



PLANNING BOARD MEETING

Tuesday, October 08, 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 9/24/2024

D. Public Speaks

E. Public Hearings

1. 6:15 PM - Powers Drive Subdivision
2. 6:30 PM - Ledgeview Terrace Subdivision
3. 6:45 PM - Roel Court Subdivision

F. New Business

1. Subdivision: Druid Estates (Pett Acres Dr)

G. Staff Report

- *Active Subdivision Review
- *Active Project Review
- *Upcoming Projects

1. Open subdivisions

H. Board Comments

I. Adjournment

Notification of Upcoming Meeting Dates

11/12, 11/26, 12/10

J. Executive Session

1. Executive Session

The Planning Board may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(3) relative to potential litigation strategy concerning anticipated litigation. Section 21(a)(3) permits a public body to go into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

File Attachments for Item:

1. 6:15 PM - Powers Drive Subdivision



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

COPY

August 7, 2024

Dean Guo
29 Collins Avenue
Randolph, MA 02368

RE: Powers Drive Subdivision

Dear Mr. Guo,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as POWERS DRIVE. The subdivision of 29 Collins Avenue in 1980 created the potential for two (2) lots with a new right-of-way "Powers Drive"; note the reference on your deed of land attached to this letter. To date, there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue this subdivision of land 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 it 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.

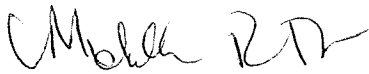
No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, 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 10, 2024 at 6:00pm for discussion. 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 ✓

11-19-2020 @ 10:28a

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

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

Quitclaim Deed

We, John Dacey and Maura Dacey n/k/a Maura Galvin, both unmarried of Norfolk County, Massachusetts, for consideration paid and in full consideration of Four Hundred Ten Thousand Five Hundred and 00/100 Dollars (\$410,500.00), the receipt of which is hereby acknowledged, grant to Dean Guo, Individually now of 29 Collins Avenue, Randolph, Norfolk County, Massachusetts 02368

with **QUITCLAIM COVENANTS**,

The land with the buildings thereon situated at #29 Collins Avenue, Randolph, Norfolk County, Massachusetts, being shown as Lot 25E according to "Subdivision Plan of Land-Randolph Mass. Lots 25E and 25F Powers Drive, Scale 1"=20', August 20, 1980, (Rev.11/26/80, John E. Levreault, P.E. & Associates, 10 Diauto Drive, Randolph, Mass." Recorded with Norfolk County Registry of Deeds in Book 287, Page 108-81 to which plan reference is hereto made for a more accurate description.

This conveyance is subject to and with the benefit of all covenants, restrictions, agreements, easements and rights of way of record, as same are now in force and applicable.

The Grantors named herein do hereby voluntarily release all rights of Homestead, if any, in the subject property, as set forth in M.G.L. Chapter 188 and certify under the pains and penalties of perjury that there is no other person or persons entitled to any Homestead Rights.

Being a portion of the premises conveyed by deed recorded with the Norfolk County Registry of Deeds at Book 31966, Page 287.

Property: 29 Collins Avenue, Randolph, MA 02368

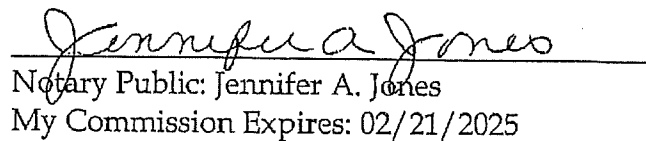
N O T
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C O P Y

Maura Galvin
Maura Dacey a/k/a Maura Galvin

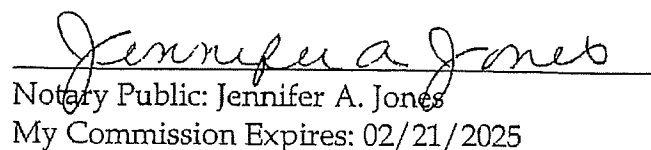
NOVEMBER 17, 2020

On this 17th day of November, 2020 before me, the undersigned notary public, personally appeared John Dacey proved to me through satisfactory evidence of identification which was a MASS DRIV LIC to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntary for its stated purpose.



NOVEMBER 17, 2020

On this 17th day of November, 2020 before me, the undersigned notary public, personally appeared Maura Dacey f/k/a Maura Galvin proved to me through satisfactory evidence of identification which was a MASS DRIVER LIC to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntary for its stated purpose.



