



TOWN COUNCIL MEETING

Monday, January 27, 2025 at 6:00 PM

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

AGENDA

This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:

<https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

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

Or One tap mobile: +13017158592, 86495385600#

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

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

- A. Call to Order - Roll Call - Pledge of Allegiance**
- B. Moment of Silent Prayer**
- C. Approval of 2025 Town Council Meeting Dates**

- 1. 2025 Meeting Schedule**

February 10 and 24

March 10 and 24

April 14 and 28

May 5 and 19

June 9 and 23

July 14 and 28

August 11 and 25

September 8 and 22

October 20

November 3 and 24

December 8

- D. Appointment of 2025 School Committee Representative**

E. Subcommittee Appointments

1. 2025 Council Subcommittee Appointments

1. Economic Development/Small Business/Real Estate
2. Human Services/Seniors/Recreation
3. Ordinance
4. Public Safety
5. Finance

2025 Council Appointments

1. Turner Free Library
2. Veterans/Military Services Committee
3. Community Preservation Committee
4. Joint Board
5. Tri-Board
6. Master Plan Implementation Committee

F. Approval of Minutes

- 1.** Meeting Minutes of Special Joint Town Council and School Committee Meeting
December 12, 2024
- 2.** Meeting Minutes of Town Council Meeting January 06, 2025

G. Announcements from the President

H. Public Hearings

- 1.** 6:15 PM - Council Order 2024-018: Acceptance, Via Gift, of George M. Lovering Circle
As A Municipal Public Way in the Town of Randolph
- 2.** 6:15 PM - Council Order 2024-019: Acceptance, Via Gift, of McEnelly Circle As A
Municipal Public Way in the Town of Randolph
- 3.** 6:15 PM - Council Order 2024-052: A Request to amend the zoning ordinance for
Accessory Dwelling Units (ADU's)

I. Public Comments/Discussions

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

J. Appointments

K. Motions, Orders, and Resolutions

L. Town Manager's Report

M. Old/Unfinished Business

N. New Business

- [1.](#) Council Order 2025-001: Request for the Town Council to Initiate an Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph Concerning Electric Vehicle Charging Stations
- [2.](#) Council Order 2025-002: Previous Fiscal Year Unpaid Bills
- [3.](#) Council Order 2025-003: FY2025 Budget Transfers

O. Correspondence

- [1.](#) Federal Emergency Management Agency - Final Flood Determination for Norfolk County, Massachusetts
- [2.](#) Xfinity Program Changes

P. Committee Reports

Q. Open Council Comments

R. Adjournment

Notification of Upcoming Meeting Dates

February 10, 2025

Town Council Meeting Schedule 2025

Dates to Remember:

Jan 1	New Years
Jan 20	MLK Day
Feb 17	Presidents' Day
April 18	Good Friday
April 20	Easter
Apr 21	Patriots' Day
May 11	Mother's Day
May 26	Memorial Day
June 15	Father's Day
June 19	Juneteenth
July 4	Independence Day
Sep 1	Labor Day
Oct 13	Columbus Day
Oct 31	Halloween
Nov 11	Veterans Day
Nov 27	Thanksgiving Day
Dec 25	Christmas Day
Dec 31	New Years Eve

January							February							March							April						
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May							June							July							August						
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September							October							November							December							
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Meeting Date

Meeting Dates:
 January 6 and 27
 February 10 and 24
 March 10 and 24
 April 14 and 28
 May 5 and 19
 June 9 and 23
 July 14 and 28
 August 11 and 25
 September 8 and 22
 October 20
 November 3 and 24
 December 8



Randolph Town Council

2025 Subcommittees

Economic Development/Small Business/Real Estate

Natacha Clerger, Ryan Egan, Jesse Gordon

Human Services/Seniors/Recreation Subcommittee

James F. Burgess, Natacha Clerger, Katrina Huff-Larmond

Ordinance Subcommittee

Richard Brewer, Katrina Huff-Larmond, Brandon Thompson

Public Safety Subcommittee:

Richard Brewer, James F. Burgess, Natacha Clerger

Finance

Entire Town Council

2025 Appointments

School Committee Representative

Kevin O'Connell

Appointees to Turner Free Library Trustees:

Richard Brewer, Brandon Thompson

Appointee to Veterans/Military Services Committee (Report to Regional Veterans Council):

Brandon Thompson

Appointee to Community Preservation Committee:

Kevin O'Connell

Appointee to Joint Board

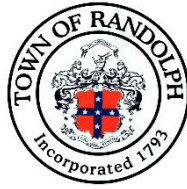
Brian Howard, Town Manager

Appointee to Tri-Board

Richard Brewer

Master Plan Implementation Committee Representative:

Jesse Gordon



Special Joint Meeting of the Randolph Town Council and Randolph School Committee

DRAFT Meeting Minutes

Meeting Date: Monday, December 12, 2024, at 7:00 p.m.

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

Call to Order: Council President Brewer called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (Via Zoom), Richard Brewer (In-Person), James Burgess (Via Zoom), Natacha Clerger (Via Zoom), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Brandon Thompson (Via Zoom).

Roll Call - School Committee Members Present: Jamie Ackles (In-Person), Beverly Coles-Roby (In-Person), Ida Gordon (In-Person), Lisa Milwood (In-Person), Andrea Nixon (In-Person)

Pledge of Allegiance: Pledge of Allegiance led by Councillor Huff-Larmond.

Announcements from the Town Council President: I'd like to request a motion to accept the three nominations submitted by the School Committee. Then I'd like to allow each candidate an opportunity to speak and address both the School Committee and Town Council.

Motion to accept the three nominations submitted by the School Committee made by Councillor Gordon, seconded by Councillor Huff-Larmond.

Roll Call Vote: 5-1-0 (Nays: Burgess; Absent during vote: Clerger, O'Connell; Absent: Egan)

Motion passes.

Councillor Brandon Thompson entered the meeting in person at 7:06 PM. Councillor O'Connell entered the meeting, by Zoom, at 7:09 PM.

New Business

1. Review of Candidates and Appointment of new School Committee Member to Vacant Seat.

Kirby Christian, Cassie Ramos, and Candice Watch each had an opportunity to address the Town Council and School Committee.

There were no questions from the Council for Kirby Christian.

Councillor Thompson asked Cassie Ramos which boards she has been a part of. Ms. Ramos answered: I currently sit on the Board of Trustees of Newton Country Day School, a private school in Newton, MA. I also sit on the Board of an organization called NARA (the New England Relocation Association). I have previously sat on the Board of Trustees for Casa Myrna which is a domestic violence organization.

Councillor Clerger asked Candice Watch if she had any children in the Randolph School System. Ms. Watch answered no. Ms. Ramos answered no. Ms. Kirby answered yes.

Councillor Gordon- What is your take on collaborating on the arts and steam projects within the schools? Ms. Watch answered: When working with the Boston School Department, I learned about many partnerships with the arts through Berkley School of Music and the Museum of Fine Arts and focused on building partnerships to further bring in learning and additional services.

School Committee Chair Lisa Milwood: Thank you to three candidates and thank you to all who applied. We are rooting for you. Even if you don't get the spot tonight, there's an upcoming election we encourage you to participate in.

