10 sewer pump stations. Respond to emergency sewer main breaks, back ups and mark outs. Perform daily inspections and maintenance of the pump stations.

Object	Description	FY22 Actual	FY23 Actual	FY24 Appropriated	FY25 Town Manager Recommended	Dollar Increase	Percent Increase
511200	FULL TIME SALARY	\$ 105,241	\$ 119,870	\$ 129,003	\$ 124,889	\$ (4,114)	-3.19%
511400	PART TIME SALARY	\$ 2,565	\$ 14,823	\$ 15,000	\$ 15,000	\$ -	0.00%
511700	LABORER SALARY	\$ 663,107	\$ 634,962	\$ 650,613	\$ 655,178	\$ 4,565	0.70%
513000	OVERTIME	\$ 142,971	\$ 105,055	\$ 95,000	\$ 125,000	\$ 30,000	31.58%
514100	UNIFORM ALLOWANCE	\$ 9,450	\$ 13,200	\$ 12,075	\$ 12,075	\$ -	0.00%
514500	LONGEVITY	\$ 6,650	\$ 8,363	\$ 8,525	\$ 9,200	\$ 675	7.92%
514800	PROFESSIONAL LICENSES BENEFIT	\$ 5,950	\$ 5,100	\$ 5,950	\$ 5,950	\$ -	0.00%
519000	BONUS	\$ -	\$ 1,000	\$ -		\$ -	0.00%
519050	VACATION BUYBACK				\$ -	\$ -	100.00%
519100	SICK LEAVE BUYBACK		\$ -	\$ -	\$ -	\$ -	100.00%
519300	DEFERRED COMP	\$ 11,193	\$ 16,040	\$ -	\$ 3,219	\$ 3,219	100.00%
SUBTOTAL PERSONNEL SERVICES		\$ 947,126	\$ 918,412	\$ 916,166	\$ 950,511	\$ 34,345	3.75%



FY2025 Budget Request

Object	Description	FY22 Actual	FY23 Actual	FY24 Appropriated	FY25 Town Manager Recommended	Dollar Increase	Percent Increase
514900	PRE-EMPLOYMENT PHYSICALS	\$ 166	\$ 190	\$ -	\$ 900	\$ 900	100.00%
520225	POLICE DETAILS	\$ 13,036	\$ 18,929	\$ 30,000	\$ 30,000	\$ -	0.00%
520700	ENGINEERING SERVICES	\$ 8,535	\$ 5,518	\$ 50,000	\$ 50,000	\$ -	0.00%
521100	ELECTRICITY	\$ -	\$ -	\$ 12,479	\$ -	\$ (12,479)	-100.00%
521200	HEATING/FUEL	\$ 20,127	\$ 21,926	\$ 12,000	\$ 25,000	\$ 13,000	108.33%
525000	REPAIR & MAINTENANCE - VEHICLE	\$ 19,743	\$ 17,788	\$ 20,000	\$ 20,000	\$ -	0.00%
525999	EMERGENCY REPAIRS	\$ 20,339	\$ 17,107	\$ 27,000	\$ 27,000	\$ -	0.00%
526020	BACKFLOW INSPECTION	\$ 11,648	\$ 11,168	\$ 22,000	\$ 22,000	\$ -	0.00%
530000	PROFESSIONAL SERVICES	\$ 9,256	\$ 25,137	\$ 10,000	\$ 10,000	\$ -	0.00%
534400	POSTAGE	\$ -	\$ 554	\$ -	\$ 5,000	\$ 5,000	100.00%
534650	SAFETY EQUIPMENT	\$ 4,341	\$ 6,669	\$ 12,500	\$ 12,500	\$ -	0.00%
540000	SUPPLIES	\$ 5,736	\$ 19,425	\$ 8,250	\$ 20,000	\$ 11,750	142.42%
540010	OFFICE SUPPLIES	\$ 19,844	\$ 17,149	\$ 8,250	\$ 5,000	\$ (3,250)	-39.39%
540500	BUILDING MAINTENANCE SUPPLIES	\$ 10,996	\$ 8,193	\$ 15,000	\$ 15,000	\$ -	0.00%
541095	WATER METERS	\$ 18,828	\$ 32,856	\$ 5,000	\$ 35,000	\$ 30,000	600.00%
541100	VEHICLE FUEL	\$ 6,707	\$ 11,063	\$ 14,000	\$ 14,000	\$ -	0.00%
542040	CONSUMER REPORT	\$ 4,535	\$ 1,751	\$ 16,000	\$ 20,000	\$ 4,000	25.00%
543110	ROAD MATERIALS	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	100.00%
543120	WATER TESTING	\$ 21,743	\$ 18,815	\$ 42,500	\$ 42,500	\$ -	0.00%
543130	WATER FLUSHING	\$ 6,794	\$ 1,632	\$ 25,000	\$ 25,000	\$ -	0.00%
569300	DEP ASSESSMENT	\$ 5,880	\$ 6,046	\$ 20,000	\$ 20,000	\$ -	0.00%
570000	OTHER EXPENSE	\$ 5,377	\$ 13,972	\$ -	\$ -	\$ -	0.00%
571020	PROFESSIONAL DEVELOPMENT	\$ 628	\$ -	\$ 10,000	\$ 10,000	\$ -	0.00%
576000	TRI BOARD ACCOUNT	\$ 25,759	\$ -	\$ 135,000	\$ 135,000	\$ -	0.00%
576100	JOINT WATER ACCOUNT	\$ 733,274	\$ 959,453	\$ 900,000	\$ 1,000,000	\$ 100,000	11.11%
597000	TRANSFER OUT	\$ 685,590	\$ 840,134	\$ 891,955	\$ 812,168	\$ (79,787)	-8.95%
SUBTOTAL EXPENSES		\$ 1,658,883	\$ 2,055,476	\$ 2,286,934	\$ 2,406,068	\$ 119,134	5.21%
TOTAL WATER		\$ 2,606,009	\$ 2,973,888	\$ 3,203,100	\$ 3,356,579	\$ 153,479	4.79%

Object	Description	FY22 Actual	FY23 Actual	FY24 Appropriated	FY25 Town Manager Recommended	Dollar Increase	Percent Increase
511200	FULL TIME SALARY	\$ 104,163	\$ 119,870	\$ 129,003	\$ 124,889	\$ (4,114)	-3.19%
511400	PART TIME SALARY	\$ 1,989	\$ 14,823	\$ 15,000	\$ 15,000	\$ -	0.00%
511700	LABORER SALARY	\$ 258,284	\$ 300,923	\$ 311,371	\$ 311,371	\$ -	0.00%
513000	OVERTIME	\$ 66,168	\$ 68,104	\$ 85,000	\$ 100,000	\$ 15,000	17.65%
514100	UNIFORM ALLOWANCE	\$ 6,300	\$ 3,300	\$ 5,175	\$ 5,175	\$ -	0.00%
514500	LONGEVITY	\$ 4,725	\$ 5,288	\$ 5,600	\$ 3,650	\$ (1,950)	-34.82%
514800	PROFESSIONAL LICENSES BENEFIT	\$ 1,700	\$ 2,550	\$ 2,550	\$ 2,550	\$ -	0.00%
519000	BONUS	\$ -	\$ 1,000	\$ -	\$ -	\$ -	0.00%
519050	VACATION BUYBACK				\$ -	\$ -	0.00%
519100	SICK LEAVE BUYBACK				\$ -	\$ -	0.00%
519300	DEFERRED COMP	\$ -	\$ -	\$ -	\$ 10,701	\$ 10,701	0.00%
SUBTOTAL PERSONNEL SERVICES		\$ 443,329	\$ 515,858	\$ 553,699	\$ 573,336	\$ 19,637	3.55%



FY2025 Budget Request

Object	Description	FY22 Actual	FY23 Actual	FY24 Appropriated	FY25 Town Manager Recommended	Dollar Increase	Percent Increase
514900	PRE-EMPLOYMENT PHYSICALS	\$ 166	\$ -	\$ -	\$ -	\$ -	0.00%
520225	POLICE DETAILS	\$ 18,151	\$ 5,083	\$ 20,000	\$ 20,000	\$ -	0.00%
520700	ENGINEERING SERVICES	\$ 2,250	\$ 4,458	\$ 50,000	\$ 50,000	\$ -	0.00%
521100	ELECTRICITY	\$ 60,220	\$ 48,144	\$ 102,955	\$ 102,955	\$ -	0.00%
521200	HEATING/FUEL	\$ 3,401	\$ 4,950	\$ 79,668	\$ 79,668	\$ -	0.00%
525000	REPAIR & MAINTENANCE - VEHICLE	\$ 22,042	\$ 25,359	\$ 20,000	\$ 20,000	\$ -	0.00%
525010	REPAIR & MAINTENANCE - BUILDING	\$ 17	\$ 3,035	\$ 2,500	\$ 2,500	\$ -	0.00%
525999	EMERGENCY REPAIRS	\$ 36,195	\$ 18,056	\$ 90,000	\$ 90,000	\$ -	0.00%
526000	PUMP STATION MAINTENANCE	\$ 17,119	\$ 8,066	\$ 50,000	\$ 50,000	\$ -	0.00%
526010	STORM WATER MAINTENANCE	\$ 17,220	\$ 82,475	\$ 85,000	\$ 85,000	\$ -	0.00%
526030	EASEMENT MAINTENANCE	\$ 5,610	\$ 30,098	\$ 25,000	\$ 25,000	\$ -	0.00%
530000	PROFESSIONAL SERVICES	\$ 83	\$ 6,648	\$ -	\$ -	\$ -	0.00%
530200	SPECIAL COUNSEL	\$ 8,234	\$ -	\$ -	\$ -	\$ -	0.00%
534400	POSTAGE	\$ 532	\$ 727	\$ 500	\$ 20,000	\$ 19,500	3900.00%
534650	SAFETY EQUIPMENT	\$ 1,888	\$ 1,703	\$ 12,500	\$ 12,500	\$ -	0.00%
540000	SUPPLIES	\$ 1,064	\$ 3,803	\$ 2,000	\$ 10,000	\$ 8,000	400.00%
540010	OFFICE SUPPLIES	\$ 7,510	\$ 15,046	\$ 10,500	\$ 10,500	\$ -	0.00%
541100	VEHICLE FUEL	\$ 3,651	\$ 4,087	\$ 10,000	\$ 10,000	\$ -	0.00%
543110	ROAD MATERIALS	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	100.00%
569200	MWRA ASSESSMENT	\$ 6,147,560	\$ 6,940,976	\$ 7,268,264	\$ 7,399,079	\$ 130,815	1.80%
570000	OTHER EXPENSE	\$ 1,218	\$ 95	\$ -	\$ -	\$ -	0.00%
571020	PROFESSIONAL DEVELOPMENT	\$ -	\$ 76	\$ 5,000	\$ 5,000	\$ -	0.00%
597000	TRANSFER OUT	\$ 420,761	\$ 444,566	\$ 604,618	\$ 504,356	\$ (100,262)	-16.58%
SUBTOTAL EXPENSES		\$ 6,774,891	\$ 7,647,450	\$ 8,438,505	\$ 8,546,558	\$ 108,053	1.28%
TOTAL SEWER		\$ 7,218,220	\$ 8,163,308	\$ 8,992,204	\$ 9,119,894	\$ 127,690	1.42%