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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	
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City, State	Randolph, MA 02368	

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PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

8

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368
(781) 961-0936



PLANNING BOARD
Anthony Plizga, Chairman
Alexandra Alexopoulos, Vice-Chair
Peter Taveira
Loulseged Sahlu
Araba Adjei-Koranteng

DIRECTOR OF PLANNING
Michelle Tyler
mtyler@randolph-ma.gov

September 17, 2024

Dean Guo
29 Collins Avenue
Randolph, MA 02368

RE: Powers Drive Subdivision

Dear Mr. Guo,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as POWERS DRIVE. The subdivision of 29 Collins Avenue in 1980 created the potential for two (2) lots with a new right-of-way "Powers Drive"; note the reference on your deed of land attached to this letter. To date, there has been no activity identified toward the completion of the road and installation of utilities.

The Randolph Planning Board reached out to you on August 7, 2024 by mail (certified return receipt) requesting information regarding the intent to construct, revise or discontinue this subdivision of land in order for the Board to consider all actions available to them. The letter was returned to our office unclaimed.

We would like to make you aware that on, Tuesday, October 8, 2024 the Randolph Planning Board will conduct a public hearing to consider rescinding (revoking) your previously approved subdivision 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 it 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, October 8, 2024 at 6:15pm for the public hearing. At that time, the Board will consider any action permitted by law. 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.

Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

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

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Planning Department
Randolph Town Hall
41 South Main Street
Randolph, MA 02368



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Dean Guo
29 Collins Avenue
Randolph, MA 02368

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8/23/23

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<input type="checkbox"/> Return Receipt (electronic)	\$	
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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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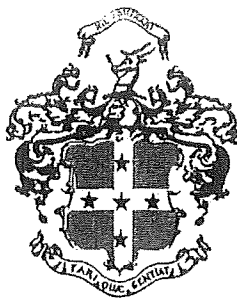
Dean Guo

29 Collins Avenue

Randolph, MA 02368

PS Form 3800, April 2012

Use this label for instructions



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

COPY

August 7, 2024

Dean Guo
29 Collins Avenue
Randolph, MA 02368

RE: Powers Drive Subdivision

Dear Mr. Guo,

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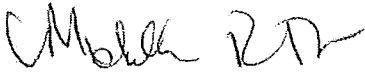
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If I can provide any information to you in advance of the meeting, please call me at 781-961-0936.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

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

N O T
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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

Quitclaim Deed

We, John Dacey and Maura Dacey n/k/a Maura Galvin, both unmarried of Norfolk County, Massachusetts, for consideration paid and in full consideration of Four Hundred Ten Thousand Five Hundred and 00/100 Dollars (\$410,500.00), the receipt of which is hereby acknowledged, grant to Dean Guo, Individually now of 29 Collins Avenue, Randolph, Norfolk County, Massachusetts 02368

with **QUITCLAIM COVENANTS**,

The land with the buildings thereon situated at #29 Collins Avenue, Randolph, Norfolk County, Massachusetts, being shown as Lot 25E according to "Subdivision Plan of Land-Randolph Mass. Lots 25E and 25F Powers Drive, Scale 1"=20', August 20, 1980, (Rev.11/26/80, John E. Leveault, P.E. & Associates, 10 Diauto Drive, Randolph, Mass." Recorded with Norfolk County Registry of Deeds in Book 287, Page 108-81 to which plan reference is hereto made for a more accurate description.

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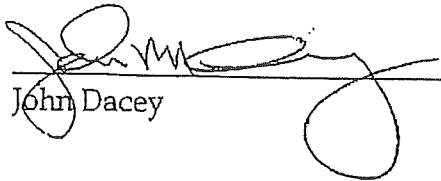
The Grantors named herein do hereby voluntarily release all rights of Homestead, if any, in the subject property, as set forth in M.G.L. Chapter 188 and certify under the pains and penalties of perjury that there is no other person or persons entitled to any Homestead Rights.

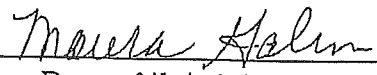
Being a portion of the premises conveyed by deed recorded with the Norfolk County Registry of Deeds at Book 31966, Page 287.