	Kirby Christian	Cassie Ramos	Candice Watch
Christos Alexopoulos	X		
Richard Brewer	X		
James Burgess	X		
Natacha Clerger	X		
Ryan Egan	X		
Jesse Gordon	X		
Katrina Huff-Larmond	X		
Kevin O'Connell	X		
Brandon Thompson	X		
Jamie Ackles	X		
Beverly Coles-Roby			X
Ida Gordon			X
Lisa Milwood	X		
Andrea Nixon	X		

Kirby Christian will serve on the School Committee. She was sworn in by Town Clerk Cheryl Sass.

Adjournment:

Motion to adjourn made by Councillor Clerger, seconded by Councillor Gordon.

Roll Call Vote of the Town Council Council: 8-0-0 (Absent during vote: Egan)

Roll Call Vote of the School Committee: 6-0-0

Meeting adjourned at 7:50 PM.



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, January 6, 2025, at 6:00 p.m.

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

Call to Order: Council President Brewer called the meeting to order.

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

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

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of Paul Schneider who passed away on December 12, 2024; Gerald P. “Jerry” Good Sr. who passed away on December 22, 2024, Marrymargaret “Maggie” Burke who passed away on December 4, 2025; Georgia Alexopoulos who passed away on Sunday, December 22, 2024; and William J. “Bill” Lenaham, Jr. who passed away on December 28, 2024.

2025 Council President and Vice President Elections

Council President Brewer asked for nominations of the 2025 Town Council President.

Councillor Huff-Larmond nominated Council President Brewer for President. Councillor Gordon seconded this nomination. Council President Brewer respectfully declined due to the work load required to serve as President and expressed his appreciation.

Councillor O’Connell nominated Councillor Alexopoulos for President. Councillor Burgess seconded this nomination.

Roll Call Vote: 7-2-0 (Nays: Huff-Larmond, Gordon)

This nomination passed. Councillor Alexopoulos will serve as Town Council President for 2025.

Councillor Clerger nominated Councillor Brewer to serve as Vice President. Councillor O’Connell seconded this nomination.

Councillor Thompson nominated Councillor O’Connell to serve as Vice President. Councillor O’Connell respectfully declined this nomination.

Roll Call vote on the nomination for Councillor Brewer to serve as Vice-President: 9-0-0. Councillor Brewer will serve as Town Council Vice President for 2025.

Town Clerk Cheryl Sass swore the Town Council President and Town Council President into their new roles.

Appointment of 2025 School Committee Representative

Council President Alexopoulos requested that those who are interested in serving as the School Committee Council Representative to please send an email by Friday at 5:00 PM.

Approval of 2025 Town Council Meeting Dates

Councillor Burgess: Does this meeting schedule allow us to meet enough time before the budget and in a way that allows us to submit reports in a timely manner? Town Manager Howard: I believe so but we can take another look.

Council President Alexopoulos: We will vote on this at the next meeting on January 27, 2025.

Councillor Gordon: There is a discrepancy between the dates in the column and the dates that are highlighted as meeting dates. Town Attorney Griffin: We will update that for the next meeting.

Approval of Minutes

1. Meeting Minutes of Town Council Meeting November 25, 2024
2. Meeting Minutes of Town Council Meeting December 9, 2024

Motion to vote on both meeting minutes of November 25, 2024 and December 9, 2024 jointly made by Councillor Burgess, seconded by Councillor Huff-Larmond.

Roll Call Vote: 9-0-0

Motion passes.

Motion to approve the minutes of the Town Council meeting on November 25, 2024 and December 9, 2024 made by Councillor Burgess, seconded by Councillor Huff-Larmond.

Roll Call Vote: 9-0-0

Motion passes.

Motion passes.

Town Manager's Report:

1. I want to introduce the Assistant Town Manager, Monica Lamboy, to the Community. She has extensive experience working with municipal administration, and has been a wonderful addition to the team. Most recently, Monica worked as the Executive Director of Administration and Finance for the Chelsea Public Schools and oversaw the finances for the School Department, advised the Superintendent and the School Committee on financial matters, managed a number of capital projects, including the construction of a new school. Prior to that, she worked at the Collins Center for Public Management at the University of Massachusetts Boston.

Assistant Town Manager Monica Lamboy: Thank you Brian and thank you to the Council. I'm really excited to be here. It's a wonderful opportunity for a wonderful community. I want to thank the team that set up my office for me. It looks fantastic and it's very comfortable. The past couple of days have been wonderful, people have been very welcoming. I've had an opportunity to meet a lot of the folks and I know there are a lot more people for me to meet. I'm up for the challenge and I'm here to support the Town Manager however best I can. Thank you.

Councillor Huff-Larmond: 1. A resident called and wants to donate a library stand to the Town of Randolph. Is that possible? Town Manager Howard: I'd need more information. I don't see why that's something we can't make happen. 2. A resident brought to my attention, we voted on an ordinance that all stores should use paper, not plastic bags, and it does not seem like stores are not following that order. Is there anything we can do about that? Council President Alexopoulos: You can't use single film bags, but you can use double or triple film bags. Town Manager: If you are aware of any locations not following compliance, the Board of Health can make a visit.

Announcements from the President

Thank you to everyone for their vote of confidence. I look forward to serving in this role for the next twelve months.

Council Comments:

1. Councillor Egan: Congratulations to the Council President and Council Vice President.
2. Councillor Thompson: I hope everyone had a great holiday break. Congratulations to you Mr. President. I am looking forward to 2025.
3. Councillor O'Connell: Happy Birthday to my wife, Maria!
4. Councillor Huff-Larmond: Happy New Year! Congratulations to the Council President and Council Vice President. MLK, Jr. Day will happen in Randolph! The flyer will be coming out soon. Hopefully everyone will be able to join us. Thank you to the Randolph Police Department who partnered with Spring of Water Assembly to collect and hand out gifts. It was a beautiful event. It is a great example of community policing. We had great celebrations of all the various holiday lightings and it makes me very proud to be a Randolph resident to see a Christmas Tree, a Minorah, and a Hanukkah light.
5. Councillor Brewer: Happy New Year! Thank you everyone for your support.
6. Councillor Gordon: Congratulations to the Council President and Council Vice-President. 1. The Neponset River Watershed Association. I've been in contact with them about connecting up a deposit trail to the Randolph Blue Hills trails and beyond. 2. I've been working with the School Committee to extend the joint meetings so that we can introduce more joint meetings on a regular basis. I'd like to co-introduce that with Lisa Milwood, Chair of the School Committee. 3. The Crawford Square Redevelopment Commission will be coming to this body sometime in the future. The Randolph Redevelopment Authority is planning to hire a director for the Crawford Square project.
7. Councillor Clerger: Congratulations Mr. President. We are hoping to have a great year under your leadership and congratulations to you as well Mr. Vice-President. Happy Birthday to Maria O'Connell. Happy New Year to all and Happy Independence Day to our Haitians. I'm hoping to get more involved in attending meetings. The food distribution is still on. Text me at 857-249-0196.
8. Councillor Burgess: The School Committee has a few school walk-throughs coming up in the next few weeks. The School Committee wishes to make a Subcommittee of the Council. The view of the Chair and Vice Chair is to bring the Council's collective opinion to the School Committee. The Joint meetings are only productive if they are directed towards a particular goal.
9. Council President Alexopoulos: The Randolph Police Department will be running a mini police academy for seniors on Tuesday, January 21, 2025. If you have any questions, call the Randolph Elder Affairs line.