Object	Description	FY22 Actual	FY23 Actual	FY24 Appropriated	FY25 Town Manager Recommended	Dollar Increase	Percent Increase
530800	DEBT SERVICE FEES	\$ 13,064	\$ 11,780	\$ 13,193	\$ 15,000	\$ 1,807	13.70%
591000	DEBT PRINCIPAL PAYMENTS	\$ 1,940,834	\$ 1,943,050	\$ 2,115,421	\$ 1,848,361	\$ (267,060)	-12.62%
591500	BAN PRINCIPAL PAYDOWN	\$ 4,100	\$ 49,800	\$ -	\$ -	\$ -	0.00%
592000	INTEREST LONG TERM	\$ 468,492	\$ 415,007	\$ 647,286	\$ 490,096	\$ (157,190)	-24.28%
593000	INTEREST SHORT TERM	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
SUBTOTAL DEBT		\$ 2,426,490	\$ 2,419,637	\$ 2,775,900	\$ 2,353,457	\$ (422,443)	-15.22%



FY2025 Budget Request

WATER					
Position	FY2021 FTE	FY2022 FTE	FY2023 FTE	FY2024 FTE	FY2025 FTE
Junior Clerk	-	-	-	-	0.50
Senior Clerk	0.50	0.50	0.50	0.50	-
Principal Clerk	0.50	0.50	0.50	0.50	0.50
Administrative Assistant	0.50	0.50	0.50	0.50	0.50
GIS Coordinator	-	-	-	-	-
Water Division Foreman	1.00	1.00	1.00	1.00	1.00
Working Foreman	1.00	1.00	1.00	1.00	1.00
Water Maintenance Man	1.00	1.00	1.00	1.00	1.00
Water System Maintenance	1.00	1.00	1.00	1.00	1.00
Heavy Equipment Operator	1.00	1.00	1.00	1.00	1.00
Motor Equipment Operator	1.00	1.00	1.00	1.00	1.00
Bucket Truck Operator	1.00	1.00	1.00	1.00	1.00
Total Full-time Equivalents	8.50	8.50	8.50	8.50	8.50
*GIS Coordinator is being funded 1/3 General Fund, 1/3 Water and 1/3 Sewer. The FTE is reflected in the Highway Department.					

SEWER					
Position	FY2021 FTE	FY2022 FTE	FY2023 FTE	FY2024 FTE	FY2025 FTE
Junior Clerk	-	-	-	-	0.50
Senior Clerk	0.50	0.50	0.50	0.50	-
Principal Clerk	0.50	0.50	0.50	0.50	0.50
Administrative Assistant	0.50	0.50	0.50	0.50	0.50
GIS Coordinator	-	-	-	-	-
Sewer Division Foreman	1.00	1.00	1.00	1.00	1.00
Working Foreman	1.00	1.00	1.00	1.00	1.00
Sewer Maintenance Man	1.00	2.00	2.00	1.00	1.00
Total Full-time Equivalents	4.50	5.50	5.50	4.50	4.50

Council Order: 2024-029

**Introduced by: Town Manager Brian Howard
June 10, 2024**

Acceptance of Gift from Kay Stein to the Town of Randolph

The Randolph Town Council, with the recommendation of the Town Manager, hereby authorizes the Town to accept a gift of \$36.00 from Kay Stein for purposes of supporting Randolph Veterans, pursuant to M.G.L. ch. 44, section 53A 1/2, and any other applicable law.

Council Order: 2024-031

Introduced by: Town Manager Howard
June 10, 2024**FY24 Budget Transfers**

To see if the Randolph Town Council will vote the following transfers: FY24 inter-department budget transfers as shown below, \$1,194,698 from free cash to the FY24 budgets as shown, and \$1,131,245 from the ARPA Coronavirus State and Local Fiscal Recovery Funds Revenue Loss to the FY24 budgets as shown:

SOURCES			USES		
Department	Salary	Expense	Department	Salary	Expense
Town Manager	\$ 51,230		Blue Hills		\$ 25,830
			Animal Control		\$ 2,400
			Accounting		\$ 8,000
			Unemployment		\$ 15,000
Totals	\$ 51,230	\$ -	Totals	\$ -	\$ 51,230

SOURCES			USES		
Department	Salary	Expense	Department	Salary	Expense
Free Cash		\$ 1,194,698	Snow & Ice		\$ 191,507
			Debt		\$ 1,003,191
Totals		\$ 1,194,698	Totals		\$ 1,194,698

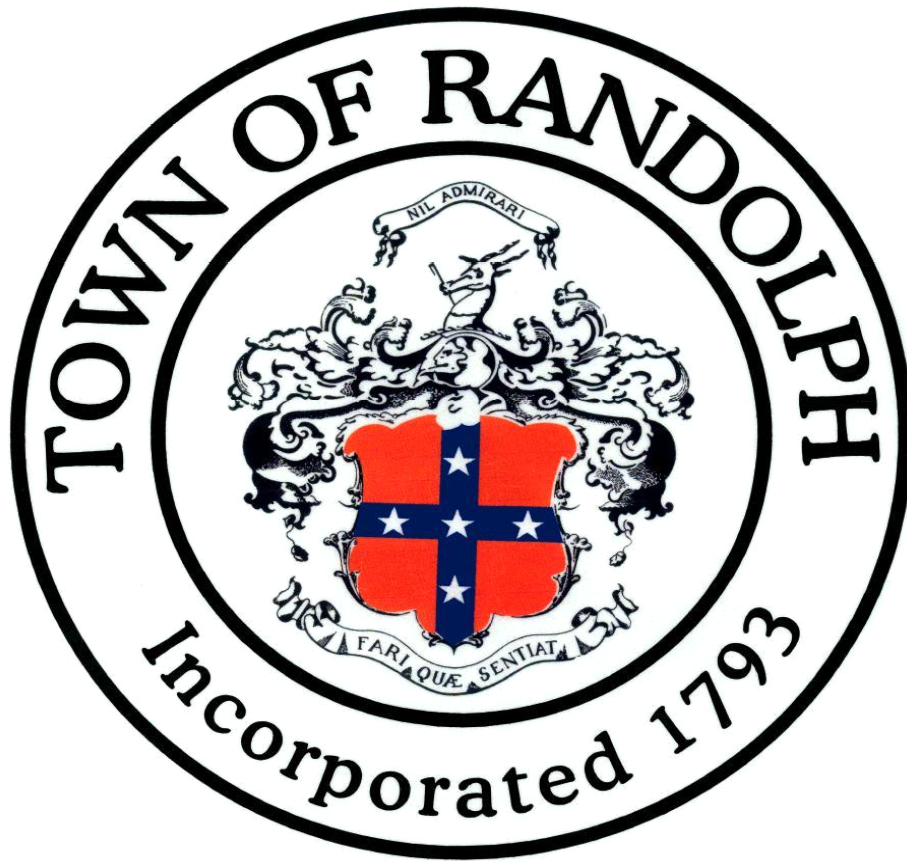
SOURCES			USES		
Department	Salary	Expense	Department	Salary	Expense
ARPA - Revenue Loss		\$ 1,131,245	FICA		\$ 85,245
			Police	\$ 600,000	\$ 30,000
			Fire	\$ 200,000	\$ 15,000
			Refuse		\$ 201,000
Totals		\$ 1,131,245	Totals	\$ 800,000	\$ 331,245

Council Order: 2024-032

Introduced by: Town Manager Brian Howard
June 10, 2024**FY2025 Revolving Fund Spending Authorizations**

To see if the Town Council will approve pursuant to G.L. c.44 s.53E1/2 to establish the fiscal year 2025 spending authorizations for each revolving fund established by section 18-3 of the general ordinances of the Town of Randolph, Department Revolving Funds, as shown below:

Revolving Fund	FY2025 Spending Authorization
Senior Transportation	\$ 10,000
Recycling	\$ 80,000
Immunization	\$ 94,000
Library Technology	\$ 13,000
391 South Street	\$ 70,000
Beautification & Celebrations	\$ 25,000
Transportation	\$ 300,000
Playing Fields/Facility	\$ 25,000
Trips & Tours	\$ 90,000
Bingo	\$ 1
Advertisements	\$ 1
Before/After School Care	\$ 1



FY25

Revolving Fund

Operational Plans

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368



JANINE SMITH
FINANCE DIRECTOR/TOWN ACCOUNTANT

The Town Council passed a Resolution that requires an operational plan to be presented for each revolving fund as part of the annual budget process.

Revolving Funds, authorized by Chapter 44 section 53 E1/2, are a great option for the Town to separate certain fees that are directly linked to specific costs out of the operating budget. The funds also allow us more flexibility in addressing financial obligations.

The Town has created a Revolving Fund Ordinance that establishes each fund, identifies the department authorized to spend from the fund, the revenue credited to the fund, and allowable expenses to be charged to the fund. Annually, the Town Council votes to set the spending limit from each fund for the upcoming fiscal year.

Spending from a revolving fund is done without appropriation, but subject to the following limitations:

- At **NO TIME** can the fund be in a deficit position. Invoices/Payroll cannot be charged to the fund if there is not a sufficient balance to cover the expenses.
- Full-time salaries charged to the fund, in whole or partially, must also have fringe benefits charged to the fund by the same percentage as the salary.
- Total spending during a fiscal year shall not exceed the amount authorized by the Town Council for that particular year.

It is possible to increase a spending limit during the year with the Town Manager's and Town Council's approval.

The balances of revolving funds carry from year to year. Although all invoices should be paid timely, revolving funds may pay invoices from a previous fiscal year as long as the balance is sufficient and the spending limit has not been exceeded.

Respectfully submitted,
Janine Smith
Director of Finance/Town Accountant

Revolving Fund Name:	<u>Senior Transportation</u>
Department Head:	<u>Elder Affairs Director</u>
FY25 Spending Limit:	<u>\$ 10,000.00</u>
Revenues:	
Transportation Charge	\$ 5,000.00
Total Revenue	<u>\$ 5,000.00</u>
Expenses:	
Fuel	\$ 1,500.00
Maintenance & Repairs	\$ 3,500.00
Total Expenses	<u>\$ 5,000.00</u>
Fringe Benefits:	
Amount to be charged for benefits	<u>\$ -</u>
Total Operating Balance	<u>\$ -</u>

Senior Van Transportation has played an essential role in meeting the needs of the senior citizens in Randolph. Whether it be for medical purposes, keeping active or staying social, the van transportation that we provide gives senior citizens a reliable and affordable option. The revenue that we generate from trip fees is used to pay for gas, repairs and maintenance on the 3 vehicles under our ownership.