Property: 29 Collins Avenue, Randolph, MA 02368

NOT AN
EXECUTED UNDER SEAL this 17th day of November, 2020.
COPY

NOT AN
EXECUTED UNDER SEAL this 17th day of November, 2020.
COPY


John Dacey

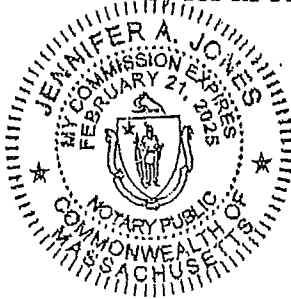

Maura Dacey a/k/a Maura Galvin

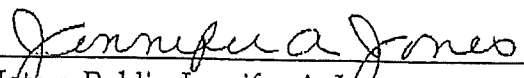
COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

NOVEMBER 17, 2020

On this 17th day of November, 2020 before me, the undersigned notary public, personally appeared John Dacey proved to me through satisfactory evidence of identification which was a MASS DRIV LIC to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntary for its stated purpose.



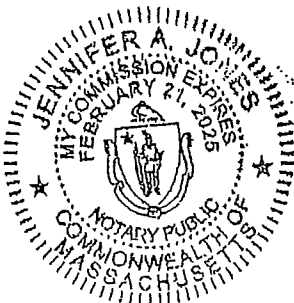

Notary Public: Jennifer A. Jones
My Commission Expires: 02/21/2025

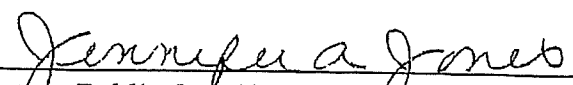
COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

NOVEMBER 17, 2020

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Notary Public: Jennifer A. Jones
My Commission Expires: 02/21/2025

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Dean Guo
29 Collins Avenue
Randolph, MA 02368

PS Form 3840, June 2010 See reverse for instructions

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Customer Name:	Randolph Planning Director
Customer Address:	Randolph Planning Director 41 South Main St Randolph MA 02368
Contact Name:	Randolph Planning Director
Contact Phone:	7819610936
Contact Email:	
PO Number:	Jen Austrino

Date:	09/16/2024
Order Number:	10580297
Prepayment Amount:	\$ 0.00

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Height in Inches:	0.0000

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NEO wickedlocal.com	2	09/24/2024 - 10/01/2024	Public Notices

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Cash/Check/ACH Discount	-\$3.66
Payment Amount by Cash/Check/ACH	\$91.80
Payment Amount by Credit Card	\$95.46

Order Confirmation Amount	\$91.80
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**LEGAL NOTICE
PUBLIC HEARING**

On Tuesday, October 8, 2024, the Randolph Planning Board will conduct public hearings pursuant to Massachusetts General Law Chapter 41 Section 81W to rescind the following previously approved subdivisions:

6:15 PM Powers Drive approved in 1980; 6:30 PM Ledgeview Terrace approved in 2006; 6:45 PM Roel Court approved in 2007; all of which were never constructed. Further details 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 St, Randolph, MA in the Washington Room or virtually via ZOOM. The link to join the meeting is on the Town of Randolph calendar.

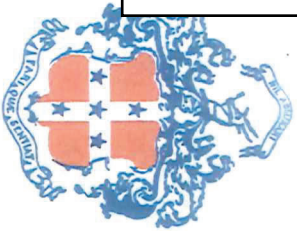
AD#10580297

PL 09/24, 10/01/2024

File Attachments for Item:

2. 6:30 PM - Ledgeview Terrace Subdivision

Town of Randolph



OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

TOWN OF RANDOLPH
INC. 1793

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

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.

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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 Board respectfully requests your participation at their meeting of September 10, 2024 at 6:00pm regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. At that time, the Board will consider any action permitted by law. The Randolph Planning Board is conducting regular meetings in a hybrid fashion. You may participate in person at Town Hall 41 South Main Street, Randolph in the Washington Room on the first floor OR via ZOOM (see the link on the Planning Board page at www.townofrandolph.com).

Please contact my office at 781-961-0936 or mttyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

On March 5, 2020, the Randolph Planning Board requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

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City, State, Zip+4®
Walpole MA 02081

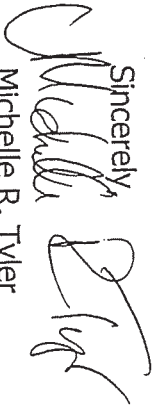
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Department no
Town Hall
14 Main Street
Walpole, MA 02368

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 Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response to the Board in writing to my attention or participating in an upcoming meeting via video. Please contact my office at 781-961-0936 or mttyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as Ledgeview Terrace. The four (4) lot subdivision creating E.G. Schaner Circle was approved September 19, 2006, endorsed October 12, 2006 and recorded at the Norfolk Registry of Deeds January 9, 2007 in Plan Bok 564 Plan 20 yet there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. If my office can be of assistance in providing information or guidance on process, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC

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RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

PS Form 3800, January 2020 PSN 7530-02-000-9000-1 See reverse for instructions

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368
(781) 961-0936



PLANNING BOARD
Anthony Plizga, Chairman
Alexandra Alexopoulos, Vice-Chair
Peter Taveira
Loulseged Sahlou
Araba Adjei-Koranteng

DIRECTOR OF PLANNING
Michelle Tyler
mtyler@randolph-ma.gov

September 17, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval.

