



PLANNING BOARD MEETING

Tuesday, September 24, 2024 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 9-10-24

D. Public Speaks

E. Public Hearings

1. Request for two-family dwelling 790 North St

F. Old/Unfinished Business

G. New Business

1. East Druid Hill Estates - Pett Acres Drive

2. Master Plan Implementation Committee - PB designee

H. Staff Report

- * Subdivision Review
- * Project Review
- * Upcoming Projects
- * Other

1. Listing of subdivisions

I. Board Comments

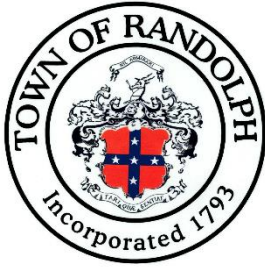
J. Adjournment

Notification of Upcoming Meeting Dates

10/8
10/22
11/12
11/26
12/10

File Attachments for Item:

1. Minutes of 9-10-24



PLANNING BOARD MEETING

Tuesday, September 10, 2024 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:02pm.

PRESENT
Alexandra Alexopoulos
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahl

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 8/13/2024

The Planning Board approved the meeting minutes of August 13, 2024 as presented.

Motion made by Plizga, Seconded by Taveira to approve the minutes of August 13, 2024.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl
Voting Abstaining: Adjei-Koranteng

D. Public Speaks

None

E. New Business

1. Subdivision - Druid Hill

Chairman Plizga stated that the Druid Hill subdivision was approved in 1991. Planning Director, Michelle Tyler, believes the subdivision name may be incorrectly titled on the agenda and stated that the street name is Pett Acres Drive.

The Planning Director stated there is an existing home on the land that was subdivided known as 38 E. Druid Hill Avenue. Over the years, there has been interest in the subdivision, but nothing has been constructed. The Planning Director questions whether the lots are buildable due to wetlands and conservation restrictions.

Chairman Plizga asked the Planning Director if the fact that part of the land is in Holbrook has any impact on the Planning Board potentially rescinding the subdivision. The Planning Director stated that the Holbrook Planning Board would likely consider rescinding the subdivision as well so that the records are clean. If the Planning Board moves to hold a public hearing to rescind the subdivision it would return to its original state as one lot.

The Planning Director stated that all of the potential purchaser's of the subdivision have walked away after learning what the obligations are. Member Adjei-Koranteng asked what they are. The Planning Director stated that a road needs to go in and the wetlands were a factor.

Chairman Plizga recommends that the Board holds a public hearing to rescind the subdivision. The Board discussed how to proceed. The Planning Director suggested pausing the meeting to access a file in her office. Chairman Plizga paused the meeting to allow the Planning Director to gather the property file and the meeting resumed. Considering there was no recent correspondence in the file, the Planning Director recommended sending a letter to the owner before scheduling a public hearing to consider rescinding the subdivision.

Chairman Plizga requested that the Board send a letter to the owner requesting their presence at the next meeting on September 24, 2024 to discuss the matter. If there is no response, the Board will schedule the public hearing to consider rescinding the subdivision.

2. Project - 259 Allen Street - Convenience Store

The Planning Director, Michelle Tyler, explained that the project at 259 Allen Street convenience store has stalled. The interior is incomplete. The exterior is complete but the property landscaping is not being maintained.

The Planning Department sent a letter (via certified return receipt mail) reminding the owner that the property must be maintained and the work needs to be completed. The Planning Director provided Code Enforcement with a copy of the letter for them to follow up so they may levy fines if the work is not done.

F. Staff Report

***Active Subdivision Review**

***Active Project Review**

***Upcoming Projects**

Lafayette Estates

The Planning Director has requested extension numerous times from the developers. One of the developers is very ill, however, Mr. Pickering has finally submitted a request for an extension. Most of the items are complete, however, they still have to do the street lights, the curbing and the berm at the accessible ramps, final touch up to stormwater basin, top coat for the road, install the bounds, provide the as-builts and loam for the grass strip. The Planning Director suggested a one-year extension as a reasonable time-frame. The Board had a discussion about how to proceed with the extension.