Revolving Fund Name:	<u>Recycling</u>
Department Head:	<u>Gerard F. Cody</u>
FY25 Spending Limit:	<u>\$ 80,000.00</u>
Revenues:	
Household Hazardous Waste Collection	\$35,000.00
Yard Waste Passes	\$15,000.00
Medical Waste box sale	\$1,500.00
Medical Waste Collection	\$5,000.00
CRT Waste Collection	\$16,500.00
Tire Collection	\$900.00
Propane Cyinder Collection	\$1,200.00
Avon Household Hazardous Waste	\$4,750.00
Town Wide Clean up day donations	\$500.00
Total Revenue	<u>\$80,350.00</u>
Expenses:	
Household Hazardous Waste	\$55,000.00
Complete Recycling Solutions, CRT	\$12,000.00
Supplies, Printing and Advertising	\$500.00
Bay State Shredding Services, LLC	\$500.00
United Medical Waste	\$5,000.00
Leaf and Yard Waste Disposal	\$5,000.00
Propane Cylinder Disposal	\$1,000.00
Tire Disposal	\$1,000.00
Total Expenses	<u>\$80,000.00</u>
Fringe Benefits:	
Amount to be charged for benefits	<u>\$ -</u>
Total Operating Balance	<u>\$350.00</u>
<p>Certain household wastes, such as yard waste, cathode ray tubes, computer monitors, motor vehicle tires, household hazardous waste, medical waste and propane tanks are regulated by the Massachusetts Department of Environmental Protection, (MDEP), and are banned from disposal as solid waste, (310 CMR 19.017). These items are managed as recycled materials under this revolving account. Revenue for this program is derived from the sale of yard waste passes, collection fees for certain medical waste, tires, propane cylinders and reimbursement by service providers. Expenses are related to the direct collection, transportation and recycle cost for each type of material. Public Health Manages these programs and responds to the needs of the residents for the proper management of these Recycled materials.</p>	

Revolving Fund Name:	<u>Immunization</u>
Department Head:	<u>Gerard F. Cody</u>
FY25 Spending Limit:	<u>\$ 94,000.00</u>

Revenues:

Vaccine Reimbursement, Insurance	\$34,500.00
Vaccine Reimbursement, Medicare	\$20,500.00
Vaccine Reimbursement, Comm Mass	\$20,000.00
Reimbursement from Tri Town municipalities	\$19,000.00

Total Revenue	<u>\$94,000.00</u>
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Expenses:

High Dose Influenza Vaccine Purchase	\$40,000.00
Standard Dose Influenza Vaccine	\$20,000.00
Covid - 19 Vaccine	\$20,000.00
Vaccination Supplies	\$8,000.00
Food for volunteer nurses at clinics	\$300.00
Randolph Pharmacy Epi Pens	\$900.00
Dr. Kelly Standing Orders	\$4,000.00
Shon's Scientific	\$500.00

Total Expenses	<u>\$93,700.00</u>
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Fringe Benefits:

Amount to be charged for benefits	<u>\$ -</u>
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Total Operating Balance	<u>\$300.00</u>
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Randolph Public Health Department participates in an influenza vaccine administration reimbursement program. The program is managed by the Commonwealth of Massachusetts and various medical insurance providers participate in the program. The Vaccine Reimbursement program is designed to refund municipalities for the cost of giving the seasonal influenza vaccine to people of all ages. The reimbursement includes the cost to purchase the vaccine and related supplies that may be needed to support an influenza vaccination clinic. The reimbursement rate varies, depending on the insurance provider and the reimbursement rate is based on each type of vaccine administered. The reimbursement rate fluctuates annually. Medicare also participates in this program.

Funds may be used to support other Public Health promotion and disease prevention activities. Public Health Emergency preparedness to support Emergency Dispensing Site, (EDS) related activities, including support for the Medical Reserve Corp, may also be funded from this reimbursement program. Covid Vaccine is now included in this vaccination program.

Revolving Fund Name:	<u>Library Technology</u>
Department Head:	<u>Library Director</u>
FY25 Spending Limit:	<u>\$ 13,000.00</u>
Revenues:	
Copy/Printing	\$ 8,250.00
Fines	\$ 750.00
Total Revenue	<u>\$ 9,000.00</u>
Expenses:	
Purchase of Service (leased equipment)	\$ 6,000.00
Supplies (ink, paper)	\$ 3,000.00
Total Expenses	<u>\$ 9,000.00</u>
Fringe Benefits:	
Amount to be charged for benefits	<u>\$ -</u>
Total Operating Balance	<u>\$ -</u>

The Library Technology Revolving account allows the library to lease a public copier/scanner as well as two public printers and to purchase paper. The public printers and scanners are utilized over 100x per day by the public and monthly by the staff for marketing materials, so maintaining a lease to ensure they are operational and have low-cost ink is vital to productivity for the library's 16,000+ visitors per month. Patrons are charged \$0.15/page for black and white and \$0.50/page for color print outs; scanning to a USB or Email is free of charge. Library fines are minimal due to a "fine free" policy enacted by Library Trustees however more expensive items and equipment do still incur fines.

Revolving Fund Name:	<u>391 South Street</u>	
Department Head:	<u>Building Commissioner</u>	
FY25 Spending Limit:	\$	<u>70,000.00</u>
Revenues:		
Rental paymment Apt #1	\$	12,000.00
Rental paymment Apt #2	\$	12,000.00
Rental paymment Apt #3	\$	7,200.00
Rental paymment Apt #4	\$	10,800.00
Total Revenue	\$	<u>42,000.00</u>
Expenses:		
Eversource	\$	2,571.11
Nationalgrid	\$	4,388.29
Rocky's Ace	\$	274.48
Town of Randolph (Water & Sewer)	\$	2,358.40
Salaries	\$	15,911.33
Total Expenses	\$	<u>25,503.61</u>
Fringe Benefits:		
Amount to be charged for benefits	\$	<u>-</u>
Total Operating Balance	\$	<u>16,496.39</u>

No description provided by department.

Revolving Fund Name:	<u>Beautification & Celebration</u>	
Department Head:	<u>Town Manager</u>	
FY25 Spending Limit:	\$	<u>25,000.00</u>
Revenues:		
Sponsorship fee	\$	18,000.00
Total Revenue		\$ <u>18,000.00</u>
Expenses:		
Plants & Signs	\$	15,000.00
Items related to Town wide celebrations	\$	2,500.00
Total Expenses		\$ <u>17,500.00</u>
Fringe Benefits:		
Amount to be charged for benefits	\$	<u>-</u>
Total Operating Balance		\$ <u><u>500.00</u></u>

The purpose fo this fund is to beautify the Town by planting flowers and to use decorative signs to identify the sponsorship. The fee also covers other expenses that arise from Town celebrations not otherwise funded.

Revolving Fund Name:	<u>Transportation</u>
Department Head:	<u>Town Manager</u>
FY25 Spending Limit:	<u>\$ 300,000</u>
Revenues:	
Transportation Fees	<u>\$ 300,000</u>
Total Revenue	<u>\$ 300,000</u>
Expenses:	
Unemployment, Workers Comp & Insurance	<u>\$ 300,000</u>
Total Expenses	<u>\$ 300,000</u>
Fringe Benefits:	
Amount to be charged for benefits	<u>\$ -</u>
Total Operating Balance	<u>\$ -</u>

The fees generated by the transportation program are used in part to offset the increase in costs related to the Town's motor vehicle insurance policy, unemployment and workers compensation costs for transportation employees.

Revolving Fund Name:	<u>Playing Fields/Recreational Facilities</u>	
Department Head:	<u>Community Programs Director</u>	
FY25 Spending Limit:	\$	<u>25,000.00</u>
Revenues:		
Sullivan Complex Field and Facility Rentals	\$	18,000.00
	\$	<u>18,000.00</u>
Expenses:		
Maintenance of Playgrounds	\$	17,000.00
Maintenance of Parks	\$	1,000.00
Total Expenses	\$	<u>18,000.00</u>
Fringe Benefits:		
Amount to be charged for benefits	\$	-
Total Operating Balance	-	<u><u>-</u></u>

A revolving account that allows for the use of rental fees to help with these costs will benefit the town and help us to maintain these important outdoor areas. The Randolph Youth Softball and Baseball Association recently turned the fields at North St. (Sullivan Complex) back over to the Town. These fields will be easy to rent however for the first year we are not sure about the potential revenue (this project was delayed due to an issue with the Deed so we will be renting in FY2025)

Revolving Fund Name:	Community Programs Trips & Tours	
Department Head:	Community Programs Director	
FY25 Spending Limit:	\$	90,000.00
Revenues:		
Bus Registration	\$	90,000.00
Total Revenues	\$	90,000.00
Expenses:		
Bus Rental with Trip Registration	\$	90,000.00
Total Expenses	\$	90,000.00
Fringe Benefits:		
Amount to be charged for benefits	\$	-
Total Operating Balance	-	

This account will allow us to plan 12 special event bus trips per year (1 per month) - after positive feedback in 2024 we would like to increase it from 5 per year. Each trip will accomodate 55 adults (in the past mostly seniors have participated but it is open to all ages) and will cost an average of \$70-\$140 per participant. Randolph Recreation will collect registration fees and pay the bus company directly for each trip. Registration generally consists of roundtrip bus transportation as well as a restaurant or activity while at the destination.

Revolving Fund Name:	Bingo
Department Head:	Community Programs Director
FY25 Spending Limit:	\$ 1.00
Revenues:	
Lease agreement with bingo organizer (non-profit)	
Expenses:	
Building Maintenance	
Part-Time Staff for after hours operation	
Supplemental Programs for all ages	
Total Expenses	
Fringe Benefits:	
Amount to be charged for benefits	\$ -
Total Operating Balance	
<p>The Bingo program would supplement budgetary funds allocated for the Intergenerational Community Center and senior programs/events. The purpose of the \$1 authorization is to establish the fund so that receipts can be deposited, but virtually no spending is allowed. Once the fund is ready to be used, the Town Manager and Town Council may vote to increase the spending authorization.</p>	

Revolving Fund Name:	<u>Advertisements</u>
Department Head:	<u>Community Programs Director</u>
FY25 Spending Limit:	<u>\$ 1.00</u>
Revenues:	
Banners	
Electronic Ads	
Other Ads	
	<u>\$ -</u>
Expenses:	
Printing Banners	
Printing Marketing	
Media	
Total Expenses	<u>\$ -</u>
Fringe Benefits:	
Amount to be charged for benefits	<u>\$ -</u>
Total Operating Balance	<u><u> </u></u>

The Advertisement Account would supplement budgetary funds allocated for the Randolph Community Programs Department. The purpose of the \$1 authorization is to establish the fund so that receipts can be deposited, but virtually no spending is allowed. Once the fund is ready to be used, the Town Manager and Town Council may vote to increase the spending authorization.

Revolving Fund Name:	Before/After School Care
Department Head:	Community Programs Director
FY25 Spending Limit:	\$ 1.00
Revenues:	
Program Fees	\$ -
Total Revenue	\$ -
Expenses:	
Staffing	\$ -
Supplies	\$ -
Programs	\$ -
Total Expenses	\$ -
Fringe Benefits:	
Amount to be charged for benefits	\$ -
Total Operating Balance	\$ -

The before and after school program would supplement budgetary funds allocated for the Intergenerational Community Center operations and provide additional options for parents of school age children that may need support outside of the normal school day. The purpose of the \$1 authorization is to establish the fund so that receipts can be deposited, but virtually no spending is allowed. Once the fund is ready to be used, the Town Manager and Town Council may vote to increase the spending authorization.