Most recently, the Randolph Planning Board reached out to you on July 25, 2024 by mail (certified return receipt) requesting information regarding the intent to construct, revise or discontinue this subdivision of land in order for the Board to consider all actions available to them. To date, the Board has received no response to their request for information.

We would like to make you aware that on, Tuesday, October 8, 2024 the Randolph Planning Board will conduct a public hearing to consider rescinding (revoking) your previously approved subdivision 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, October 8, 2024 at 6:30pm for the public hearing. At that time, the Board will consider any action permitted by law. 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.

Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,


Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson ✓

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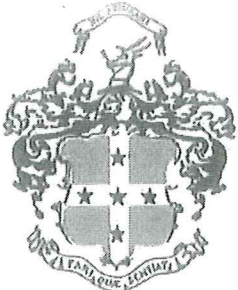
RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

PS Form 3800, January 2013
PSN 7530-02-000-9000

PS Form 3800, January 2013
PSN 7530-02-000-9000

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TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

COPY

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

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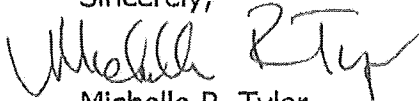
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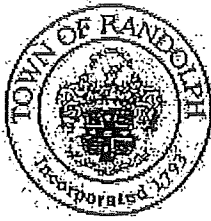
Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

On March 5, 2020, the Randolph Planning Board requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

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Walpole MA 02081

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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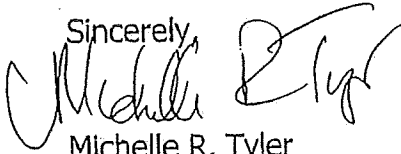
Section E, Item2.

g Department
Town Hall
th Main Street
ph, MA 02368

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The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response to the Board in writing to my attention or participating in an upcoming meeting via video. Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

Sincerely,

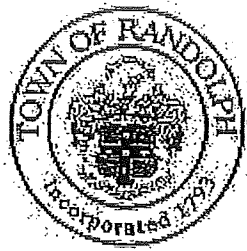


Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson

FILE

Section E, Item2.



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

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Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

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14 Renmar Ave
City, State, ZIP+4®
Walpole MA 02081

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

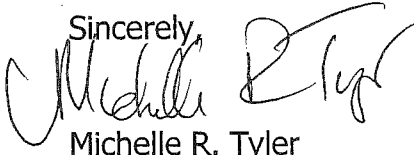
Section E, Item2.

g Department
Town Hall
h Main Street
h, MA 02368

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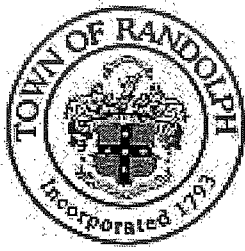
Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY																	
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<p>1. Article Addressed to: <i>RKS Realty, LLC c/o SB General Contracting 14 Renmar Av Walpole MA 02081</i></p>		<p>B. Received by (Printed Name) <i>CI9 RS PMM</i> C. Date of Delivery <i>5/27/20</i></p>																	
<p>2. Article Number (Transfer from service label) 7018 3090 0001 2061 7456</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
<p>9590 9403 0535 5173 1291 43</p>		<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Registered Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Registered Mail		<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	
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<p>PS Form 3811, April 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>																	



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

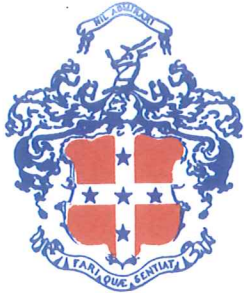
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The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. If my office can be of assistance in providing information or guidance on process, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

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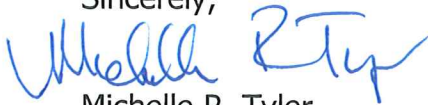
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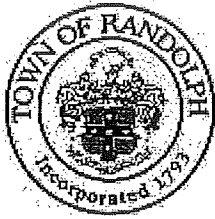
Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgerview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