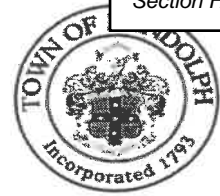
Adjournment:

Motion to adjourn made by Councillor Clerger, seconded by Councillor Vice-President Brewer.
 Roll Call Vote: 8-0-0 (Absent during vote: Egan)
 Meeting adjourned at 6:40 PM.

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

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

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



RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE

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

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

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

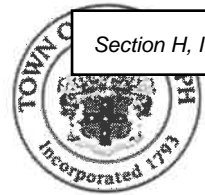
Detailed Description of Request	<p>Request for the Town to accept George M. Lovering Circle in the subdivision known as Belcher Estates as a public way.</p>
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I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said ordinances, rules and any conditions of the Town Council.

Applicant Manager

11/16/2021

Date



FORM M

CONVEYANCE OF EASEMENTS AND UTILITIES

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

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

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

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

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

GRANTOR'S TITLE TO PROPERTY

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

This is not a homestead property

MORTGAGE TO PROPERTY

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

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

In witness whereof we have hereunto set our hands and seals this 16 day of July, 2021

Owner Signature

Todd A. Sandler, Managerdotloop verified
07/16/21 11:35 AM EDT
N7NH-LWQ5-SROE-SF1G

Printed Name

Todd A. Sandler, Manager

Owner Signature

Michael J. Kmito, Managerdotloop verified
07/16/21 12:10 PM EDT
ANTG-B5PS-D1RA-UC8L

Printed Name

Michael J. Kmito, Manager

Owner Signature

Printed Name

Owner Signature

Printed Name

Commonwealth of Massachusetts, Norfolk, ssOn this 16 day of July, 2021, before me, the undersigned notary public,

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

Notary Public

Michelle RogersDate Commission Expires 9/18/26

Bk 33255 Pg511 #58953
06-26-2015 @ 03:42p

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

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

With *QUITCLAIM COVENANTS*

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

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

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

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

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

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

WILLIAM P. O'DONNELL, REGISTER

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

Return to

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

OFFICIAL
COPY

NOT
OFFICIAL
COPY

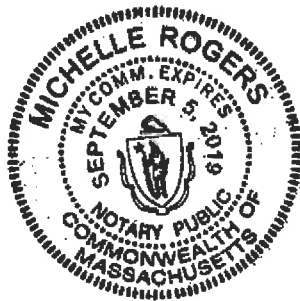
MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

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

Commonwealth of Massachusetts

Norfolk, ss.

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



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

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

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MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 08-12-2016 @ 03:50pm
Ct# 4698 Doc# 80280
Fee: \$2,584.00 Cons: \$550,000.00

Quitclaim Deed

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

With **QUITCLAIM COVENANTS**

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

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

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

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

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

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

NOT
 Executed as a sealed instrument this 11th day of August, 2016.
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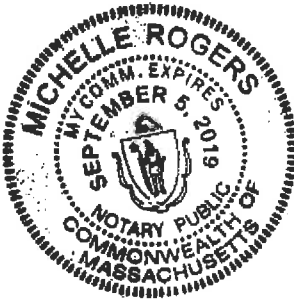
Michael J. Kmito manager
 MASS PROPERTY HOLDINGS, LLC, By:
 Michael J. Kmito, Managing Member

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

Commonwealth of Massachusetts

Norfolk, ss.

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



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

Quitclaim Deed

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

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

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

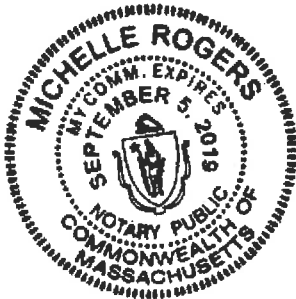
[Signature]
MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

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

Commonwealth of Massachusetts

Norfolk, ss.

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



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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

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Quitclaim Deed

Bk 34559 P359

10-13-2016 @ 10:51a

Section H, Item 1.

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

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

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

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

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

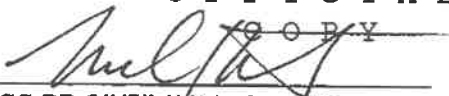
Meaning and intending to convey A PORTION OF grantor's interest in deed recorded in Book 32869, Page 450.

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

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

Grantor

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 Executed as a sealed instrument on this 11 day of October, 2016.
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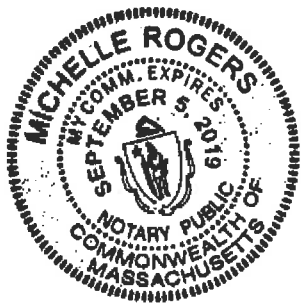

 MASS PROPERTY HOLDINGS, LLC, By:
 Michael J. Kmito, Managing Member



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

Commonwealth of Massachusetts

Norfolk, ss.

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




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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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CERTIFY

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C O P Y

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

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MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 03-23-2016 @ 03:29pm
Ct1#: 1722 Doc#: 25505
Fee: \$2,530.80 Cons: \$555,000.00

Quitclaim Deed

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

With ***QUITCLAIM COVENANTS***

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

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

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

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

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

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

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



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

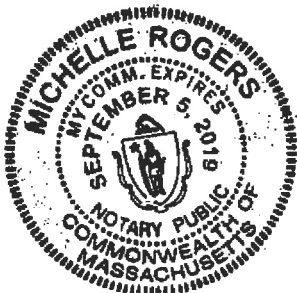


MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

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




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

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Exhibit A

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

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

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

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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

CERTIFY

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

Quitclaim Deed

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

With **QUITCLAIM COVENANTS**

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

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

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

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

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

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

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



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

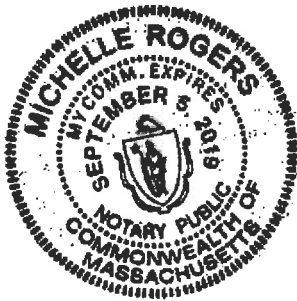



MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

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




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

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

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

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

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

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

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QUITCLAIM DEED

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

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

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

With Quitclaim Covenants,

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

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

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

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

[Signature Page Follows.]

18 George M. Lovering Circle, Randolph, MA

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Witness my hand and seal this 9th day of October, 2015.
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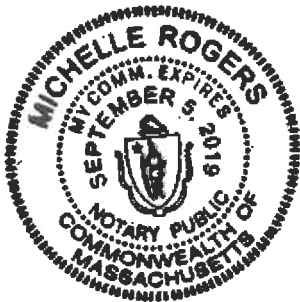
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Mass Property Holdings, LLC

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

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

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



M. Rogers
Notary Public

My Commission Expires:

9/5/19

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

[Signature]
 By: Michael J. Kmito, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

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



Michael Sandler
 Notary Public

My Commission Expires: October 24, 2019



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

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

Section H, Item 1.