Chairman Plizga made a motion to continue the completion date for Lafayette Estates to October 31, 2025, seconded by Member Sahlu then opened it up for Board discussion. Member Adjei-Koranteng asked about the outstanding items and if, besides Mr. Marotta's health, there were any other issues getting the work completed. The Planning Director went down the list of outstanding items and noted that the project was a large 17 lot subdivision with multiple streets. Member Taveira asked about any access issues regarding snow plows etc. Planner Tyler stated no, that the binder course is in and that the street is still private so the Town does not maintain it.

Motion made by Plizga, Seconded by Sahlu to continue the completion date for Lafayette Estates until October 31, 2025

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Cherry Circle

The Planning Director stated that the Planning Board has received the as-builts and the conveyance of utilities. The Town Engineer reviewed the work onsite. Then signed the Planning Board's certificate of completion and recommended acceptance by the Planning Board. The Planning Director said the construction was approved with waivers, there were no approved or unapproved field changes, the binder course has been subjected to one winter prior to application of the final course, drainage and utilities have also been exposed to one winter season, as have trees and landscaping. Chairman Plizga stated that the disagreements with the neighboring property owner, whom has appeared before the Board in the past, are between the property owners not with the Town. The Planning Director agreed.

Motion made by Plizga, Seconded by Alexopoulos to accept the completion of Orchard Estates based on the documents received and that it be recommended for acceptance as a public way.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Powers Drive Subdivision

On August 7, 2024 a certified letter (return receipt) went out to the property owner which requested the owner's participation at the meeting on Tuesday, September 10 for a discussion so that the Board could consider any potential action to rescind the subdivision. The letter was returned unclaimed. The subdivision which created the potential for two lots was approved in 1980. No work has been done. Chairman Plizga

asked the Board members if they would object to a hearing to rescind the subdivision. Board was unanimous to hold a public hearing to consider rescinding the subdivision.

Motion made by Plizga, Seconded by Sahlu to conduct a public hearing for Powers Drive Subdivision for October 8, 2024 at 6:15pm to consider rescinding of the subdivision.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Ledgeview Terrace

The Planning Director stated there has been a series of correspondence requesting a status update. In 2020 a letter went out certified return receipt, which we did receive the green card back. Letters went out in March 2020, May 2020 and July 2024. The latest mailing was July 25, 2024 for which we have not received a green card (receipt) back yet. The subdivision was approved in September 2006. There has been no activity to develop the project. Chairman Plizga made note that the last letter to go out requested the owner's participation at the September 10, 2024 meeting and made a motion to proceed with a public hearing to consider rescinding the subdivision. Member Sahlu asked if the owner responded back to the Board's letter in 2020. The Planning Director replied no.

Motion made by Plizga, Seconded by Adjei-Koranteng to conduct a public hearing to consider the possible rescinding of the Ledgeview Subdivision on October 8, 2024 at 6:30pm.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Roel Court

The Planning Director stated that correspondence went out on July 31, 2024 by certified mail with return receipt requested. The letter was received. The current property owner was not the subdivider and purchased the property in 2018. The subdivision was approved in 2007. The Planning Director stated that most of the remaining lots are wet - it backs up to Belcher Park. The Planning Director had an in person meeting with the property owner. The property owner was going to look into his options, and was aware of the dates and times for the meeting. Considering there was communication between the land owner and the Planning Director and given the option to appear at the meeting, Chairman Plizga made a motion to hold a public hearing to consider rescinding the subdivision.

Motion made by Plizga, Seconded by Sahlu to hold a public hearing on Roel Court Subdivision on October 8, 2024 at 6:45pm to consider the possible rescinding of the subdivision.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Miscellaneous

Chairman Plizga requested that the Planning Director provide the subdivision status spreadsheet at the next meeting. The Planning Director stated that she is working with the Treasurer/Collector going through old passbook cash surety performance guarantees. Some of the passbooks may have been reclaimed by the state due to inactivity. The Treasurer/Collector is working on reviewing the status of the passbook accounts, following up with the banks and the state regarding the process. The Planner believes there are five in total.

The Planning Director stated that Sterling Plaza is under new ownership. Bob's Store's bankruptcy should be completed this month. The new owner has an agreement with a new tenant, Aldi supermarket, which will occupy the majority of the Bob's Store space. The owner would like to divide out a portion of that space for another business. The owner's target is to have everything built out by next November. The Planner stated that the owner owns multiple properties in Cambridge and the greater Boston area, primarily plazas and liquor stores. The Planner stated that there was a discussion about an additional building at the rear of the property, but those are long term plans. The property owner is also considering putting an EV charging station in the overflow parking area next to Splash Carwash. The plaza will be renamed.