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14 Renmar Ave
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Walpole MA 02081

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

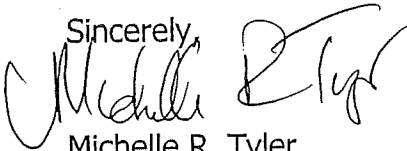
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g Department
Town Hall
th Main Street
ph, MA 02368

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The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response to the Board in writing to my attention or participating in an upcoming meeting via video. Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as Ledgeview Terrace. The four (4) lot subdivision creating E.G. Schaner Circle was approved September 19, 2006, endorsed October 12, 2006 and recorded at the Norfolk Registry of Deeds January 9, 2007 in Plan Bok 564 Plan 20 yet there has been no activity identified toward the completion of the road and installation of utilities.

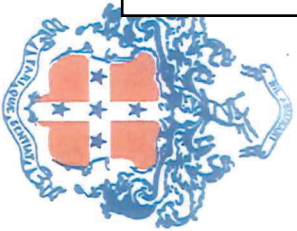
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Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC

Town of Randolph



OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

TOWN OF RANDOLPH
INC. 1793

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

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.

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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 Board respectfully requests your participation at their meeting of September 10, 2024 at 6:00pm regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. At that time, the Board will consider any action permitted by law. The Randolph Planning Board is conducting regular meetings in a hybrid fashion. You may participate in person at Town Hall 41 South Main Street, Randolph in the Washington Room on the first floor OR via ZOOM (see the link on the Planning Board page at www.townofrandolph.com).

Please contact my office at 781-961-0936 or mttyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

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City, State, ZIP+4®
Walpole MA 02081

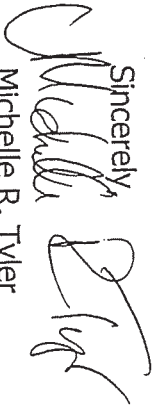
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Department
Town Hall
14 Main Street
Walpole, MA 02368

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Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer

Robert Cole, Town of Randolph Assessor

Michael Perreault, PE, P.M.P Associates, LLC

Anthony Plizga, Planning Board Chairperson



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as Ledgeview Terrace. The four (4) lot subdivision creating E.G. Schaner Circle was approved September 19, 2006, endorsed October 12, 2006 and recorded at the Norfolk Registry of Deeds January 9, 2007 in Plan Bok 564 Plan 20 yet there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. If my office can be of assistance in providing information or guidance on process, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC

FILE

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RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

PS Form 3800, January 2020 PSN 7530-02-000-9000-1 See reverse for instructions

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368
(781) 961-0936



PLANNING BOARD
Anthony Plizga, Chairman
Alexandra Alexopoulos, Vice-Chair
Peter Taveira
Loulseged Sahlou
Araba Adjei-Koranteng

DIRECTOR OF PLANNING
Michelle Tyler
mtyler@randolph-ma.gov

September 17, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval.

Most recently, the Randolph Planning Board reached out to you on July 25, 2024 by mail (certified return receipt) requesting information regarding the intent to construct, revise or discontinue this subdivision of land in order for the Board to consider all actions available to them. To date, the Board has received no response to their request for information.

We would like to make you aware that on, Tuesday, October 8, 2024 the Randolph Planning Board will conduct a public hearing to consider rescinding (revoking) your previously approved subdivision 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.

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The Planning Board requests your participation at their meeting of Tuesday, October 8, 2024 at 6:30pm for the public hearing. At that time, the Board will consider any action permitted by law. 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.

Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,


Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson ✓

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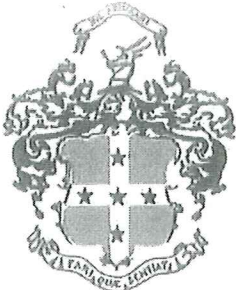
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 c/o SB General Contracting, Inc.
 14 Renmar Avenue
 Walpole, MA 02081

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PS Form 3800, January 2019



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

COPY

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

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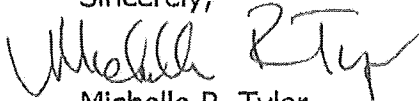
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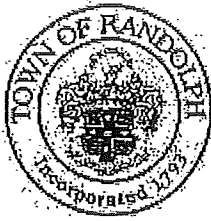
Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

On March 5, 2020, the Randolph Planning Board requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

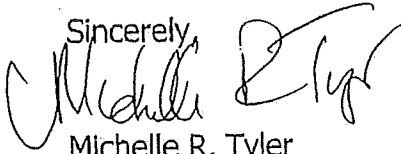
Section E, Item2.

g Department
Town Hall
th Main Street
ph, MA 02368

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Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson

FILE

Section E, Item2.