December 9, 2021

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

RE: Belcher Estates
George M. Lovering Circle

Dear sirs:

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

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

On behalf of the Randolph Planning Board,

Michelle R. Tyler
Director of Planning

Cc: Town Council
Department of Public Works
Engineering

PLANNING DEPARTMENT


FORM N
FINAL CERTIFICATE OF COMPLETION

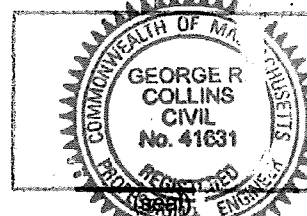
Subdivision Name	Belcher Estates			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		2014	631	10
Applicant	Mass Property Holdings LLC			
Address	536 N. Main Street, Randolph, MA 02368			
Phone	617-293-2033	Email	todd@toddsandler.com	

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

Signature: _____

Date: 11-30-21

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



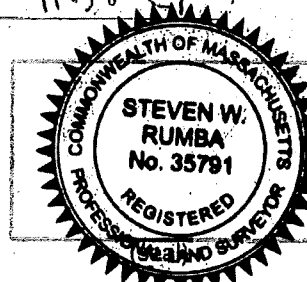
I hereby certify that the works noted herein have been constructed in accordance with the plans, specifications and conditions approved pursuant to the Planning Board Rules and Regulations Governing the Subdivision of Land and are complete. I hereby recommend this subdivision construction work for acceptance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

Signature: _____

Date: 11-30-21

Applicant's Engineer

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



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

Signature: _____

Date: 11-30-21

Applicant's Surveyor

TOWN OF RANDOLPH ENGINEERING

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

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

Signature: Team A. Piene - Louis
Town Engineer

Date: 12/03/2021

TOWN OF RANDOLPH PLANNING BOARD

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

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

Anthony W. Pizze

Sarah D. R.

[Signature]

12/7/21
Date

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QUITCLAIM DEED

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

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

WITH QUITCLAIM COVENANTS:

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

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

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

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

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

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

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

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

[Signature and Acknowledgement to follow]

Property Address: 8 George M Lovering Circle, Randolph MA

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

DUONG KHANH HIEN AU

LANG HUE LUU

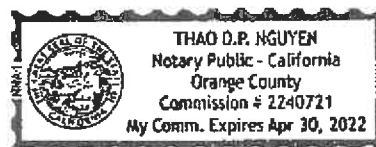
STATE OF CALIFORNIA

County Orange ss.

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

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

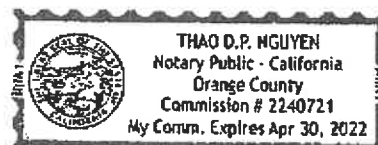
County Orange ss.



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

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

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



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C O P Y

QUITCLAIM DEED

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

with *Quitclaim Covenants*,

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

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

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

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

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

[Signature Pages to Follow]

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

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

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

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

Gary Sydavong

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Norfolk

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

[Signature]
Notary Public
My Commission Expires:



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

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

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

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Norfolk

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

[Signature]
Notary Public

My Commission Expires:



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



Town of Randolph

Office of the TOWN COUNCIL

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

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

April 11, 2024

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

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

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

Dear Mr. Sandler,

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

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

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

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

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

Sincerely,



Natalie Oliveras
Town Council Clerk

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

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

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

APPLICATION INFORMATION

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

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

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I've ever had."**

— J. Fitzgerald, VA

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ACCREDITED BUSINESS A+

4635

Public Notices

George M Lovering Cir
LEGAL NOTICE
TOWN OF RANDOLPH
TOWN COUNCIL

The Randolph Town Council will hold a public hearing on Monday, April 29, at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on the application by the petitioner, Mass Property Holdings, LLC, for street acceptance and request for the Town to accept George M. Lovering Circle in the subdivision known as Belcher Estates as a public way.

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

AD# 10062805
PL 04/13 & 04/20/2024

559 Washington St.
LEGAL NOTICE
TOWN OF STOUGHTON
Notice of Hearing

A public hearing will be held by the Select Board on April 23, 2024 at 8:00 p.m. to consider the application of Runi Enterprises, LLC, dba La Stalla Osteria & Bar, located at 559 Washington Street for an Amendment to a Common Victualler, All

Public Notices

Alcohol, Entertainment License to change hours. The hearing will be conducted at the Great Hall, 3rd floor, Town Hall – 10 Pearl Street, Stoughton MA and/or virtually & via Google Meets, and broadcast via Stoughton Media Access television and livestream. Google Meets video link and telephone connection for public comment available by calling the Select Board office at 781-341-1300, ext. 9212 or email to gpereira@stoughton-ma.gov.

Per Order of
Debra C. Roberts, Chair
Select Board Acting as the
Local Licensing Authority

AD# 10058974
PL 04/13/2024

McEnelly Cir
LEGAL NOTICE
TOWN OF RANDOLPH
TOWN COUNCIL

The Randolph Town Council will hold a public hearing on Monday, April 29, at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on the application by the petitioner, West Point Development Co., Inc., for street acceptance and request for the Town to accept McEnelly Circle in the subdivision known as Bartlett Estates as a public way.

Additional details about this application may be found on the Town of Randolph website or at the Randolph

Public Notices

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

AD# 10062728
PL 04/13 & 04/20/2024

1261 PARK ST
LEGAL NOTICE
TOWN OF STOUGHTON
Notice of Hearing

A public hearing will be held by the Select Board on April 23, 3034 at 8:10 p.m. to consider the application of Super Slice Management, LLC dba Piezoni's of Stoughton, located at 1261 Park Street, Stoughton, MA 02072 for the application of a License as a Common Victualler. The hearing will be conducted at the Great Hall, 3rd floor, Town Hall – 10 Pearl Street, Stoughton MA and/or virtually & via Google Meets, and may be broadcast via Stoughton Media Access television and livestream. Google Meets video link and telephone connection for public comment available by calling the Select Board office at 781-341-1300, ext. 9212 or email to gpereira@stoughton-ma.gov.

Per Order of:
Debra C. Roberts
Select Board Acting as the
Local Licensing Authority

AD# 10067857
PL 04/13/2024

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CSLB 983603 F13000002885 13HV08744300



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

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

Thu, Apr 25, 2024 at 9:27 AM

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

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

Respectfully submitted,

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

Todd A. Sandler
Michael J. Kmito

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



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

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

Wed, May 29, 2024 at 2:20 PM

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

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

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

Todd A. Sandler, CRB, CRS, SRS

Certified Real Estate Brokerage Manager

Certified Residential Specialist

Seller Representative Specialist

New Construction Specialist

Todd A. Sandler, REALTORS

Direct Cell: (617) 293-2033

Direct Fax: (781) 926-1003

Email: todd@toddsandler.com

2020 Featured Top Agent

TOP AGENT
MAGAZINE



1928 INVESTMENTS LLC
536 North Main Street
Randolph, MA 02368

September 9, 2024

Natalie Oliveras
Town of Randolph
Office of the Town Council
41 South Main Street
Randolph, MA 02368

Re: Street Acceptance – George M. Lovering Circle & McEnelly Circle

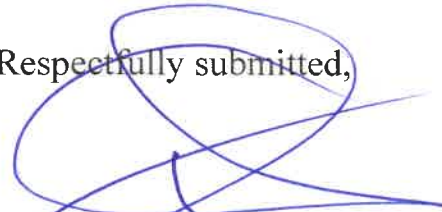
Dear Natalie:

In response to your request, please consider this letter as our request to continue the public hearings previously scheduled for September 9, 2024 at 6:15 p.m. to the Town Council meeting on January 27, 2025 at 6:15 p.m. We will provide you, in advance, the additional information you need.