Randolph Road (warehouse project)

The Planning Director stated that the walls have gone up. The neighbors were surprised by the size of the walls. They are aiming to complete exterior work to focus on the interior over the winter.

The Planner stated there will be an administrative review for the vacant parcel that remains on Randolph Road for Sea & Shore Contracting. It will be for outdoor storage with a concrete pad and stormwater management and drainage.

19 Highland Avenue (Taj Estates)

Chairman asked if there are any updates for the outstanding items. The Planning Director has not heard anything and will follow up.

647 North Main Street (Daycare)

Chairman Plizga inquired about the request for full occupancy. The Planning Director explained that it seemed there was a disconnect between the property owner and the tenant as to that request. The owner knew it would not be possible since they are still waiting on the approvals from the state. The Planner received a sign permit request.

8 Short Street

Chairman Plizga stated the enclosed deck is a different material than what was approved and has concerns the sidewalk work may not be complete by winter.

Amazon Building

Chairman Plizga asked if there has been any news Amazon building. The Planning Director has not received any status updates.

Stoughton Town Line - Landscaping issue on Mazzeo Drive

The Planning Director received correspondence from a resident requesting they reach out to the Town of Stoughton about the overgrown landscaping at the Town line on Mazzeo Drive.

Upcoming Projects

There is a public hearing at the next meeting for a special permit for a two family home. The home is currently used as single family with an in-law. They have received constructive approval from the ZBA. Chairman Plizga stated the Planning Board's role is a formality to comply with zoning.

MBTA Zoning

The Planning Director stated that she formally submitted the MBTA Zoning for approval to the State and has confirmation it was received. The State will now evaluate whether we comply with the State statute.

Zoning Re-Codification Committee

Will be meeting next week to review the work that the consultant has done.

1. Holbrook Gardens Subdivision

The Planning Director, Michelle Tyler, sent a letter reminding the developer that the Board still needs as-builts to reach completion.

G. Board Comments

Fencourt Avenue Project

Chairman Plizga provided an update regarding the Fencourt Avenue project which was approved by Town Council and the PRA at the old Senior Center property. The lot is being cleared to the extent they can and the demolition is complete.

H. Adjournment

Notification of Upcoming Meeting Dates

9/24/24 - public hearing

10/8/24

10/22/24

11/12/24

The meeting adjourned at 6:59pm

Motion made by Alexopoulos, Seconded by Taveira adjourned at .
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

File Attachments for Item:

1. Request for two-family dwelling 790 North St

LOCALiQ

NEW ENGLAND

PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

Randolph Planning Director
41 South Main St
Randolph MA 02368

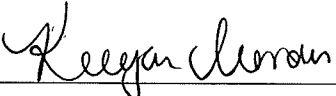
STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

The Patriot Ledger, a newspaper printed and published in the city of Quincy, and of general circulation in the County of Norfolk, State of Massachusetts, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

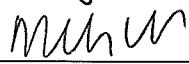
09/03/2024, 09/10/2024

and that the fees charged are legal.

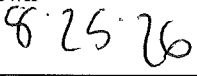
Sworn to and subscribed before on 09/10/2024



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$97.92

Tax Amount: \$0.00

Payment Cost: \$97.92

Order No: 10524822

of Copies:
0

Customer No: 663354

PO #: Austrino, Jennifer

THIS IS NOT AN INVOICE!*Please do not use this form for payment remittance.*

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Hearing September 24, 2024
LEGAL NOTICE
Public Hearing

The Randolph Planning Board will conduct a public hearing on Tuesday, September 24, 2024 at 6:15pm on the petition of Loulseged Sahlu and Samrawait Ayalew of 790 North Street seeking a special permit to legitimize use of the premises as a two-family dwelling currently recognized as a single-family with in-law apartment (assessor's map 18-B-1.1). The full text of the proposal may be viewed at the office of the Town Clerk during regular business hours. Interested parties may participate in person at Randolph Town Hall, 41 S Main Street, Randolph, MA in the Washington Room or virtually via ZOOM. The link to join the meeting is on the Town of Randolph calendar.