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

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Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC

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RKS Realty LLC
 C/O SB General Contracting, Inc.
 14 Renmar Avenue
 Walpole, MA 02081

PS Form 3800, June 2010

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Customer Name:	Randolph Planning Director
Customer Address:	Randolph Planning Director 41 South Main St Randolph MA 02368
Contact Name:	Randolph Planning Director
Contact Phone:	7819610936
Contact Email:	
PO Number:	Jen Austrino

Date:	09/16/2024
Order Number:	10580297
Prepayment Amount:	\$ 0.00

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Line Count:	30.0000
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NEO wickedlocal.com	2	09/24/2024 - 10/01/2024	Public Notices

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Payment Amount by Cash/Check/ACH	\$91.80
Payment Amount by Credit Card	\$95.46

Order Confirmation Amount	\$91.80
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**LEGAL NOTICE
PUBLIC HEARING**

On Tuesday, October 8, 2024, the Randolph Planning Board will conduct public hearings pursuant to Massachusetts General Law Chapter 41 Section 81W to rescind the following previously approved subdivisions:

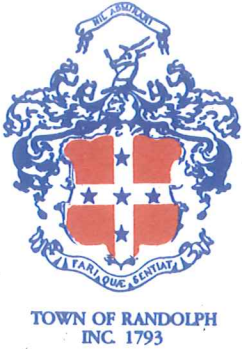
6:15 PM Powers Drive approved in 1980; 6:30 PM Ledgeview Terrace approved in 2006; 6:45 PM Roel Court approved in 2007; all of which were never constructed. Further details may be viewed at the office of the Town Clerk during regular business hours. Interested parties may participate in person at Randolph Town Hall, 41 S Main St, Randolph, MA in the Washington Room or virtually via ZOOM. The link to join the meeting is on the Town of Randolph calendar.

AD#10580297

PL 09/24, 10/01/2024

File Attachments for Item:

3. 6:45 PM - Roel Court Subdivision



Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

July 30, 2024

Osayomwanbor Obazee
45 Roel Street
Randolph, MA 02368

RE: Roel Court Subdivision
Randolph, MA

Dear Obazee Osayomwandor,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as ROEL COURT. The subdivision of 45 Roel Court by then owner Barbara Mersal created the potential for three (3) lots and an extension of Roel Court on September 10, 2007; note the reference on your deed of land attached to this letter. To date, there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue this subdivision of land 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 it 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.

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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 10, 2024 at 6:00pm for discussion. 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

N O T
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

QUITCLAIM DEED

I, **Barbara Mersal, Trustee of The Barbara Mersal 2018 Living Trust** u/d/t dated June 6, 2018, with respect to which an Abstract of Trust under M.G.L. c. 184, Section 35 recorded on June 12, 2018, in Norfolk County Registry of Deeds in Book 36051, Page 371, of Randolph, Massachusetts,

for consideration paid in the amount of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)**, grants to

Osayomwanbor Obazee, individually, now of 45 Roel Street, Randolph, MA 02368

with ***QUITCLAIM COVENANTS***,

The land in Randolph, Norfolk County, Massachusetts together with the buildings and improvements thereon, as described in **Exhibit A** attached hereto.

Subject to, and with the benefit of, all rights restrictions, reservations, easements, appurtenances and rights of way of record, insofar as the same are still in force and applicable.

The Grantor herein does hereby voluntarily release and relinquish all of her rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and states under the pains and penalties of perjury that she waives any and all homestead rights and further states that no other person or entity is entitled to an estate of homestead in the property.

Meaning and intending to convey the entire premises described in and for title please see the deed recorded with the Norfolk County Registry of Deeds in Book 36051, Page 374.

Property Address for Lot 1: 45 Roel Street, Randolph.
Property Address for Lots 2 & 3: 0 Roel Court, Randolph.