The reason for the continuance request is to ensure that the Council has all the as built plans and proper forms for their consideration along with the signed and notarized letters from the homeowners on the street confirming and assenting to the town's acceptance of the street.

Please confirm your receipt of this letter and please let me know that the new date and time has been confirmed. Thank you.

Respectfully submitted,



Todd A. Sandler, Managing Member
And on behalf of Michael J. Kmito, President of West Point Development Co., Inc.

1928 INVESTMENTS LLC
536 NORTH MAIN STREET
RANDOLPH, MA 02368

January 21, 2025

Council President
Town Council
41 South Main Street
Randolph, MA 02368

Re: Street Acceptances

To the Council President and members: Please accept this letter on behalf of the petitioners to continue the hearings for the two street acceptances previously filed to the last meeting in March 2025. Thank you for your consideration on this request and your continued patience.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Todd A. Sandler', with a long horizontal flourish extending to the right.

Todd A. Sandler, Managing Member
1928 Investments LLC
And on behalf of West Point Development Co., Inc.

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

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



RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE

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

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

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

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

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

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

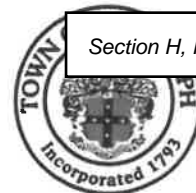
Applicant

12/17/2021

Date

FORM M

CONVEYANCE OF EASEMENTS AND UTILITIES



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

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

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

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

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

GRANTOR'S TITLE TO PROPERTY

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

This is not a homestead property

MORTGAGE TO PROPERTY

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

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

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

Owner Signature

Michael J. Kmitodotloop verified
12/17/21 3:35 PM EST
6UQM-OHTZ-MCYV-YMZ8

Printed Name

Michael J. Kmito

Owner Signature

Printed Name

Owner Signature

Printed Name

Owner Signature

Printed Name

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

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

Notary Public

Todd A. Sandlerdotloop verified
12/17/21 3:11 PM EST
HHJJ-HZVY-GUJG-1EOBTodd A. SandlerDate Commission Expires 2/20/26

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

NOT DEED NOT
AN AN

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

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

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

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

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

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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

Steven M. Walsh
Steven M. Walsh

Karen T. Walsh
Karen T. Walsh

COMMONWEALTH OF MASSACHUSETTS

Plymouth
Norfolk, ss

June 26, 2008

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

CANCELLED
JUN 27 2008

Howard M. Nelson
Notary Public
My Commission Expires



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

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

N O T QUITCLAIM DEED N O T

A N A N

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

OF: Randolph, Norfolk County Massachusetts C O P Y

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

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

WITH QUITCLAIM COVENANTS:

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

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

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

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

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

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

Warren O. Averett
Warren O. Averett

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

Commonwealth of Massachusetts

Norfolk, ss:

November 30, 2006

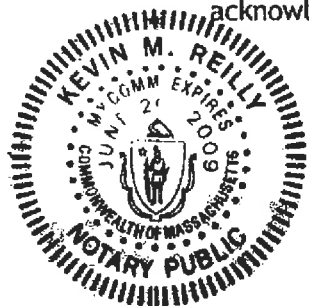
On this 30th day of November, 2006 before me the undersigned notary public, personally appeared Warren O. Averett and Jennifer L. Averett, proven to me through satisfactory evidence of identification, namely [valid motor vehicle operators license] [current federal/state government issued identification]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

(Seal)

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

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

Property Address: 24 Bartlett Road, Randolph, MA 02368



NOT DEED NOT
AN AN

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

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

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

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

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

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

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

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

Plymouth
Norfolk, ss

COMMONWEALTH OF MASSACHUSETTS

June 26, 2008

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

CANCELLED
JUN 27 2008
DEEDS REGISTRY
NORFOLK
DEDHAM

[Signature]
Notary Public
My Commission Expires



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

N O T QUITCLAIM DEED T

A N A N

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

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

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

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

WITH QUITCLAIM COVENANTS

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

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

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

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

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

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

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

LOCUS: 6 McEnelly Circle, Randolph, MA 02368

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

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

By: 
Michael J. Kmito, its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

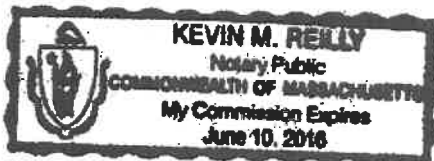
NORFOLK, SS.

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

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

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


Notary Public
My Commission Expires: 6/10/2016



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

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

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

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

QUITCLAIM DEED

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

of Randolph, Massachusetts

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

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

of 10 McEnelly Circle, Randolph, Massachusetts

with *Quitclaim* covenants, in the following property:

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

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

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

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

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


Property Address: 10 McEnelly Circle, Randolph, Massachusetts

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

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



Andy Quan



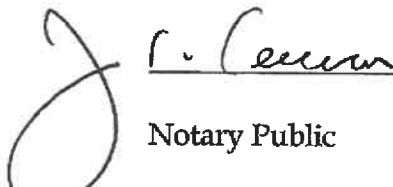
Karen Quan

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

November 15 2013

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



Notary Public

My Commission expires:



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

N O T QUITCLAIM DEED T
A N A N

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

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

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

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

WITH QUITCLAIM COVENANTS

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

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

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

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

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

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

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

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

LOCUS: 16 McEnelly Circle, Randolph, MA 02368

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

Steven Walsh
16 McEnelly Circle
Randolph, MA

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

WEST POINT DEVELOPMENT CO., INC.

By: 

Michael J. Kmito, its President and Treasurer

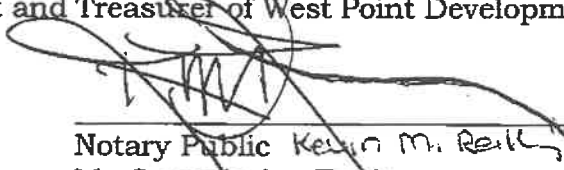
COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

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

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

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


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

CANCELLED
MAR 26 2009
NORFOLK
REG#17

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

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

FEE \$1938.00

CASH \$1938.00

N O T
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

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

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

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

With **QUITCLAIM COVENANTS**

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

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

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

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

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

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

Property Address: 15 Mcenelly Circle, Randolph, MA

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

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

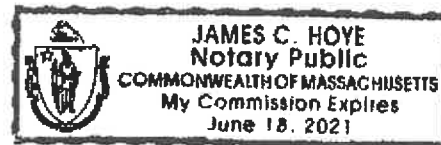

Christine Marie Graziano-Neel

COMMONWEALTH OF MASSACHUSETTS

County of: Norfolk

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


Notary Public
My Commission Expires



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


Matthew R. Neel

AN
OFFICIAL
COPY

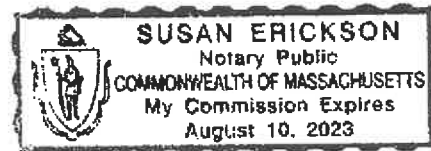
NOT
AN
OFFICIAL
COPY

COMMONWEALTH OF MASSACHUSETTS

County of: Norfolk

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


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



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

Bk 33210 Pg431 #52677
 06-12-2015 @ 03:11p

N O T

A N RECEIVED AND RECORDED

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

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

QUITCLAIM DEED

CERTIFY

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

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

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

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

Of 9 McEnelly Circle, Randolph, MA

with Quitclaim Covenants

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

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

Subject to Drain Easement as shown on the aforementioned plan.