AD# 10524822

PL 09/03 & 09/09/2024

SUPPLEMENT TO APPLICATION OF
LOULSEGED SAHLU AND SAMRAWAIT AYALEW
FOR SPECIAL PERMIT FOR PREMISES
AT 790 NORTH STREET, RANDOLPH, MA

1. HISTORY

Applicants purchased the subject property (the “Property”) in 1987. The Property, which consists of approximately 13,305 square feet of land, is zoned for single-family residential use (SFHD). As purchased, the Property consisted of a two-story residence with an adjoining barn. In 2008, the Randolph Board of Appeals allowed the Applicants to raze the barn and replace it with additional living space within the same basic footprint. The Board further permitted the inclusion of an in-law apartment within the expanded residence which was intended to house members of the Applicants’ immediate families. Subsequent to this approval and following the construction of the new living space, a change in family circumstance rendered the need for the apartment moot. Accordingly, it has remained unoccupied.

Applicants now present this Petition seeking the issuance of a Special Permit which would legitimize the premises for two-family dwelling purposes such that the portion of the residence previously intended for “in-law” occupation could be leased to unrelated parties. No physical changes to the exterior of the residence are proposed.

Applicants note that on or about July 23, 2024, the Board of Appeals, via constructive grant, validated the existing conditions (i.e. lot area, front setback and lot coverages) on the Property for purposes of a two-family use. The specific relief approved was as follows:

Lot Area (§200-27)	20,000 square feet to 13,305 square feet
Front Yard (§200-28)	25.00 feet to 17.60 feet
Lot Coverage - Building (§200-34)	10.00% to 15.50%
Lot Coverage - Impervious (§200-34)	10.00% to 11.00%
Lot Coverage - Green (§200-34)	80.00% to 73.50%
Lot Coverage – Maximum	20.00% to 26.50%

Note also that as part of its 2008 Decision referenced above, the Board of Appeals varied the applicable side yard setback requirement (§200-29) from 15.00 feet to 14.00 feet.

2. DISCUSSION

The property at 790 North Street is located at the corner of North and Oak Streets. The area is one of mixed uses. Along Oak Street and the westerly side of North Street, the property abuts other residentially-zoned parcels. Across and along the easterly side of North Street lie several commercial and industrially-zoned areas. Two (2) of the four (4) properties along the westerly side of North Street in closest proximity to the subject (including one property immediately adjacent) house multi-family dwellings. Thus, the two-family use proposed by the Applicant would be consistent with the character of properties around it.

Given (i) that there would be no changes made to the exterior of the existing dwelling (ii) that there is ample room on the Property to provide appropriate parking for residents of the proposed second unit (see Site Plan) and (iii) the limited size of the proposed second dwelling unit, the Applicant submits that their request, if approved, would result in no form of detriment to the neighborhood in which the Property is located.

A denial of the Application, however, would result in a significant hardship to the Applicant given that a significant portion of the existing dwelling would either have to remain unoccupied or be significantly re-designed in order to re-integrate it into the remainder of Applicants' dwelling.

Based upon the foregoing, the Applicant respectfully requests that the Planning Board grant the relief sought.

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368

Section E, Item 1.

CHERYL D. SASS
TOWN CLERK & REGISTRAR
Csass@randolph-ma.gov



(781)961-0900
FAX: 781-961-0919
www.townofrandolph.com

August 16, 2024

I, Cheryl D. Sass, certify, pursuant to M.G.L. ch. 40A, Sec. 15, that on July 1, 2024, I received a Notice of Constructive Approval from the applicant concerning the applicant's attached December 20, 2023 request for a variance from the Town of Randolph Zoning Board of Appeals, and that said request concerned a variance for the following property:

OWNER: Loulseged Sahlu and Samrawait Ayalew

LOCATION: 790 North Street

ASSESSOR'S MAP, LOT & PARCEL NUMBER: Map 18, Block B, Parcel 1.1

More than twenty (20) days have elapsed since the filing of the Notice of Constrictive Approval with this office, and no appeal thereto has been filed. The Constructive Approval is effective July 1, 2024, no other final action or appeal has been taken, and the Constructive Approval has become final.