[SIGNATURES ON FOLLOWING PAGE]

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-15-2021 @ 03:52pm
Ctl#: 1080 Doc#: 144797
Fee: \$2,280.00 Cons: \$500,000.00

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

GRANTOR:

By: Barbara Mersal, Trustee of
The Barbara Mersal 2018 Living Trust

Notary Public: Deborah A. Boniwe
My Commission Expires: Sept 13, 2024

7022 0410 0000 8368 8816

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

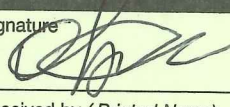
Total Post
 \$ _____

Sent To
 Street and
 City, State

Osayomwador Obazee
 45 Roel Street
 Randolph, MA 02368

Postmark
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PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY							
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>							
<p>1. Article Addressed to:</p> <p>Osayomwador Obazee 45 Roel Street Randolph, MA 02368</p>		<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>						
<p>2. Article Number (Transfer from service label) 7022 0410 0000 8368 8816</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>							
		<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Certified Mail</td> <td><input type="checkbox"/> Express Mail</td> </tr> <tr> <td><input type="checkbox"/> Registered</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> C.O.D.</td> </tr> </table>		<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail								
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<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.								
		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>							

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368
(781) 961-0936

Section E, Item3.



PLANNING BOARD
Anthony Plizga, Chairman
Alexandra Alexopoulos, Vice-Chair
Peter Taveira
Louselged Sahlu
Araba Adjei-Koranteng

DIRECTOR OF PLANNING
Michelle Tyler
mtyler@randolph-ma.gov

September 17, 2024

Osayomwanbor Obazee
45 Roel Street
Randolph, MA 02368

RE: Roel Court Subdivision

Dear Osayomwanbor,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as ROEL COURT. The subdivision of 45 Roel Court by then owner Barbara Mersal created the potential for three (3) lots and an extension of Roel Court on September 10, 2007; note the reference on your deed of land attached to this letter. To date, there has been no activity identified toward the completion of the road and installation of utilities.

The Randolph Planning Board reached out to you on July 30, 2024 by mail (certified return receipt) requesting information regarding the intent to construct, revise or discontinue this subdivision of land in order for the Board to consider all actions available to them. During your visit to my office, you indicated that you would participate in the September 10 meeting, but regretfully we did not take note of your attendance in person or online.

We would like to make you aware that on, Tuesday, October 8, 2024 the Randolph Planning Board will conduct a public hearing to consider rescinding (revoking) your previously approved subdivision 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 it 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, October 8, 2024 at 6:45pm for the public hearing. At that time, the Board will consider any action permitted by law. 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.

Please contact my office at 781-961-0936 or mt Tyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

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

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
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Total Post
 \$ _____

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Street and

City, State

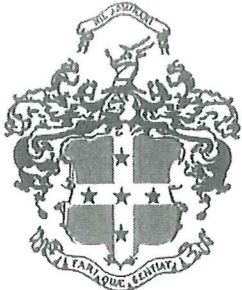
Osayomwando Obazee
 45 Roel Street
 Randolph, MA 02368

Postmark
 Here

PS Form 3811, February 2004 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY						
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="margin-top: 20px;">Osayomwando Obazee 45 Roel Street Randolph, MA 02368</p> <p>2. Article Number (Transfer from service label) 7022 0410 0000 8368 8816</p>	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Certified Mail</td> <td><input type="checkbox"/> Express Mail</td> </tr> <tr> <td><input type="checkbox"/> Registered</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> C.O.D.</td> </tr> </table> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
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PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

COPY

July 30, 2024

Osayomwanbor Obazee
45 Roel Street
Randolph, MA 02368

RE: Roel Court Subdivision
Randolph, MA

Dear Obazee Osayomwandor,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as ROEL COURT. The subdivision of 45 Roel Court by then owner Barbara Mersal created the potential for three (3) lots and an extension of Roel Court on September 10, 2007; note the reference on your deed of land attached to this letter. To date, there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue this subdivision of land 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 it 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 10, 2024 at 6:00pm for discussion. 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

N O T
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

QUITCLAIM DEED

I, **Barbara Mersal, Trustee of The Barbara Mersal 2018 Living Trust** u/d/t dated June 6, 2018, with respect to which an Abstract of Trust under M.G.L. c. 184, Section 35 recorded on June 12, 2018, in Norfolk County Registry of Deeds in Book 36051, Page 371, of Randolph, Massachusetts,

for consideration paid in the amount of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)**, grants to

Osayomwanbor Obazee, individually, now of 45 Roel Street, Randolph, MA 02368

with ***QUITCLAIM COVENANTS***,

The land in Randolph, Norfolk County, Massachusetts together with the buildings and improvements thereon, as described in **Exhibit A** attached hereto.

Subject to, and with the benefit of, all rights restrictions, reservations, easements, appurtenances and rights of way of record, insofar as the same are still in force and applicable.