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

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

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

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

Property Address: 9 McEnelly Circle, Randolph, MA 02368

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

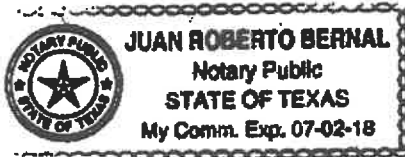
WITNESS my hand and seal this 28 day of October, 2014

Wade A. Cole
Wade A. Cole

COMMONWEALTH/STATE OF Texas

Bexar ss

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



[Signature]

Notary Public:

My Commission Expires:

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

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

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

QUITCLAIM DEED

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

OF: 5 McEnelly Circle, Randolph, Massachusetts 02368

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

GRANT TO: Chinyere Vivian Nwanesidu

OF: 8 Elven Road, Boston, Massachusetts 02131

WITH QUITCLAIM COVENANTS,

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

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

Subject to Drain Easement as shown on the aforementioned plan.

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

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

Property Address: 5 McEnelly Circle, Randolph, Massachusetts 02368

N O T

N O T

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

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

{THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK}

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


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


Calvin J. Zhou Yuan Lin

COMMONWEALTH OF MASSACHUSETTS

County: Norfolk

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


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


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

08-56

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

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

Quitclaim Deed

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

Property Address: 24 Bartlett Road, Randolph, MA 02368

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

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

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

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

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

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

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

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

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

74

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C O P Y

N O T
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C O P Y

MASSACHUSETTS QUITCLAIM DEED

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

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

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

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

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

LOCUS: 22 Bartlett Road, Randolph, MA 02368

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

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

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

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

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

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

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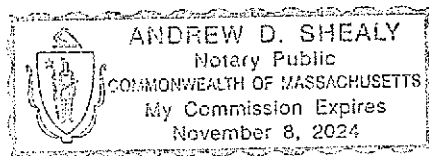
Witness my hand and seal on this 17 day of August, 2020

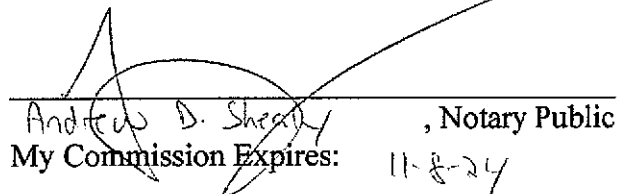

Carl H. Smith, Jr.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

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




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



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

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

Thu, Apr 25, 2024 at 9:27 AM

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

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

Respectfully submitted,

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

Todd A. Sandler
Michael J. Kmito

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



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

Section H, Item2.

COPY

May 16, 2024

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

RE: Bartlett Estates/McEnelly Circle

Mr. Kmito,

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

On behalf of the Randolph Planning board,

Michelle R. Tyler
Director of Planning

Cc: Engineering
File
* Town Council



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

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

Wed, May 29, 2024 at 2:20 PM

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

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

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

Todd A. Sandler, CRB, CRS, SRS

Certified Real Estate Brokerage Manager

Certified Residential Specialist

Seller Representative Specialist

New Construction Specialist

Todd A. Sandler, REALTORS

Direct Cell: (617) 293-2033

Direct Fax: (781) 926-1003

Email: todd@toddsandler.com

2020 Featured Top Agent

TOP AGENT
MAGAZINE



1928 INVESTMENTS LLC
536 North Main Street
Randolph, MA 02368

September 9, 2024

Natalie Oliveras
Town of Randolph
Office of the Town Council
41 South Main Street
Randolph, MA 02368

Re: Street Acceptance – George M. Lovering Circle & McEnelly Circle

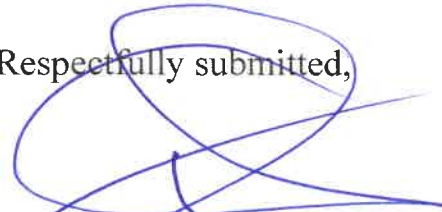
Dear Natalie:

In response to your request, please consider this letter as our request to continue the public hearings previously scheduled for September 9, 2024 at 6:15 p.m. to the Town Council meeting on January 27, 2025 at 6:15 p.m. We will provide you, in advance, the additional information you need.

The reason for the continuance request is to ensure that the Council has all the as built plans and proper forms for their consideration along with the signed and notarized letters from the homeowners on the street confirming and assenting to the town's acceptance of the street.

Please confirm your receipt of this letter and please let me know that the new date and time has been confirmed. Thank you.

Respectfully submitted,



Todd A. Sandler, Managing Member
And on behalf of Michael J. Kmito, President of West Point Development Co., Inc.

1928 INVESTMENTS LLC
536 NORTH MAIN STREET
RANDOLPH, MA 02368


January 21, 2025

Council President
Town Council
41 South Main Street
Randolph, MA 02368

Re: Street Acceptances

To the Council President and members: Please accept this letter on behalf of the petitioners to continue the hearings for the two street acceptances previously filed to the last meeting in March 2025. Thank you for your consideration on this request and your continued patience.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Todd A. Sandler', with a long horizontal flourish extending to the right.

Todd A. Sandler, Managing Member
1928 Investments LLC
And on behalf of West Point Development Co., Inc.

Council Order: 2024-052

Introduced By: Planning Board

Date: October 28, 2024

Request by the Planning Board for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance –Chapter 200 of the General Code of the Town of Randolph.

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, concerning Accessory Dwelling Units (ADU’s) , pursuant to M.G.L. chapter 40A, Section 5, and hereby amends the Zoning Ordinance as follows:

I. Amend section 200-3, concerning Word usage; definitions, as follows:

Delete the following term(s):

IN-LAW APARTMENT

A separate dwelling unit within a detached single-family dwelling subordinate in size to the single-family dwelling and which maintains the appearance of the structure as a single-family dwelling. [Added 5-22-2006 ATM by Art. 50, approved 10-17-2006]

Add the following terms:

ACCESSORY DWELLING UNIT (ADU)

A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling.

SHORT-TERM RENTAL

An owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where:

- (i) at least 1 room or unit is rented to an occupant or sub-occupant for a period of less than thirty (30) days at a time ; and
- (ii) all accommodations are reserved in advance.

II. Amend section 200-45 C by deleting “in-law apartments” and renumbering the section as applicable.

The Planning Board shall be the special permit granting authority for the following:

- (1) Construction of or conversion to a two-family dwelling.*
- (2) Shared elderly housing.*
- (3) ~~In-law apartments.~~*
- (4) Scientific research, development production when identified as a SPPB on the Table of Allowable Activity.[2]*

[2] Editor's Note: The Table of Allowable Activity is included as an attachment to this chapter.

- III. Amend section 200-91 C.2.(b)[2] by deleting the term "in law"
...except this provision shall not apply to single-family dwelling units, two-family dwelling units or dwelling units used as ~~"in-law"~~ accessory dwelling units.
- IV. Delete section ~~200-46.B.11 sections [a] through [j]~~ in their entirety
- V. Insert a new section 200-10.E as follows:

Accessory Dwelling Units (ADU).