Cheryl D. Sass, Town Clerk & Registrar

TOWN SEAL:

TOWN OF RANDOLPH PLANNING DEPARTMENT

APPLICATION FOR SPECIAL PERMIT ~ AND/OR ~ SITE PLAN & DESIGN REVIEW

Project Type	<input type="radio"/> Tier 1 Review (administrative) <input type="radio"/> Tier 2 Review <input type="radio"/> Tier 3 Site Plan/Design Review			<input type="radio"/> In-Law Apartment <input checked="" type="radio"/> Two-Family Dwelling <input type="radio"/> Special Permit		
Assessor Parcel ID <i>map-block-parcel</i>	18-B-1.1	Norfolk County Registry of Deeds	<i>Book & Page or Land Court Cert #</i> Book 7657, Page 268			
Parcel Address	790 North Street, Randolph, MA 02368					
Current Use	Residential (with approved in-law apartment)					
Zoning District	Residential SFHD	Size of Parcel	13,305 s.f.			
Project Description	Applicant seeks Special Permit to legitimize use of subject premises as two-family dwelling where currently recognized as only single-family with in-law apartment. No physical changes to exterior of structure					
Other permits or approvals may be required	Are there wetlands on the parcel or within 200 feet of the construction? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – the project may require review by the Conservation Commission</i>					
	Is land disturbance > 5,000 square feet? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file a stormwater permit with DPW</i>					
	Does the proposed use increase pollutant loads? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file a stormwater permit with DPW</i>					
	Is structure > 100 years old? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If yes – file with the Historic Commission</i>					

Applicant Name	Loulseged Sahlu and Samrawait Ayalew					
Contact person	Kevin M. Reilly, Esq.					
Applicant Status	<input checked="" type="radio"/> Owner <input type="radio"/> Tenant <input type="radio"/> Licensee <input type="radio"/> Buyer <input type="radio"/> Other _____					
Address	790 North Street					
	CITY	Randolph	STATE	MA	ZIP	02368
Phone		Email	lsahlu@comcast.net			

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

Surveyor	Donald G. Rosa, PLS					
Contact person						
Address	80 Millbrook Avenue					
	CITY	Walpole	STATE	MA	ZIP	02081
Phone	(781) 603-8106	Email	donrosa.pls@gmail.com			

Engineer	N/A				
Contact person					
Address					
	CITY		STATE		ZIP
Phone		Email			

Property Owner	Loulseged Sahlu and Samrawait Ayalew				
Address	790 North Street				
	CITY	Randolph	STATE	MA	ZIP 02368
Phone		Email	Isahlu@comcast.net		

For any application for a **Special Permit**, the applicant shall submit additional documentation to support:

- That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances;
- That the proposed use would not cause undue traffic congestion in the immediate area.

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 rules and any conditions of the Planning Board.

Applicant Signature

Attorney for Applicant

August 2, 2024

Date

RANDOLPH
TOWN CLERK'S OFFICE

2024 AUG - 6 P 4: 02







File Attachments for Item:

1. East Druid Hill Estates - Pett Acres Drive



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

COPY

September 12, 2024

Magaly and George Karakostas
38 East Druid Hill Avenue
Randolph, MA 02368

RE: Pett Acres Drive – East Druid Hill Estates

Dear Magaly and George,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as E. Druid Hill Estates. The subdivision of 38 E. Druid Hill by then owner Anthony Pettinato created (6) lots and Pett Acres Drive in 1991. There has been no activity identified toward the completion of the road and installation of utilities as required.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as Pett Acres Drive in order for the Board to consider all actions available to them. Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be

deemed to prohibit such modification, amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Planning Board requests your participation at their meeting of Tuesday, September 24, 2024 at 6:00pm. You may participate in person at Town Hall, 41 South Main Street, Randolph in the Washington Room on the first floor or virtually via Zoom. The link to the meeting can be found on the Planning Board webpage at www.townofrandolph.com

If I can provide any information to you in advance of the meeting, please call me at 781-961-0936.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Anthony Plizga, Planning Board Chairperson

Pett Acres Drive
East Druid Hill
Estates

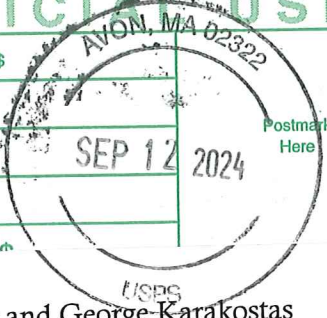
Section G, Item1.