Council Order: 2024-033**Introduced by: Town Manager Brian Howard
June 10, 2024****Community Preservation Budget and Reserves**

To see if the Town Council votes to appropriate from the Community Preservation Fund FY2025 estimated revenues the sum of \$69,164 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2025; and further to reserve for future appropriation from the Community Preservation Fund FY2025 estimated revenues the sum of \$138,327 for the acquisition, creation and preservation of open space; \$138,327 for the acquisition, preservation, restoration and rehabilitation of historic resources; \$138,327 for the acquisition, creation, preservation and support of community housing; \$636,531 for the creation of a budgeted reserve and \$262,596 to provide for Community Preservation Fund FY2025 debt obligations.

Explanation: By statute, the Town is required to set aside at least 10% of its estimated revenues in the categories listed above as well as up to 5% to establish an administrative budget. If the administrative budget is not expended, the funds remain part of the Community Preservation Fund balance. The amount for debt is directly related to past Community Preservation projects in which the Town borrowed long term to finance the project.

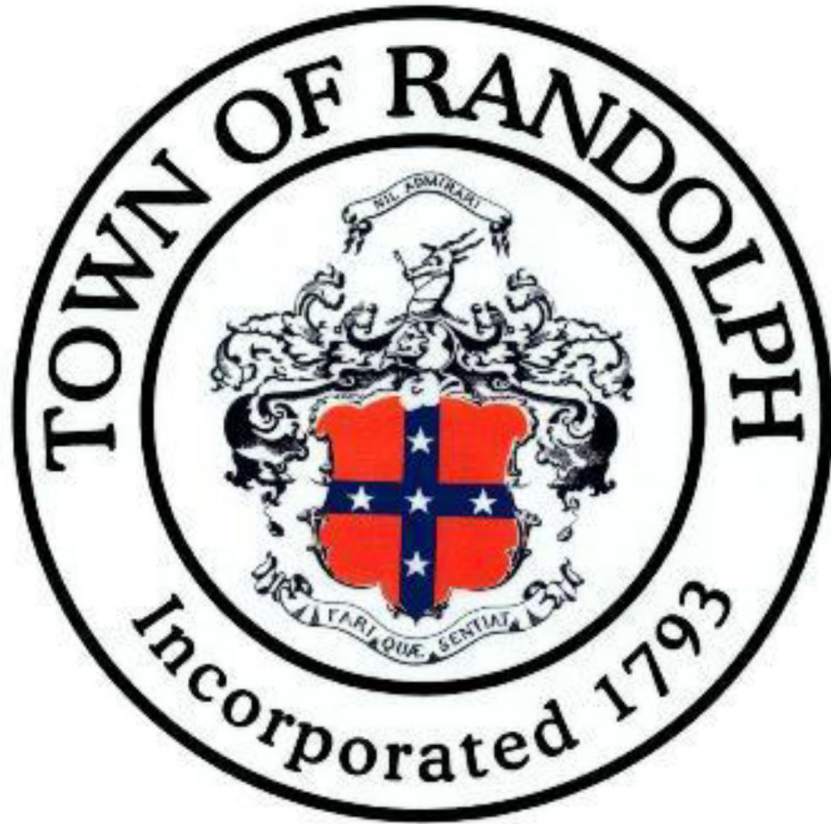
Council Order: 2024-034

Introduced by: Town Manager Brian Howard
June 10, 2024**FY25 Capital Improvement Plan**

To see if the Town of Randolph Town Council will vote to appropriate Seven Million One Hundred Forty-Eight Thousand One Hundred Eighty-Five Dollars (\$7,747,185) to pay costs of the following capital improvement projects, including the payment of all costs incidental and related thereto:

Purpose	Department	Amount	Fund
Cruiser Replacement (3)	Police	\$ 210,000	General
Firearms	Police	\$ 134,000	General
Drones	Police	\$ 35,000	General
Portable Radios	Police	\$ 45,000	General
Computers	Police	\$ 45,000	General
Engine Pumper #3 Replacement	Fire	\$ 900,000	General
SCBA Decontamination	Fire	\$ 60,000	General
Road Improvements	DPW	\$ 4,000,000	General
Skid Steer Milling Attachment	DPW	\$ 40,000	General
Hot Box Trailer	DPW	\$ 30,000	General
Tag Trailer for Large Excavator	DPW	\$ 30,000	General
Front End Loader	DPW	\$ 300,000	General
Brush Cutter Attachment	DPW	\$ 40,000	General
Dump Truck with Plow/Sander 6 Wheel	DPW	\$ 300,000	General
Inspection Vehicle	Assessor	\$ 25,000	General
Rink Bathroom/Locker Room Upgrades	Comm Prog	\$ 87,500	General
Pool Assessability Upgrades	Comm Prog	\$ 28,000	General
Server/Computer Hardware	Technology	\$ 38,685	General
Rubbish Carts	Health	\$ 599,000	General
Sewer I&I	Sewer	\$ 700,000	Water/Sewer
Motorized Robotic Camera	DPW	\$ 100,000	Water/Sewer

and to meet this appropriation, the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.



5 Year Capital Improvement Plan

FY2025-FY2029



CAPITAL IMPROVEMENT PLAN

In an effort to provide “user friendly” documents to our citizens and decision makers, the Town has drafted a straight forward introductory section that answers the most commonly asked questions regarding capital planning. The following questions and answers define terms, describe processes, and details the needs and benefits of Randolph’s capital planning activities.

What is the Capital Improvement Plan (CIP)?

The Capital Improvement Plan (CIP) is a multi-year plan used to coordinate the financing and timing of major public improvement and equipment needs of the Town of Randolph. It contains a list of capital projects and needs proposed for the Town within the next four years and reflects the recommendations of the Town Manager. The CIP identifies each proposed project and presents a summary description, estimate of cost and a method of financing.

What are capital expenditures and what criteria must be met to be included on the CIP?

A capital expenditure is defined in terms of the useful life of the asset and cost. In order for a request to be considered for inclusion in the CIP, the project must meet the following:

- Must protect health, safety and welfare of the community and town employees
- Must enhance the Town’s ability to improve the quality of life in Randolph
- Must preserve existing assets and invest in resources to preserve and maintain assets to avoid larger future expenses
- Must have a useful life of at least five (5) years
- Must have a cost of \$25,000 or greater

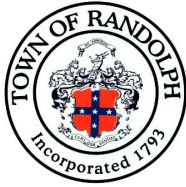
What is the difference between the Capital Improvement Plan and the Capital Budget?

The first year of the CIP is the proposed Capital Budget. The Capital Budget consists of those projects which are presented by the Town Manager to the Town Council for consideration. The projects listed for subsequent years in the CIP are for planning purposes only and do not receive ultimate spending authority until they are incorporated into a capital budget and approved by the Town Council.

How is the Operating Budget related to the Capital Budget?

A capital budget is prepared separate from the operating budget, yet the two are closely linked. The annual operating budget provides for general municipal services, including personnel costs, supplies and other contractual services and equipment. Revenues for the operating budget are derived primarily from property taxes, local receipts and intergovernmental sources. Appropriations voted for the annual operating budget are for a single fiscal year.

In contrast, the capital budget is a multi-year budget. Capital projects typically require expenditures beyond a single fiscal year. These projects are often funded by borrowing, State and Federal grants or can be supported by one-time funding sources such as free cash. The debt service expenses related to capital projects is included in the operating budget.



CAPITAL IMPROVEMENT PLAN

Why does the Town need a CIP?

The CIP provides a means of coordinating and centralizing the capital project requests of various departments thus eliminating wasteful overlap, duplication and delay. It focuses attention on the Town's goals and financial capability by comprehensively considering not only what capital projects departments may need, but equally important, what the Town can afford. Additionally, the formalized process allows more time for the study of the projects, encourages public discussion of proposed undertakings, and allows citizens the opportunity to provide input, advice, and recommendations with respect to proposed projects and expenditures.

How does having a Capital Plan save the Town money?

Investors and bond rating agencies stress the value of a Capital Plan for a municipality seeking to borrow funds. The absence of a rational, long-term planning instrument would weigh against the bond rating assigned to the Town. This would result in higher interest rates on bond issues and more tax dollars going to pay for interest on the borrowed funds. Randolph currently holds a superior credit rating of AA by S&P Global Ratings.

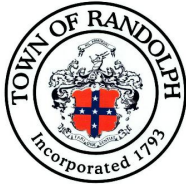
Another financial benefit from the capital plan process is the avoidance of poorly timed projects. Good planning can ensure that capital improvement efforts are coordinated and costly duplication is avoided. In addition, significant savings can accrue to taxpayers when major capital financing is coordinated so that bond issues are sold infrequently, but at good times during the economic cycle to take advantage of low interest rates.

How is the CIP developed?

The process for preparing the FY25-FY29 Capital Improvement Plan and its associated FY25 Capital Budget is consistent from year to year. It involves active participation by Department Heads planning on their department needs, submitting those needs in detail to the Town Manager and Director of Municipal Finance. The Town Manager will then form his recommendation for the current year. The Capital Budget is prepared in the context of a five-year determination of need by Departments, in conjunction with the Town's overall financial capacity to affordably accommodate the required needs.

Proposed projects are reviewed and prioritized based upon commonly used criteria such as health and safety factors, legal obligations and mandates, fiscal impact, environmental impact, community economic effects, and aesthetic as well as social effects on the quality of life experienced by Randolph residents. Projects are also examined in terms of their relationship and compatibility with Town wide goals and objectives.

The process and procedural steps are described below.



CAPITAL IMPROVEMENT PLAN

Early/Late Fall – a copy of the existing plan is distributed to departments for review, update and the addition of the next fifth year. While requests generally remain the same as in the initial request, there are occasionally changed circumstances which necessitate alterations to the requests.

Late Fall/Early Winter – The Town Manager and Director of Municipal Finance review project requests and prepare a draft of the current year capital plan including financing recommendations and estimated amounts.

Late Winter – the capital plan is finalized within the parameters of the established funding target. In making final decisions, the process includes a determination of actual needs and the prioritization of need based upon legal mandate, public safety and the effect of deferral. Any projects not approved for funding are typically deferred into the next plan.

Spring – Capital Budget is present to the Town Council for approval.

Why must the Capital Improvement Plan be continually updated?

The CIP must be reviewed annually by Town departments to ensure its effectiveness as a flexible, mid-range strategic plan that links the annual budget with the multi-year financial forecasts. Each year, a current capital budget is approved and unfunded projects slated for later years are acknowledged on a planning basis only. In this respect, the CIP can be thought of as a “rolling” process because unfunded projects and those farther out in years typically move up after each year of review. It is important to note that each project in the plan must be recommended every subsequent year and as priorities and monetary constraints change, projects may be moved up, moved back or even eliminated.