1. Purpose

This section authorizing the provision of accessory dwelling units is intended to:

- (a) Increase the number of small dwelling units available in the Town;
- (b) Increase the range of choice of housing accommodations to meet the needs of households;
- (c) Increase the supply of housing and the diversity of housing options, in response to demographic changes;
- (d) Encourage the efficient use of the Town's housing supply while preserving the character of the town's neighborhoods;
- (e) Maximize privacy, dignity, and independent living among family members preserving domestic family bonds as well as to protect the stability, property values, and the residential character of the neighborhood.

2. General Requirements

ADU's are permitted by right in a residential single-family high-density district (RH/RSFHD) and Residential Single Family Medium Density (RSFMD) subject to the following:

- (a) No ADU shall be constructed without the issuance of a building permit by the Building Commissioner.
- (b) No ADU shall be occupied unless a certificate of occupancy for such unit has been issued by the Building Commissioner and remains in effect.
- (c) ADU's are allowed within or attached to an existing single-family structure or as a detached accessory building with a permanent foundation and that is accessory to an existing single-family structure.
- (d) One (1) ADU is permitted per primary structure or lot ~~except by Special Permit.~~
- (e) The ADU must maintain a separate entrance sufficient to meet the requirements of the state building code for safe egress.

- (f) All ADUs must comply with all applicable requirements of law including of those of the building, fire sanitary and stormwater state codes and local ordinances.
- (g) The accessory dwelling unit shall not be served by any separate utility meter. Electricity, water, oil, heat, gas and sanitary shall be provided by a single service to both the ADU and the principal dwelling.
- (h) The Fire Chief or Designees are authorized to require additional fire protection for any dwelling with limited or challenging access (no pavement, long distances, limited water supply, etc.).

3. Prohibitions

- (a) ADU's are not permitted on any lot or any structure that contains two (2) or more primary dwelling units.
- (b) Short-term rentals, as defined, are prohibited in both the ADU and principal dwelling units.
- (c) The ADU may not be sold or title transferred separate and apart from the principal dwelling to which it is an accessory use. The principal dwelling and the accessory dwelling unit shall remain in common/single ownership and shall not be severed in ownership.

4. Dimensional Requirements

- (a) The ADU may not be larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.
- (b) The proposed ADU must meet the zoning district's primary structure zoning dimensional requirements for height, setbacks and lot coverage.
- (c) No ADU shall be sited closer to the front lot line than the primary structure.
- (d) Any new detached ADU, any ADU created by adding gross floor area to a single-family dwelling or any ADU created by adding gross floor area to an existing detached accessory building or structure shall be in accordance with the open space and building coverage requirements as established by the Table of Dimensional Requirements for the applicable zoning district.

5. Parking Requirements

- (a) One (1) additional parking space shall be required for an accessory dwelling unit
[1] If the ADU is located not more than 0.5 miles from a commuter rail station, no additional parking space is required.
- (b) All parking must be off-street on a designated driveway in compliance with Article IV Off-Street Parking Regulations.

6. Exterior Appearance

The ADU shall be designed to maintain the appearance and essential character of a one-family dwelling with accessory structures, subject further to the following conditions and requirements:

- (a) Where two or more entrances exist on the front facade of a dwelling, one entrance shall appear to be the principal entrance and other entrances shall appear to be secondary.
- (b) When the ADU is created in an accessory structure, the exterior appearance shall be visibly compatible with the primary dwelling and the character of the neighborhood.
- (c) All stairways to second or third stories shall be enclosed and comply with the Massachusetts Building Code 780CMR or its successor.

7. Application

The application for a building permit and/or occupancy permit for an ADU or an application for a special permit for an ADU shall include the following:

- (a) A plot plan of the principal dwelling unit with square footage, proposed accessory dwelling unit with square footage, showing the location of all existing and proposed buildings on the lot, zoning matrix and required parking.
- (b) A certified plot plan, stamped by a professional land surveyor registered in the State of Massachusetts.
- (c) When the creation of an ADU requires the alteration of the exterior of a structure, the application shall include elevation plans showing the sides of the building affected by the construction both prior to and after completion of construction.
- (d) By filing the application for a building permit for an ADU, all owners consent to an inspection without a warrant upon reasonable notice by the Building Commissioner to ensure compliance with all terms of this section.
- (e) The Building Commissioner shall issue a cease-and-desist order on any work in progress or on the use of any premises, either of which are in violation of the provisions of this section.

8. Special Permit Required

The following conditions will require a special permit from the Zoning Board of Appeals:

- (a) A detached accessory dwelling unit on a nonconforming lot.
- (b) An accessory dwelling unit within an existing nonconforming structure.
- (c) A special permit for an accessory dwelling unit may only be granted upon a finding that the construction and occupancy of the accessory dwelling unit will not be detrimental to the neighborhood in which the subject property is located and after consideration of the factors set forth in this ordinance.

9. Decision

- (a) A building permit for an ADU may be granted by the Building Commissioner, or his designee, upon determination that all criteria as set forth in this ordinance have been satisfied.
- (b) A certificate of occupancy for an ADU shall be granted by the Building Commissioner, or his designee, upon determination that the ADU is in conformity with the provisions of this section, any special permit issued and all applicable health and building codes.
- (c) No ADU shall be occupied unless a certificate of occupancy for such unit has been issued by the Building Commissioner.

10. Accessory Dwelling Units in existence before adoption of ordinance

The purpose of this section is to ensure that accessory dwelling units or conversions in existence before the adoption of this ordinance are in compliance with the State Building Code.

- (a) A legally conforming dwelling unit that would be considered an ADU under this ordinance that was granted by special permit (formerly “in-law apartment”) may continue as an ADU under this section.
- (b) Any other pre-existing dwelling unit that would be considered an ADU under this ordinance, including pre-existing non-conforming units, may be subject to inspections and require renovations to ensure compliance with building, fire and sanitary code.

11. Enforcement

It shall be the duty of the Building Commissioner to administer and enforce the provisions of this section.

- (a) No building shall be constructed or changed in use or configuration without the issuance of a building permit by the Building Commissioner.
- (b) The construction of any ADU must be in conformity with the State Building Code and, if applicable, Title V of the State Sanitary Code and lawful under all other provisions of applicable Town health, building, zoning and other local laws and regulations.
- (c) The Building Commissioner shall refuse to issue any permit which would result in a violation of any provisions of this section or in violation of the conditions or terms of any special permit or variance granted.
- (d) The building permit shall be revoked upon determination by the Building Commissioner that any condition imposed by this section has not been fulfilled.

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Events, Fairs, Farmers Markets

Quincy, November 23, 2024; 9 am to 3 pm, 18 Spear Street, Quincy, Bethany Church Thrift Shop's Annual Holiday Stroll and Rummage Sale!
 The Sale is held inside the Church at 18 Spear Street, Quincy
 Lots and lots of Christmas items, both vintage and new!
 Lots and lots of Rummage! Bake Sale! Jean Wilson 617.479.7300

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Events, Fairs, Farmers Markets

Weymouth, Saturday, November 23 9:30-2, 17 Church St. The First Church in Weymouth HOLIDAY FAIR
 Raffle Baskets, Crafts, Baked Goods, Fudge, Cheese, Pickles, Relish, Knitted Items, Plants, Jewelry, Christmas attic, Games and Crafts for kids and of course, our famous Snack Bar!