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

2010 0290 0002 1589 5573

Postage	\$		Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total	\$		

Sent To
Street, or PO E
City, St

Magaly and George Karakostas
38 East Druid Hill Avenue
Randolph, MA 02368

PS Form 3800, January 2010 See reverse for instructions

Pett A

Section G, Item 1.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Magaly and George Karakostas
38 East Druid Hill Avenue
Randolph, MA 02368



9590 9402 8717 3310 9908 39

2. Article Number (Transfer from service label)

7010 0290 0002 1589 5573

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X M. Karakostas

☐ Agent

☐ Addressee

B. Received by (Printed Name)

M. Karakostas

C. Date of Delivery

9/16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation

Restricted Delivery

ail

ail Restricted Delivery

)

Domestic Return Receipt

Norfolk Registry of Deeds
 Received Aug 22 19 91
 With _____
 Filed as No. 580 19 91
 Pl. Bk. 40
 Attest: [Signature]
 Register

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN PREPARING THIS PLAN.

Norman H. Clapp

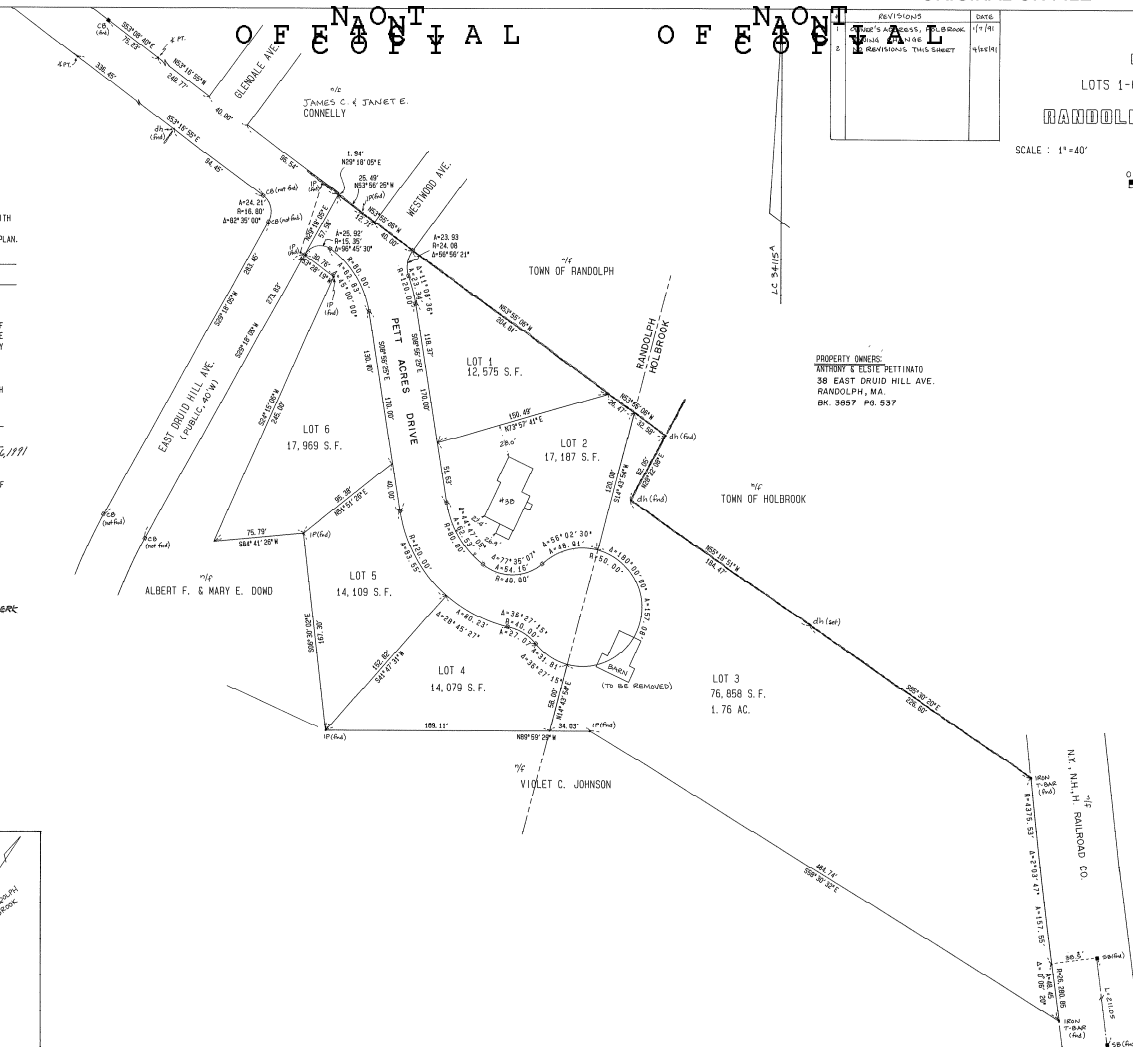
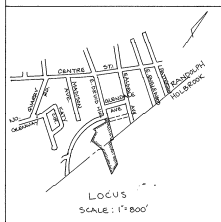
8 MAY 1993
 7:24 AM (CST)
 40 40 40