Town of Randolph
Capital Plan Summary by Department

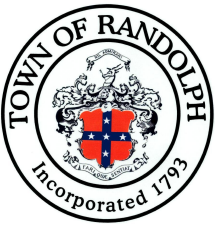
Department						Total
	FY25	FY26	FY27	FY28	FY29	
Police	469,000	225,000	240,000	255,000	270,000	1,459,000
Fire	960,000	150,000	700,000	1,290,000	535,000	3,635,000
DPW	4,740,000	5,650,000	5,340,000	5,275,000	5,625,000	26,630,000
Library	-	-	69,000	-	500,000	569,000
Community Programs	115,500	95,000	-	-	199,000	409,500
System Administration	38,685	50,000	50,000	50,000	75,000	263,685
Health	599,000	-	-	-	-	599,000
Finance	25,000	-	-	-	-	25,000
Total Municipal	6,947,185	6,170,000	6,399,000	6,870,000	7,204,000	33,590,185
Water/Sewer	800,000	790,000	850,000	790,000	700,000	3,930,000
Total Enterprise	800,000	790,000	850,000	790,000	700,000	3,930,000

Total Capital Requests	7,747,185	6,960,000	7,249,000	7,660,000	7,904,000	37,520,185
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Capital Project Requests	Priority Rating	Funding Source	FY25 Request	FY26 Request	FY27 Request	FY28 Request	FY29 Request	Total
Police								
Cruisers (3) - Replacement	1	LL	210,000					210,000
Firearms	1	LL	134,000					134,000
Drones	1	LL	35,000					35,000
Portable Radios	1	LL	45,000					45,000
Computers	1	LL	45,000					45,000
Cruisers (3) - Replacement	1	LL		225,000				225,000
Cruisers (3) - Replacement	1	LL			240,000			240,000
Cruisers (3) - Replacement	1	LL				255,000		255,000
Cruisers (3) - Replacement	1	LL					270,000	270,000
Category Subtotal			469,000	225,000	240,000	255,000	270,000	1,459,000
Fire								
Replacement Engine Pumper #3	1	LL	900,000					900,000
Purchase SCBA Decontamination	1	LL	60,000					60,000
Utility service truck - replacement	1	LL		65,000				65,000
Structural Firefighting Gear Replacement	1	LL		85,000				85,000
Ambulance Replacement	1	LL			450,000		460,000	910,000
Radio equipment - purchase and replacement	1	LL			250,000			250,000
Replacement Engine Pumper #2	1	LL				1,200,000		1,200,000
Structural Firefighting Gear Replacement	1	LL				90,000		90,000
Administrative Vehicle - Replacement	1	LL					75,000	75,000
Category Subtotal			960,000	150,000	700,000	1,290,000	535,000	3,635,000
Public Works								
Street paving and improvements	1	LL	4,000,000	5,000,000	5,000,000	5,000,000	5,000,000	24,000,000
Skid steer milling attachment	1	LL	40,000					40,000
Hot Box Trailer	1	LL	30,000					30,000
Tag trailer for large excavator	1	LL	30,000					30,000
Front End Loader	1	LL	300,000					300,000
Brush Cutter Attachment	1	LL	40,000					40,000
Dump Truck - 6 Wheel with Plow and Sander Kit	1	LL	300,000					300,000
Salt shed	1	LL		250,000				250,000
Sidewalk paver	1	LL		150,000				150,000
DPW Barn Roof	1	LL		250,000				250,000
Mason crane truck	1	LL			150,000			150,000
Tag compressor	1	LL			65,000			65,000
One Ton Dump Truck w/Sander & Plow	1	LL			125,000		125,000	250,000
Dump Truck w/ Sander and Plow	1	LL				250,000	250,000	500,000
Roller with trailer	1	LL					75,000	75,000
Mini excavator with trailer	1	LL					175,000	175,000
Park Mower	1	LL				25,000		25,000
Category Subtotal			4,740,000	5,650,000	5,340,000	5,275,000	5,625,000	26,630,000
Finance								
New Vehicle - Assessor Inspections	1	LL	25,000					25,000
Category Subtotal			25,000	-	-	-	-	25,000
Library								
Replace roof and add solar panels	1	LL			69,000			69,000
Elevator Replacement	1	LL					500,000	500,000
Category Subtotal			-	-	69,000	-	500,000	569,000
Community Programs								
Rink - Bathroom/Locker Room Safety Upgrades	1	LL	87,500					87,500
Pool - Accessibility Upgrades	1	LL	28,000					28,000
Senior Transportation Van	1	LL		95,000				95,000
Imagination Station Accessibility Matting	1	LL					199,000	199,000
Category Subtotal			115,500	95,000	-	-	199,000	409,500
System Administration								
Server/Computer Hardware	1	LL	38,685	50,000	50,000	50,000	75,000	263,685
Category Subtotal			38,685	50,000	50,000	50,000	75,000	263,685
Health								
Rubbish Carts	1	LL	599,000	-	-	-	-	599,000
Category Subtotal			599,000	-	-	-	-	599,000
Water/Sewer								
Sewer I&I program (MWRA)	1	ENT	700,000	700,000	700,000	700,000	700,000	3,500,000
Sewer camera (motorized/robotic)	1	ENT	100,000					100,000
Sewer - Utility Trucks	1	ENT		90,000				90,000
Watering truck	1	ENT			150,000			150,000
Water - Utility Truck	1	ENT				90,000		90,000
Category Subtotal			800,000	790,000	850,000	790,000	700,000	3,930,000
Total 5 Year Capital Requests - All Departments			7,747,185	6,960,000	7,249,000	7,660,000	7,904,000	37,520,185

Proposed Funding Sources

Funding Source	FY25	FY26	FY27	FY28	FY29	Totals
Free Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Exclusion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excluded Debt - Proposed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Levy Limit Debt - New	\$ 6,947,185	\$ 6,170,000	\$ 6,399,000	\$ 6,870,000	\$ 7,204,000	\$ 33,590,185
Ambulance Receipt Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enterprise Fund Retained Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enterprise - New debt	\$ 800,000	\$ 790,000	\$ 850,000	\$ 790,000	\$ 700,000	\$ 3,930,000
Enterprise - State Revolving Fund Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total of All Requests	\$ 7,747,185	\$ 6,960,000	\$ 7,249,000	\$ 7,660,000	\$ 7,904,000	\$ 37,520,185



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Randolph Police Department

Prepared By: Chief Anthony T. Marag

Date: 04/24/24

1. Project Name:	<u>Police Cruisers</u>	5. FY Request:	<u>2025</u>
2. Project Location:	<u>Randolph</u>	6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>2026</u>
4. Est. Cost:	<u>210,000</u>	8. Useful Life:	<u>5</u> years
9. Does this replace an existing item:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	IF <u>YES</u> : Age of current item <u>5+</u> years Mileage Condition of current item: <u>Fair</u> Make/Model: <u>Ford</u>

10. Project Description:

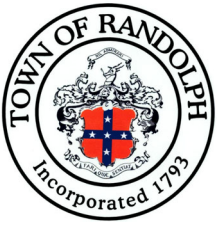
3 Police Cruisers with necessary equipment.

11. Describe Impact on Operating Budget:

The operating budget would not be able to absorb the cost to purchase the vehicles.

12. Describe Department Priority:

Policing requires functional and safe vehicles to provide service to the community.



CAPITAL IMPROVEMENT COMMITTEE

Section L, Item 8.

CAPITAL PROJECT WORKSHEET

Department: Randolph Police Department
Prepared By: Chief Anthony T. Marag
Date: 04/24/24

1. Project Name:	<u>Firearms</u>	5. FY Request:	<u>2025</u>
2. Project Location:	<u>Randolph</u>	6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>2026</u>
4. Est. Cost:	<u>\$134,000</u>	8. Useful Life:	<u>5</u> years
9. Does this replace an existing item:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES: Age of current item <u>5+</u> years Mileage Condition of current item: <u>Fair</u> Make/Model: <u>Glock 22-.40 caliber</u>

10. Project Description:

Replacement of .40 caliber Glock 22's. Purchase Glock 45 (5th Generation) in 9mm with the Holosun 509 mounted optic (red dot), nightstick rail mounted light and Safariland triple retention duty holster. These require every officer to be trained 12 hours related training and qualifications.

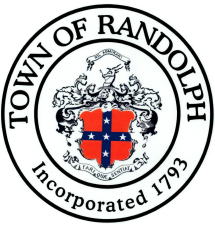
11. Describe Impact on Operating Budget:

The operating budget would not be able to absorb the costs to replace the existing firearms and the required training.

12. Describe Department Priority:

The Randolph Police Department is committed to providing a safe community for residents and the sworn officers of the department. Proficiency with a firearm is cornerstone skill for every police officer as it prepares them for the worst-case scenario – having to protect themselves or another from a lethal attack. Massachusetts police departments are equipping their officers with affordable optics that significantly improve their accuracy. Optics greatly improve the ability of an officer to hit their target and just as importantly – **to not hit an unintended target**. Firearms instructors for nearby police departments have reported a

dramatic increase in their officer's proficiency with firearms, reducing which require more training and officer down-time.



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Randolph Police Department

Prepared By: Chief Anthony T. Marag

Date: 04/24/24

1. Project Name: Drones 5. FY Request: 2025

2. Project Location: Randolph 6. Source of Funding: Capital

3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: 2026

4. Est. Cost: \$35,000 8. Useful Life: 5 years

9. Does this replace an existing item:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	IF YES:	Age of current item ____ years	Mileage
	YES	NO		Condition of current item: _____	
				Make/Model: _____	

10. Project Description:

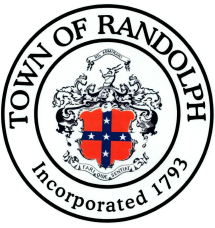
One large drone and one small drone with supporting equipment

11. Describe Impact on Operating Budget:

The operating budget would not be able to absorb the cost to purchase the drones.

12. Describe Department Priority:

The Randolph Police Department frequently manages search and rescue of missing/endangered/wanted persons. Elderly with memory loss (October 2021-Elderly female with Alzheimer's), Children, at-risk adults and children (frequent Group-Home runaways). In these situations, time is a contributing factor in providing a successful outcome. Drones will expedite locating and rescuing those for which every second counts. We also are tasked with providing safety for large scale events (July 3rd parade/fireworks). Safety plans for these events and officer coverage are challenging. Use of the drones will provide enhanced technology to better protect the community from dangers presented by these events.



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Randolph Police Department

Prepared By: Chief Anthony T. Marag

Date: 04/24/24

1. Project Name: Portable Radios 5. FY Request: 2025

2. Project Location: Randolph 6. Source of Funding: _____

3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: 2026

4. Est. Cost: \$45,000 8. Useful Life: 5 years

9. Does this replace an existing item:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	IF <u>YES</u> :	Age of current item _____ years	Mileage _____
	YES	NO		Condition of current item: _____	
				Make/Model: _____	

10. Project Description:

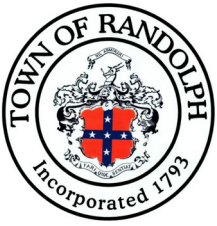
Portable radios for new recruits and to create surplus for radios that need repair or become inoperable. 15 portable radios (Motorola APX4000)

11. Describe Impact on Operating Budget:

The operating budget would not be able to absorb the cost to purchase the radios.

12. Describe Department Priority:

Portable radios are an essential piece of equipment. Communications are a vital component related to officer and community safety. Often times poor communication is the difference between a tragedy or a successful outcome.



CAPITAL IMPROVEMENT COMMITTEE

Section L, Item 8.

CAPITAL PROJECT WORKSHEET

Department: Randolph Police Department
Prepared By: Chief Anthony T. Marag
Date: 04/24/24

1. Project Name:	<u>Computers</u>	5. FY Request:	<u>2025</u>
2. Project Location:	<u>Randolph</u>	6. Source of Funding:	<u></u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>2026</u>
4. Est. Cost:	<u>\$45,000</u>	8. Useful Life:	<u>5</u> years
9. Does this replace an existing item:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES: Age of current item <u>5</u> years Mileage Condition of current item: <u>Fair</u> Make/Model: <u>Dell</u>

10. Project Description:

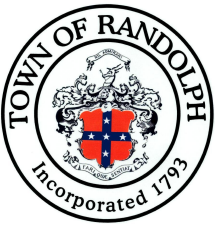
15 Computers. This will comprise of a mix of desktop, laptop, and cruiser "tuff books."