The Grantor herein does hereby voluntarily release and relinquish all of her rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and states under the pains and penalties of perjury that she waives any and all homestead rights and further states that no other person or entity is entitled to an estate of homestead in the property.

Meaning and intending to convey the entire premises described in and for title please see the deed recorded with the Norfolk County Registry of Deeds in Book 36051, Page 374.

Property Address for Lot 1: 45 Roel Street, Randolph.

Property Address for Lots 2 & 3: 0 Roel Court, Randolph.

[SIGNATURES ON FOLLOWING PAGE]

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-15-2021 @ 03:52pm
Ctl#: 1080 Doc#: 144797
Fee: \$2,280.00 Cons: \$500,000.00

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

GRANTOR:

75

The land in Randolph, Norfolk County, Massachusetts together with the buildings and improvements thereon, known as **Lots 1, 2 and 3**, and being shown on a plan of land entitled “Roel Court’ Definitive Subdivision Plans, 45 Roel Street, (Map 47, Block A, Parcel 007), in Randolph, Massachusetts” dated April 23, 2007, McKenzie Engineering Group, Inc., Danvers, MA, recorded with the Norfolk Registry of Deeds in Plan Book 580, Page 15. Said locus is a subdivision of a 1.10 acre parcel recorded with Norfolk Deeds as Plan No. 851 of 1985 in Plan Book 324. Said parcel is bounded and described according to said plan as follows:

NORTHWESTERLY by land now or formerly of John W. Daley and Katherine Daley and land now or formerly of Waite Realty Trust, one hundred sixty-four and 92/100 (164.92) feet.

76

7014 1820 0000 8998 5958

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

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or PO Bo.

City, State

Osayomwanbor Obazee
45 Roel Street
Randolph, MA 02368

PS Form

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Account Number:	663354
Customer Name:	Randolph Planning Director
Customer Address:	Randolph Planning Director 41 South Main St Randolph MA 02368
Contact Name:	Randolph Planning Director
Contact Phone:	7819610936
Contact Email:	
PO Number:	Jen Austrino

Date:	09/16/2024
Order Number:	10580297
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	30.0000
Height in Inches:	0.0000

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Product	#Insertions	Start - End	Category
NEO QUI The Patriot Ledger	2	09/24/2024 - 10/01/2024	Public Notices
NEO wickedlocal.com	2	09/24/2024 - 10/01/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$91.80
Tax Amount	\$0.00
Service Fee 3.99%	\$3.66
Cash/Check/ACH Discount	-\$3.66
Payment Amount by Cash/Check/ACH	\$91.80
Payment Amount by Credit Card	\$95.46

Order Confirmation Amount	\$91.80
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**LEGAL NOTICE
PUBLIC HEARING**

On Tuesday, October 8, 2024, the Randolph Planning Board will conduct public hearings pursuant to Massachusetts General Law Chapter 41 Section 81W to rescind the following previously approved subdivisions:

6:15 PM Powers Drive approved in 1980; 6:30 PM Ledgeview Terrace approved in 2006; 6:45 PM Roel Court approved in 2007; all of which were never constructed. Further details 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 St, Randolph, MA in the Washington Room or virtually via ZOOM. The link to join the meeting is on the Town of Randolph calendar.

AD#10580297

PL 09/24, 10/01/2024

File Attachments for Item:

1. Open 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>		Dow St	Mitchell	Town
<i>Druid Hill Estates</i>	<i>6/13/1905</i>	Pett Acres Dr	East Druid Hill	
<i>Hampton Court</i>	<i>3/1/2010</i>	EJ Griffin Circle	West St (between Skyview & Sanborn)	
<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 (RKS Realty LLC)
<i>Ledgewood Estates</i>	<i>1/19/2005</i>	JA McDermott Circle	Marie Way	Alan Paine
<i>Maplewood Estates</i>	<i>11/4/2005</i>	Arredondo Circle	Marion Street	Joe Marotta
<i>Mary Lee Estates</i>	<i>12/11/2006</i>	SJ Skeen Circle	South Main Street	John Greene
<i>Mill Court</i>		N/A	Mill Street	

<i>Morton Road Extension</i>	<i>7/24/2000</i>	Morton	Morton Road	Bob Schoepplein Marsha Baxter
<i>Perry Estates</i>	<i>Mod</i>	Toby Lane	297 Chestnut	Mike Perry
<i>Powers Drive</i>	<i>1980</i>	Powers Drive	Collins Ave	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	Current 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