I, JUAN F. WARD, CLERK OF THE TOWN OF RANDOLPH, MA., HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE RANDOLPH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

May [Signature]
Jul 24, 1991

I, MARY ANN DOWD, CLERK OF THE TOWN OF HOLBROOK, MA., HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE HOLBROOK PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

M. Shirley [Signature]
Holbrook Town Clerk
July 24, 1991
 ZONING
 RANDOLPH - RESIDENTIAL
 HOLBROOK - RESIDENTIAL



REVISIONS	DATE
1. OWNER'S ACCESS TO ROAD	1-1-91
2. CORRECTION OF THIS STREET	4-1-91

DEFINITION
 LOTS 1-6, E. DRUID HILL AVE. ESTATES
 RANDOLPH & HOLBROOK, MA.
 Section G, Item 1.

SCALE: 1"=40'

0 40 80 120

MAY 8, 1993
 REV. JAN. 7, 1991
 REV. APRIL 25, 1991

NORMAN H. CLAPP & ASSOC.
 93 N. MAIN ST. STE. 3
 RANDOLPH, MA.



Norman H. Clapp

7:24 AM (CST)
 40 40 40



Tank F. [Signature]

May 8, 1993
 Jan 7, 1991 (M)

APPROVED
 RANDOLPH PLANNING BOARD

[Signatures]

RECEIVED
 APR 29 1991
 PLANNING BOARD
 TOWN OF RANDOLPH

APPROVED
 HOLBROOK PLANNING BOARD

[Signatures]

5-17 6-20-91

Druid Hill Est
Ret Ac

Section G, Item 1.

60595

NOT
OFFICIAL
COPY
DEED

NOT
OFFICIAL
COPY

We, Anthony R. Pettinato and Elsie A. Pettinato, husband and wife as tenants by the entirety of Randolph, Norfolk County, Massachusetts ("Grantor"),

for consideration of Two Hundred Ten Thousand Eight Hundred and 00/100 (\$210,800.00) Dollars paid,

grant to George Karakostas and Magaly Karakostas husband and wife as tenants by the entirety of 38 East Druid Hill Avenue, Randolph, Norfolk County, Massachusetts ("Grantee")

with QUITCLAIM COVENANTS,

The land partly in Randolph and partly in Holbrook, Norfolk County, Massachusetts, being a parcel shown on a plan by the Schuyler Clapp Company of Braintree, Massachusetts, dated October 18, 1960, recorded in the Norfolk County Registry of Deeds as Plan No. 1330 of 1960 in Plan Book 210 and bounded and described as follows:

- NORTHWESTERLY: by East Druid Hill Avenue, sixty and 68/100 (60.68) feet;
- NORTHEASTERLY: by land of Gertrude Haines, Westwood Avenue, the Town of Randolph and land now or formerly of Doonan, three hundred and fifty nine (359) feet;
- SOUTHEASTERLY: by said Doonan land, sixty-two and 03/100 (62.03) feet;
- NORTHEASTERLY: again by said Doonan land four hundred and ten and 97/100 (410.97) feet;
- EASTERLY: by land of the N.Y.N.H. & H.R.R. Co. by two courses together measuring two hundred and six (206) feet;
- SOUTHWESTERLY: by land of Violet C. Johnson, four hundred and sixty-four and 79/100 (464.79) feet;
- SOUTHERLY: by said Johnson land two hundred and twenty-three and 23/100 (223.23) feet;
- NORTHWESTERLY: by land of Albert F. Dowd et ux, one hundred and sixty-seven and 70/100 (167.70) feet;
- SOUTHWESTERLY: by land of said Dowd, seventy-five and 79/100 (75.79) feet;
- NORTHWESTERLY: again by said Dowd land, two hundred and forty-five (245) feet;
- SOUTHWESTERLY: again by said Dowd land, thirty-five (35) feet.

38 East Druid Hill Avenue, Randolph, MA 02368

94 MAY 10 AM 9 55

RECORDS SECTION

BKN 050776066

N O T

Containing four and one-half (4 1/2) Acres of Land and all Casing More particularly shown on said plan.

The aforesaid premises are also shown as 6 lots of land on a plan of land entitled "Definitive Plan of land Lots 1-6 E. Druid Hill Ave. Estates, Randolph & Holbrook, MA." dated May 8, 1989 revised January 7, 1991 and revised April 25, 1991 Norman H. Clapp & Assoc. and recorded in the Norfolk County Registry of Deeds as Plan No. 580 of 1991 in Plan Book 401.

Being the same premises conveyed to us by the Deed of John P. Dryer and Thelma L. Dryer dated November 2, 1960 and recorded in the Norfolk County Registry of Deeds in Book 3857 Page 537.

WITNESS our hands and seals this 9th day of May 1994.

Anthony R. Pettinato
Anthony R. Pettinato

Elsie A. Pettinato
Elsie A. Pettinato

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

May 9, 1994

Then personally appeared the above-named Anthony R. Pettinato and Elsie A. Pettinato and acknowledged the foregoing instrument to be their free act and deed before me,

Charles A. George
Notary Public: Charles A. George
My Commission Expires: November 1, 1996

CANCELLED

MAY 13 1994

File Attachments for Item:

1. Listing of subdivisions

PROJECT NAME	DATE APPROVED	STREET NAME(S)	CROSS STREET LOCATION	OWNER/DEVELOPER
<i>Cygnets Lane/Grove Ave</i>	<i>12/3/2018</i>	Cygnets Lane	Grove Avenue	Karl Wells
<i>Dow Street</i>				
<i>Hampton Court</i>	<i>3/1/2010</i>	EJ Griffin Circle	West St (between Skyview & Sanborn)	Marsha Baxter mjjbax@aol.com Bob Schoepplein 781-706-6276
<i>Holbrook Gardens</i>	<i>5/21/2018</i>	Patterson Avenue (east)	Center Street	Karl Wells
<i>Lafayette Estates</i>	<i>3/20/2018</i>	Vine Lane Zanga Way Neary Mountain Lane	Vine Lane	Joe Marotta George Pickering
<i>Ledgeview Estates</i>	<i>12/16/2003</i>	E.G. Schaner Circle	Mark Terrace	Kevin Saccone 781-551-0209 (RKS Realty LLC)

Ledgewood Estates	1/19/2005	JA McDermott Circle	Marie Way	Alan Paine 41 Marie Way Randolph, MA 02368
Maplewood Estates	11/4/2005	Arredondo Circle	Marion Street	Joe Marotta
Mary Lee Estates	12/11/2006	SJ Skeen Circle	South Main Street	John Greene Karl Wells
Morton Road Extension	7/24/2000	Morton	Morton Road	Bob Schoepplein Marsha Baxter
Powers Drive Subdivision	1980	29 Collins Avenue		Dean Guo

<i>Prospect Hill Estates</i>	<i>1/19/1998</i>	Prospect Avenue	Extension of Prospect Avenue	Mike Kmito
<i>Richard Estates</i>	<i>12/17/2013</i>	Richard Road	extension of Richard Road	Mike Kmito
<i>Roel Court</i>	<i>6/4/2007</i>	Roel Street	Roel Street	Original owner: Barbara Mersal New Owner: Osayomwandor Obazee
<i>Spring Estates</i>	<i>8/7/1989</i> <i>Modification</i> <i>4/23/07</i>	Kelli Road	Alward Drive	Mike Kmito