11. Describe Impact on Operating Budget:

The operating budget would not be able to absorb the cost to purchase the computers.

12. Describe Department Priority:

Computers are an essential piece of technology that improves the ability of our officers and staff to properly perform their functions daily. Cruiser computers are used around the clock to access vital information in the field or complete reports. Detectives use them to investigate and organize cases which are complicated, and thoroughness is of the utmost importance. These new computers will be part of a rotation to replace and update in a timely fashion to stay current with evolving technology.



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Randolph Fire Department
Prepared By: Chief of Department Ron Cassford
Date: 4/26/2024

1. Project Name:	<u>Replacement of Engine Pumper Three</u>	5. FY Request:	<u>2025</u>
2. Project Location:	<u>N/A</u>	6. Source of Funding:	<u>Capital Borrowing</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>2027</u>
4. Est. Cost:	<u>900000.00</u>	8. Useful Life:	<u>16</u> years
9. Does this replace an existing item:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	IF YES: Age of current item: <u>15</u> years Mileage: <u>88000</u> Condition of current item: <u>good/fair</u> Make/Model: <u>2009 E-One Cyclone</u>

10. Project Description:

The replacement of our current Engine Three Pumper which will have exceeded the 15 year life span of a frontline Engine Pumper. The vehicle replacement will take time approximately 36 months and we are looking for a FY 2027 delivery of the new Engine Pumper.

11. Describe Impact on Operating Budget:

This vehicle has been serving the Town for almost 13 years now and is showing the effects of its age. Repair costs have been in the range of 5,000 to 10,000 for the past few years and we are looking at a major structural frame repair. This vehicle has been taking approximately 30 percent of our vehicle maintenance budget alone to keep it safe for the service of the residents and the firefighters.

12. Describe Department Priority:

The Engine Pumper is a Priority 1 to be able to rotate the fleet to slow the wear and tear of the frontline Engine Pumpers. We are getting to the end of the lifespan for this current Engine Pumper.

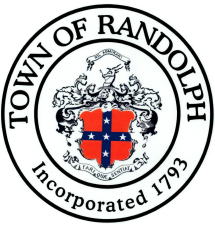
Capital Improvement Criteria

Your project must meet the following criteria for consideration by the Capital Improvement Committee:

- Project must protect the health, safety and welfare of the community and town employees.
- Project must enhance the town's ability to provide basic municipal services and perform basic functions of municipal government in an effort to improve the quality of life in the Town of Randolph.
- Project must preserve existing capital assets and invest in existing capital resources to preserve and maintain capital assets so as to avoid larger expenses in the future.
- Capital asset must have a value of \$25,000.00 or more.
- Project must have a usable life cycle of a minimum of five years.

Worksheet Instructions:

1. **Project Name.** Insert name of project.
2. **Project Location.** Designate the location of the proposed project. If not applicable please enter "N/A."
3. **Priority Rating.** Rate the priority of the request from 1 - 5, ("1" being the highest).
4. **Estimated Cost.** Insert the full anticipated cost of the project.
5. **FY Request.** Insert the fiscal year of which you would see funding for the project.
6. **Source of Funding.** List any recommended or potential sources of financing – federal/state grants, low interest loans by a state or federal agency, capital borrowing, enterprise funds, departmental receipts, possible eligibility for CPA funding, etc.
7. **Estimated Date of Completion.** Insert the expected date the project would be completed by if approved.
8. **Useful Life.** Indicate the anticipated useful life of the project/item.
9. **Replacement of an Existing Item.** If this is a replacement of vehicles or equipment, please indicate the age, present condition, mileage, and disposition plans for items.
10. **Project Description.** Explain the nature of the project and indicate whether the project is to replace existing facilities, equipment or land, or is an addition involving an increase in service delivery or a new project. Describe the expected relationships of this project to existing or planned facilities and services. Also, summarize the impact of the project on the community, if applicable. Indicate the need for the project and what it is expected to accomplish. Please indicate any legal requirements for the project and/or any public service impacts.
11. **Operating Budget Impacts.** Explain any additional costs or savings this project would have on your operating costs on an annual basis. Please indicate if this project will require any additional personnel, materials and/or supplies for your department.
12. **Describe Department Priority.** If you are submitting multiple requests for funding, please describe and rank the priority of each project within your department.



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Randolph Fire Department
Prepared By: Chief of Department Ron Cassford
Date: 4/26/2024

1. Project Name:	<u>Purchase of SCBA Decontamination Washer</u>	5. FY Request:	<u>2025</u>
2. Project Location:	<u>N/A</u>	6. Source of Funding:	<u>Capital Borrowing</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>2025</u>
4. Est. Cost:	<u>60,000</u>	8. Useful Life:	<u>15</u> years
9. Does this replace an existing item:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	IF <u>YES</u> : Age of current item: <u> </u> years Mileage Condition of current item: <u> </u> Make/Model: <u> </u>

10. Project Description:

The purchase of an SCBA and gear decontamination washer. This unit will decontaminate our self contained breathing apparatus, masks, boots gloves and tools. This will enhance the safety of our firefighters and limit the exposure to the cancer causing agents that are present during our firefighting activities.

11. Describe Impact on Operating Budget:

This machine will clean and decon our SCBA equipment that has historically been hand cleaned. Personal Protection Equipment (PPE) and tools should be deconned after each hazardous event we respond to. The cost would be more than the equipment budget could provide for this important purchase.

12. Describe Department Priority:

The personal safety and limited exposure to the cancer causing agents is a priority for every member of our department. It is paramount to the safety of our members to have clean SCBA and tools to be able to perform their work and stay healthy.

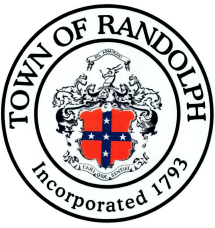
Capital Improvement Criteria

Your project must meet the following criteria for consideration by the Capital Improvement Committee:

- Project must protect the health, safety and welfare of the community and town employees.
- Project must enhance the town's ability to provide basic municipal services and perform basic functions of municipal government in an effort to improve the quality of life in the Town of Randolph.
- Project must preserve existing capital assets and invest in existing capital resources to preserve and maintain capital assets so as to avoid larger expenses in the future.
- Capital asset must have a value of \$25,000.00 or more.
- Project must have a usable life cycle of a minimum of five years.

Worksheet Instructions:

1. **Project Name.** Insert name of project.
2. **Project Location.** Designate the location of the proposed project. If not applicable please enter "N/A."
3. **Priority Rating.** Rate the priority of the request from 1 - 5, ("1" being the highest).
4. **Estimated Cost.** Insert the full anticipated cost of the project.
5. **FY Request.** Insert the fiscal year of which you would see funding for the project.
6. **Source of Funding.** List any recommended or potential sources of financing – federal/state grants, low interest loans by a state or federal agency, capital borrowing, enterprise funds, departmental receipts, possible eligibility for CPA funding, etc.
7. **Estimated Date of Completion.** Insert the expected date the project would be completed by if approved.
8. **Useful Life.** Indicate the anticipated useful life of the project/item.
9. **Replacement of an Existing Item.** If this is a replacement of vehicles or equipment, please indicate the age, present condition, mileage, and disposition plans for items.
10. **Project Description.** Explain the nature of the project and indicate whether the project is to replace existing facilities, equipment or land, or is an addition involving an increase in service delivery or a new project. Describe the expected relationships of this project to existing or planned facilities and services. Also, summarize the impact of the project on the community, if applicable. Indicate the need for the project and what it is expected to accomplish. Please indicate any legal requirements for the project and/or any public service impacts.
11. **Operating Budget Impacts.** Explain any additional costs or savings this project would have on your operating costs on an annual basis. Please indicate if this project will require any additional personnel, materials and/or supplies for your department.
12. **Describe Department Priority.** If you are submitting multiple requests for funding, please describe and rank the priority of each project within your department.



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Public Works

Prepared By: Neil McCole

Date: 4/26/2024

1. Project Name:	<u>Road Paving</u>	5. FY Request:	<u>2025</u>
2. Project Location:	<u>DPW</u>	6. Source of Funding:	<u></u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>Ongoing</u>
4. Est. Cost:	<u>\$4,000,000</u>	8. Useful Life:	<u>30 years</u>
9. Does this replace an existing item:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	IF <u>YES</u> : Age of current item <u> </u> years Mileage Condition of current item: <u> </u> Make/Model: <u> </u>

10. Project Description:

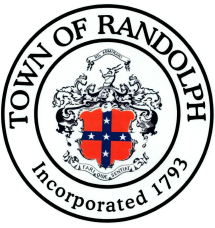
Provide funding to expand the Town's paving program from \$1.3MM annually to \$4MM in FY25. The DPW plans to begin paving in May of FY24 with existing CIP funds on hand that will be expended by early Summer. An updated 5 Year Pavement Management Plan is being finalized by BETA. Funds need to be available right away.

11. Describe Impact on Operating Budget:

Purchase is budget neutral on the operating budget.

12. Describe Department Priority:

DPW goals for FY2025 include a more aggressive town wide paving plan that includes outsourced road and sidewalk work complemented by internal patch and repair work that will be upgraded with new equipment in FY25. Road and sidewalk conditions are a top resident concern.



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Public Works

Prepared By: Neil McCole

Date: 4/26/2024

1. Project Name:	<u>Skid Steer – Milling Attachment</u>	5. FY Request:	<u>2025</u>
2. Project Location:	<u>DPW</u>	6. Source of Funding:	<u></u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>Summer 2024</u>
4. Est. Cost:	<u>\$40,000</u>	8. Useful Life:	<u>20 years</u>
9. Does this replace an existing item:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	IF <u>YES</u> : Age of current item <u> </u> years Mileage Condition of current item: <u> </u> Make/Model: <u> </u>

10. Project Description:

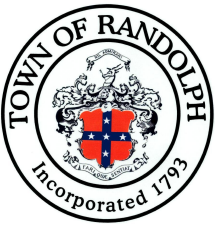
Provide funding for a Milling Attachment for the Skid Steer purchased in FY2024. The Milling Attachment will allow DPW personnel to expand internal paving work and improve the quality of patch work throughout the town.

11. Describe Impact on Operating Budget:

Purchase is budget neutral on the operating budget. Town personnel will be utilizing the equipment for day to day operations. The raw materials for paving are already budgeted in the Highway – Road Materials line.

12. Describe Department Priority:

DPW goals for FY2025 include a more aggressive town wide paving program that will be expanded with the acquisition of the Milling Attachment. Road conditions are a top resident concern.



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Public Works

Prepared By: Neil McCole

Date: 4/26/2024

1. Project Name:	<u>Hot Box Trailer</u>	5. FY Request:	<u>2025</u>
2. Project Location:	<u>DPW</u>	6. Source of Funding:	<u></u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>Summer 2024</u>
4. Est. Cost:	<u>\$30,000</u>	8. Useful Life:	<u>20 years</u>
9. Does this replace an existing item:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	IF <u>YES</u> : Age of current item <u> </u> years Mileage Condition of current item: <u> </u> Make/Model: <u> </u>

10. Project Description:

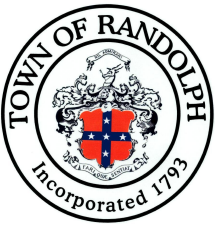
Provide funding for a Hot Box Trailer unit that houses 2 tons of hot asphalt with the intent of keeping the material hot enough for use all day and into the next day. The Hot Box Trailer will allow DPW personnel to expand internal paving work and improve the quality of patch work throughout the town.

11. Describe Impact on Operating Budget:

Purchase is budget neutral on the operating budget. Town personnel will be utilizing the equipment for day to day operations. The raw materials for paving are already budgeted in the Highway – Road Materials line.

12. Describe Department Priority:

DPW goals for FY2025 include a more aggressive town wide paving program that will be expanded with the acquisition of the Hot Box Trailer. Road conditions are a top resident concern.



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Public Works
Prepared By: Neil McCole
Date: 4/26/2024

1. Project Name: Large Equipment Trailer 5. FY Request: 2025
2. Project Location: DPW 6. Source of Funding: _____
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: Summer 2024
4. Est. Cost: \$30,000 8. Useful Life: 20 years
9. Does this replace an existing item: ☒ YES ☐ NO IF YES: Age of current item 29 years Mileage _____
Condition of current item: POOR
Make/Model: Hudson

10. Project Description:

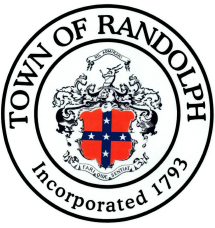
Provide funding for a Large Equipment Trailer to haul the Town's existing large equipment, including the large excavator.

11. Describe Impact on Operating Budget:

Purchase is budget neutral on the operating budget. Town personnel will be utilizing the equipment for day to day operations.

12. Describe Department Priority:

DPW goals for FY2025 include a more aggressive town wide infrastructure repair program. Work includes water and sewer pipe repairs, hydrant relocation and replacement, catch basin rebuilds, culvert cleanings and repairs. This type of work requires use of the existing large excavator.



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Public Works

Prepared By: Neil McCole

Date: 4/26/2024

1. Project Name:	<u>Front End Loader</u>	5. FY Request:	<u>2025</u>
2. Project Location:	<u>DPW</u>	6. Source of Funding:	<u></u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>Fall 2024</u>
4. Est. Cost:	<u>\$300,000</u>	8. Useful Life:	<u>20 years</u>
9. Does this replace an existing item:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	IF <u>YES</u> : Age of current item <u>30</u> years Mileage Condition of current item: <u>POOR</u> Make/Model: <u>John Deere 544</u>

10. Project Description:

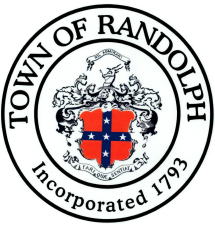
Provide funding for a mid-sized Front End Loader for use around the town for snow removal and excavation and in the DPW yard to move and stack materials.

11. Describe Impact on Operating Budget:

Purchase is budget neutral on the operating budget. Town personnel will be utilizing the equipment for day to day operations.

12. Describe Department Priority:

DPW utilizes a mid-sized loader for a variety of tasks around town and in the DPW yard. Having a safe and reliable vehicle is paramount to successful operations.



CAPITAL IMPROVEMENT COMMITTEE

CAPITAL PROJECT WORKSHEET

Section L, Item 8.

Department: Public Works

Prepared By: Neil McCole

Date: 4/26/2024

1. Project Name:	<u>Brush Cutter Attachment</u>	5. FY Request:	<u>2025</u>
2. Project Location:	<u>DPW</u>	6. Source of Funding:	<u></u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>Fall 2024</u>
4. Est. Cost:	<u>\$40,000</u>	8. Useful Life:	<u>20 years</u>
9. Does this replace an existing item:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	IF YES: Age of current item <u>38</u> years Mileage Condition of current item: <u>POOR</u> Make/Model: <u>Masse Tractor</u>

10. Project Description:

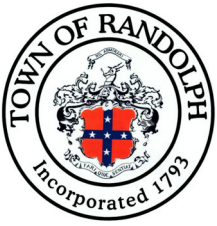
Provide funding for a Brush Cutter Attachment for an existing trackless sidewalk machine. Equipment will be used to maintain roadside and culvert side vegetation. The existing tractor that is used for this operation is unreliable and unsafe.

11. Describe Impact on Operating Budget:

Purchase is budget neutral on the operating budget. Town personnel will be utilizing the equipment for day to day operations.

12. Describe Department Priority:

DPW goals for FY2025 include a more aggressive town wide vegetation maintenance program focused on roadside and culvert side over growth.



CAPITAL IMPROVEMENT COMMITTEE

Section L, Item 8.

CAPITAL PROJECT WORKSHEET

Public Works

Department:

Prepared By:

Date:

Neil McCole

4/26/2024

1. Project Name:	6 Wheel Dump Truck	5. FY Request:	2025		
2. Project Location:	Townwide	6. Source of Funding:	Borrowing		
3. Priority Rating: (Scale of 1-5)	1	7. Est. Date of Completion:	Fall 2025		
4. Est. Cost:	\$300,000	8. Useful Life:	20 years		
9. Does this replace an existing item:	<table><tr><td>YES <input checked="" type="checkbox"/></td><td>NO <input type="checkbox"/></td><td>IF YES:</td></tr></table>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES:	<p>Age of current item <u>32</u> years Mileage</p> <p>Condition of current item: <u>POOR</u></p> <p>Make/Model: <u>1992 Chevrolet Kodiak</u></p>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES:			

10. Project Description:

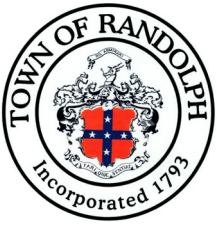
The DPW is looking to replace an existing 6-wheel dump truck with a new 6-wheel dump truck that is outfitted with an 11-foot plow and a slide out sander kit.

11. Describe Impact on Operating Budget:

Purchase is budget neutral on the operating budget. Town personnel will be utilizing the equipment for day-to-day operations and in-house snow/ice removal.

12. Describe Department Priority:

Delivery of the vehicle is typically 18-24 months after the order date, so this purchase is a priority to replace a truck that is already 32 years old.



CAPITAL IMPROVEMENT COMMITTEE

Section L, Item 8.

CAPITAL PROJECT WORKSHEET

Department: Assessors

Prepared By: Janet Teal

Date: 4/26/2024

1. Project Name:	<u>DEPARTMENT VEHICLE</u>	5. FY Request:	<u>2025</u>								
2. Project Location:	<u>RANDOLPH</u>	6. Source of Funding:	<u>Borrowing</u>								
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>July 2025</u>								
4. Est. Cost:	<u>\$25,000</u>	8. Useful Life:	<u>years</u>								
9. Does this replace an existing item:	<table><tr><td>YES <input type="checkbox"/></td><td>NO <input checked="" type="checkbox"/></td><td>IF YES:</td></tr></table>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES:	<table><tr><td>Age of current item <u>N/A</u> years</td><td>Mileage</td></tr><tr><td>Condition of current item: <u>N/A</u></td><td></td></tr><tr><td>Make/Model: <u>N/A</u></td><td></td></tr></table>	Age of current item <u>N/A</u> years	Mileage	Condition of current item: <u>N/A</u>		Make/Model: <u>N/A</u>	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES:									
Age of current item <u>N/A</u> years	Mileage										
Condition of current item: <u>N/A</u>											
Make/Model: <u>N/A</u>											

10. Project Description:

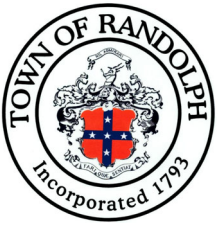
Colonial Imports Corp
Toyota Camry LE \$24,882.00
Toyota Corolla LE \$21,822.00
MAG Retail Holdings - C Retail Holdings - CGF LLC dba McGovern Commercial
Chevrolet Bolt – 1LT \$27,122.00

11. Describe Impact on Operating Budget:

Vehicle maintenance, fuel, wear and tear

12. Describe Department Priority:

Employees are using personal vehicles to perform necessary work-related tasks. The mileage reimbursement does not cover the wear and tear on personal vehicles, the frequent need for oil changes and spending extra money out of pocket for gas and most importantly the issue of insurance liability. Having a municipal vehicle will automatically put the residents at ease. We receive several calls a week from residents asking if we sent someone out to their home.



CAPITAL IMPROVEMENT COMMITTEE

Section L, Item 8.

CAPITAL PROJECT WORKSHEET

Department: Community Programs

Prepared By: Elizabeth LaRosee

Date: 04/26/2024

1. Project Name:	<u>Rink - Bathroom/Locker Room Safety Upgrades</u>	5. FY Request:	<u>FY25</u>															
2. Project Location:	<u>Zapustas Ice Arena, 240 North St.</u>	6. Source of Funding:	<u>Capital</u>															
3. Priority Rating: (Scale of 1-5)	<u>2</u>	7. Est. Date of Completion:	<u>6/1/2025</u>															
4. Est. Cost:	<u>87,500.00</u>	8. Useful Life:	<u>7-10 years</u>															
9. Does this replace an existing item:	<table><tr><td>YES <input type="checkbox"/></td><td>NO <input checked="" type="checkbox"/></td><td>IF YES:</td></tr></table>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES:	<table><tr><td>Age of current item</td><td><u>20+</u></td><td>years</td><td>Mileage</td></tr><tr><td>Condition of current item:</td><td colspan="3"><u>Poor</u></td></tr><tr><td>Make/Model:</td><td colspan="3"><u>N/A</u></td></tr></table>		Age of current item	<u>20+</u>	years	Mileage	Condition of current item:	<u>Poor</u>			Make/Model:	<u>N/A</u>		
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES:																
Age of current item	<u>20+</u>	years	Mileage															
Condition of current item:	<u>Poor</u>																	
Make/Model:	<u>N/A</u>																	

10. Project Description:

The proposed project entails the comprehensive repair and fixture upgrade of two locker rooms and two bathrooms at the Zapustas Ice Arena. The scope of work includes the installation of two new water heaters, replacement of bathroom fixtures, toilets, sinks, and walls, and the implementation of ADA accessibility features to ensure inclusivity for all users. Additionally, the project encompasses painting, ceiling repairs, and lighting upgrades to enhance the overall aesthetics and functionality of the facilities. With these improvements, the Zapustas Ice Arena aims to provide a modern, safe, and welcoming environment for all patrons.

11. Describe Impact on Operating Budget:

The proposed project for the repair and fixture upgrade of two locker rooms and two bathrooms at the Zapustas Ice Arena is expected to have a positive impact on the operating budget. By implementing new water heaters and replacing bathroom fixtures, toilets, sinks, and walls, the arena anticipates a reduction in ongoing maintenance costs. With upgraded facilities, less frequent repairs and maintenance will be required, resulting in decreased expenditures for bathroom upkeep. Additionally, by addressing plumbing issues comprehensively, the project aims to minimize the need for emergency calls to plumbers, further reducing operational expenses associated with unforeseen repairs. Overall, these improvements not only enhance the user experience but also contribute to long-term cost savings for the Zapustas Ice Arena.

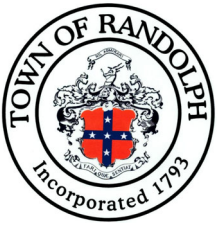
**12. Describe Department
Priority:**

The repair and fixture upgrade of two locker rooms and two bathrooms at the Zapustas Ice Arena is a priority project for several reasons. Firstly, the current state of the facilities has become substandard, with outdated fixtures and inadequate accessibility features that do not meet modern standards. Addressing these deficiencies is crucial to ensure the safety, comfort, and inclusivity of all patrons, including athletes, spectators, and visitors. There have been several complaints and public health concerns related to the condition of the bathrooms that have been addressed in the short-term but need long-term solutions.

Furthermore, the proposed upgrades align with the arena's commitment to providing a high-quality experience for users. By enhancing the aesthetics and functionality of the locker rooms and bathrooms, the project aims to elevate the overall atmosphere of the arena, contributing to a positive and memorable experience for attendees.

Additionally, the project's impact on the operating budget is a key consideration. With upgraded facilities, the arena anticipates a reduction in ongoing maintenance costs and emergency plumbing repairs, resulting in long-term cost savings. By addressing these needs proactively, the arena can allocate resources more efficiently and sustainably, ensuring the continued success and viability of the facility.

Overall, the repair and fixture upgrade of the locker rooms and bathrooms at the Zapustas Ice Arena is essential to uphold safety standards, enhance user experience, and optimize operational efficiency, making it a priority project for the facility.



CAPITAL IMPROVEMENT COMMITTEE

Section L, Item 8.

CAPITAL PROJECT WORKSHEET

Department: Randolph Community Programs
Prepared By: Elizabeth LaRosee
Date: 04/26/2024

1. Project Name: Pool - Accessibility Upgrades 5. FY Request: FY25
2. Project Location: Randolph Community Pool, 70 Memorial Parkway 6. Source of Funding: Capital
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: 11/1/2024
4. Est. Cost: \$28,000 8. Useful Life: 7-10 years
9. Does this replace an existing item: YES ☒ NO ☐ IF YES: Age of current item 14 years Mileage
Condition of current item: Broken
Make/Model: SR SMITH

10. Project Description:

The proposed project involves the replacement of a broken and outdated commercial pool lift at the Randolph Community Pool to ensure ADA compliance and accessibility for all patrons. The existing pool lift no longer meets the necessary safety standards and has become unreliable, posing barriers to individuals with disabilities who wish to access the pool. By installing a new, state-of-the-art pool lift, the facility aims to provide equitable access to individuals of all abilities, promoting inclusivity and ensuring compliance with ADA regulations.

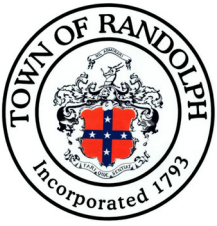
The new pool lift will feature modern technology and design enhancements to improve functionality, reliability, and user experience. It will be strategically positioned to facilitate easy and safe entry into the pool for individuals with mobility challenges, allowing them to enjoy recreational activities and therapeutic benefits without barriers. Additionally, the installation of the new pool lift will demonstrate the facility's commitment to accessibility and inclusion, fostering a welcoming and accommodating environment for all members of the community.

11. Describe Impact on Operating Budget:

The replacement of the commercial pool lift will have neither a positive nor a negative effect on the operating budget.

12. Describe Department Priority:

The replacement of the commercial pool lift is essential to uphold accessibility standards, promote inclusivity, and ensure that individuals with disabilities have equal opportunities to enjoy the recreational amenities offered by the facility. The current lift is inoperable (corroded gear), posing significant barriers to access for individuals with disabilities, making this a high-priority project. By installing a new, reliable pool lift, the facility can swiftly address these accessibility challenges and provide a safe and welcoming environment for all patrons.



CAPITAL IMPROVEMENT COMMITTEE

Section L, Item 8.

CAPITAL PROJECT WORKSHEET

Department: Information Technology
Prepared By: Bill Clark
Date: 5/6/2024

1. Project Name:	<u>IT Hardware</u>	5. FY Request:	<u>25</u>
2. Project Location:	<u>Town Hall and RICC</u>	6. Source of Funding:	<u>Capital Borrowing</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>June 2025</u>
4. Est. Cost:	<u>\$38,685</u>	8. Useful Life:	<u>6</u> years
9. Does this replace an existing item:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES: Age of current item <u>10</u> years Mileage Condition of current item: <u>working but no longer supported</u> Make/Model: <u>2 Sophos Firewall SG330</u>

10. Project Description:

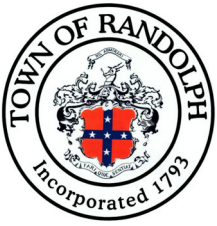
2 Sophos XGS 2100 Next-Gen Firewalls with Xstream= \$19760
10 Dell Optiplex 7000 Business Desktop Computers= \$10550
5 HP Envy Laptops= \$7175
10 ASUS Business Monitors= \$1200

11. Describe Impact on Operating Budget:

This would be impossible to fit within the operating budget.

12. Describe Department Priority:

Firewalls are a must followed by the desktops, laptops and monitors.



CAPITAL IMPROVEMENT COMMITTEE

Section L, Item 8.

CAPITAL PROJECT WORKSHEET

Department: Public Health
Prepared By: Gerard F. Cody
Date: 6-7-24

1. Project Name: Rubbish Cart Project 5. FY Request: \$599,000
2. Project Location: Randolph 6. Source of Funding: Capital Plan
3. Priority Rating: (Scale of 1-5) 5 7. Est. Date of Completion: December 1, 2024
4. Est. Cost: \$549,800 8. Useful Life: 20 years

9. Does this replace an existing item:

YES
☐

NO
☒

IF
YES:

Age of current item _____ years Mileage

Condition of current item: _____

Make/Model: _____

10. Project Description:

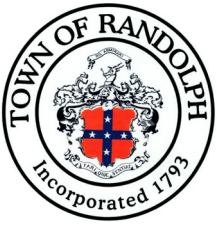
Randolph Public Health wishes to provide households participating in the Curbside collection program with a 96 gallon trash cart. Ten thousand trash carts would be purchased to provide adequate supplies to the participating households.

11. Describe Impact on Operating Budget:

This would be a one-time purchase to enhance the existing program.

12. Describe Department Priority:

This project is a key priority to help reduce the tonnage of solid waste, prevent litter, prevent additional weight from rain water or melted snow entering uncovered barrels and potentially reducing the food source for rodents.



CAPITAL IMPROVEMENT COMMITTEE

Section L, Item 8.

CAPITAL PROJECT WORKSHEET

Public Works

Department:

Prepared By:

Date:

Neil McCole

4/26/2024

1. Project Name: Sewer I & I

5. FY Request: 2025

2. Project Location: Townwide

6. Source of

Funding:

Borrowing

3. Priority Rating:
(Scale of 1-5)

1

7. Est. Date of

Completion:

Fall 2024

4. Est. Cost: \$700,000

8. Useful Life: 20 years

9. Does this
replace an
existing item:

YES

☐

NO

☒

IF
YES:

Age of current item _____ years

Mileage

Condition of current item: _____

Make/Model: _____

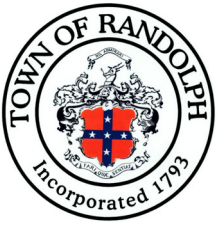
10. Project Description:

Elimination of inflow into the sewer system

11. Describe Impact on
Operating Budget:

This is intended to limit the excess flow of ground water into the sewer system to control the costs of sewerage disposal.

12. Describe Department
Priority:



CAPITAL IMPROVEMENT COMMITTEE

Section L, Item 8.

CAPITAL PROJECT WORKSHEET

Department: _____

Prepared By: _____

Neil McCole

Date: _____

4/26/2024

1. Project Name: Sewer Camera

5. FY Request: 2025

2. Project Location: DPW

6. Source of

Funding:

Borrowing

3. Priority Rating:
(Scale of 1-5)

1

7. Est. Date of

Completion:

Fall 2024

4. Est. Cost:

\$100,000

8. Useful Life:

10 years

9. Does this
replace an
existing item:

YES

☐

NO

☒

IF
YES:

Age of current item _____ years

Mileage

Condition of current item: _____

Make/Model: _____

10. Project Description:

Provide funding for a robotic motorized Sewer Camera to investigate sewer emergencies and improve proactive sewer maintenance operations. Unit may also be used for similar purposes with the Town's culvert system.

11. Describe Impact on
Operating Budget:

Purchase is budget neutral on the operating budget. Town personnel will be utilizing the equipment for day to day operations.

12. Describe Department
Priority:

DPW goals for FY2025 include a more aggressive town wide sewer and culvert maintenance program. This portable unit will become integral part of the Town's sewer and culvert operations over the next 10 years.

Randolph's

Section M, Item 1.

2024 NIGHT BEFORE THE 4TH PARADE



PARADE KICKS OFF AT 7PM ON 7/3/24

ROUTE - N. MAIN STREET FROM HIGASHI SCHOOL INTO CRAWFORD SQUARE

PARADE WITH BANDS, PERFORMERS, COMMUNITY GROUPS, AND FOOD TRUCKS!

FIREWORKS AT RANDOLPH HIGH SCHOOL, APPROX. START TIME 9PM

**INFORMATION ON REGISTRATION, VOLUNTEERING, AND SPONSORSHIPS AT:
WWW.RANDOLPHICC.COM/PARADE**

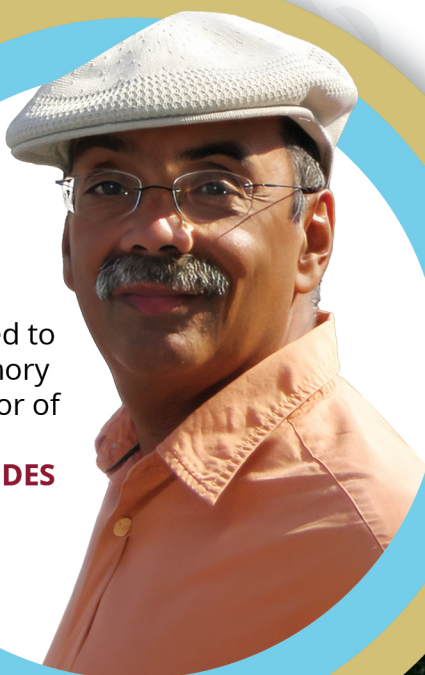
*Save
the
Date*

INAUGURAL
Paul K. Fernandes
Foundation
Golf Outing

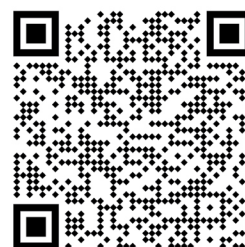
AUGUST 24, 2024
8AM – 2PM

Little Harbor Golf Course
1 Little Harbor Rd. Wareham, MA 02571

Dedicated to
the memory
and honor of
**PAUL K.
FERNANDES**



**For more
information, visit:**
bit.ly/pkf-golf24



sites.google.com/view/paulfernandesfoundation