Weymouth, Saturday, Nov. 23 5:30pm, 17 Church St., TURKEY DINNER with the fixings
 Coffee, Tea & Dessert
 Adults \$15 Children \$10 7-12, 6 & under free
 Tickets available at the Holiday Fair(9:30-2)

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Foreclosure/Sheriff Sales

70 COLONIAL ROAD, WEYMOUTH
LEGAL NOTICE
 COMMONWEALTH OF MASSACHUSETTS
 LAND COURT
 DEPARTMENT OF THE TRIAL COURT

Docket Number:
 24 SM 003971

ORDER OF NOTICE

Foreclosure/Sheriff Sales



TO: Heirs, Devisees, and Legal Representatives of the Estate of Noreen Hartley; Meredith Hartley; Brian S Hartley; Brandon J Hartley And to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (*et seq*):

PNC Bank, National Association claiming to have an interest in a Mortgage covering real property in North Weymouth (Weymouth), numbered 70 Colonial Road, given by Noreen Hartley to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Pacific Mercantile Bank, dated November 22, 2013, and recorded at Norfolk County Registry of Deeds in Book 31939, Page 464, and now held by the plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before December 30, 2024 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on November 12, 2024.

Attest:
 Deborah J. Patterson
 Recorder

#10782300
 PL 11/23/24

Govt Public Notices

756 WASHINGTON STREET
LEGAL NOTICE
 TOWN OF STOUGHTON
 Notice of Hearing

A public hearing will be held by the Select Board on December 3, 2024 at 8:00 p.m. to consider the application of KPA Restaurant & Sports Grill Inc., located at 756 Washington Street, Stoughton, MA 02072 for the application of an All Alcoholic Beverages License. The hearing will be conducted at the Great Hall, 3rd floor, Town Hall – 10 Pearl Street, Stoughton MA and/or virtually & via Google Meets, and may be broadcast via Stoughton Media Access television and livestream. Google Meets video link and telephone connection for public comment available by calling the Select Board office at 781-341-1300, ext. 9212 or email to

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General Manager
 Thomas Morahan
 tmorahan@hmlp.com

Laura Burns, Chair
 Michael Reive, Vice-Chair
 Tyler Herrald, Secretary

NOTICE OF RATE INCREASE January 2025

Dear HMLP Customer,

On May 2, 2023, the Municipal Light Board approved a revised rate schedule for Hingham Municipal Lighting Plant (HMLP) customers, effective July 1, 2023. This decision was made after several months of discussion with Utility Financial Services (UFS) who conducted HMLP's rate study. The new rates are designed to meet HMLP's future operating costs, power costs, and capital obligations. HMLP will continue to review the rates as necessary over the next several years to ensure it has sufficient resources to address the needs of its customers and the distribution system. Below is the third phase of our rate adjustment. The chart below does not include variable components of the bill which can change on a quarterly or monthly basis as needed. These amounts are currently being set at \$0.09230 (Energy Charge), \$0.01095 (Power Cost Adjustment), and (\$0.001) (PASNY Credit).

Rate Class	"Customer Charge (per month)"	"Capacity, Transmission & Distribution Charge (per kWh)"	"Demand (per kW)"
Residential (R-1)	\$ 14.86	\$ 0.092730	-
Residential Income Adjusted Rate (R-1 IA)	\$ 12.63	\$ 0.078821	-
General Heating Service Residential (GH R)	\$ 14.50	\$ 0.066560	\$ 8.00
General Service Heating Residential Income Adjusted Rate (GH R IA)	\$ 12.33	\$ 0.056576	\$ 8.00
General Heating Service Commercial (GH C)	\$ 18.00	\$ 0.059550	\$ 8.00
Off Peak Hot Water Rate (OP)	\$ 6.80	\$ 0.080910	-
Small General Service (G-1)	\$ 17.00	\$ 0.105550	-
General Service Demand (G-2)	\$ 80.00	\$ 0.027550	\$ 15.00
Large General Service (G-3)	\$ 600.00	\$ 0.023630	\$ 14.75
Municipal Rate (M)	\$ 25.00	\$ 0.016480	\$ 14.50
Farm Rate (G-1B)	\$ 16.00	\$ 0.093010	-

Private Outdoor Rental Rate (S-4)	Facilities Charge	"Capacity, Transmission & Distribution Charge (per kWh)"
250W HPS kwh	\$ 17.07	\$ 0.141210
38W LED	\$ 2.55	\$ 0.141210
400 Watt HP flood	\$ 25.70	\$ 0.141210
50W HPS	\$ 4.22	\$ 0.141210
150 W HPS	\$ 26.25	\$ 0.141210
73W LED	\$ 2.90	\$ 0.141210
101W LED	\$ 3.10	\$ 0.141210
50W LED Flood	\$ 4.90	\$ 0.141210
80W LED Flood	\$ 6.55	\$ 0.141210
120W LED	\$ 7.15	\$ 0.141210
128W LED flood	\$ 7.15	\$ 0.141210

We are aware of the impact this will have on many of our customers and will continue to explore programs that can help customers lower their electric bills. Please check our website, www.hmlp.com, for any updates regarding energy conservation and cost-saving initiatives. If you are struggling to pay your bill, there are financial assistance programs available through the state. To learn more about HMLP's Income-Adjusted (IA) rate, you can visit www.hmlp.com/assistance or scan the QR code in the corner of this page with a phone camera. Please call our office at 781-749-0134 to speak with our Customer Service department if you have questions about your bill.

Regards,
 Tom Morahan
 HMLP General Manager



Govt Public Notices

apereira@stoughton-ma.gov.

Per Order of:
 Stephen M. Cavey
 Select Board Acting as the
 Local Licensing Authority

#10789251
 PL 11/23/24

TREE REMOVAL HEARING LEGAL NOTICE TOWN OF BRAINTREE TREE REMOVAL HEARING

In accordance with M.G.L. Chapter 87, the Town of Braintree DPW will hold a public hearing regarding the removal of one maple tree measuring 20" dbh East Middle School (behind 68 Marshall St.); one oak 15" at Smith Beach Muni Lot (behind 165 Arborway Dr.). The hearing will be held Tuesday December 3, at 1:00 PM at Town of Braintree DPW, 85 Quincy Avenue, Braintree MA, (Lower Level Conference Room). Any person interested or wishing to be heard on this matter should appear at the time and place designated.

The trees identified above have been posted with a notice of public hearing in the field.

#10768099
 PL 11/16, 11/23/24

Public Notices

Hearing 12/09/2024
LEGAL NOTICE
Public Hearing Notice
 Town of Randolph, MA
 Council Order 2024-052

The Randolph Town Council will conduct a public hearing on Monday, December 9, 2024, at 6:15 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368, or virtually by Zoom or phone, on Council Order 2024-052 - Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph, Concerning Accessory Dwelling Units (ADU's), pursuant to M.G.L. chapter 40A, Section 5. Additional information on this Council Order including text of the proposed zoning ordinance and related maps may be viewed in the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar.

AD# 10745304
 PL 11/23 & 11/30/2024

Public Notices

Three Sips Brewing Company, LLC
LEGAL NOTICE OF HEARING
 Notice is hereby given that the Carver Select Board will hold a public hearing on Tuesday, December 3, 2024 at 6:10pm at the Carver Town Hall, 108 Main Street, 2nd floor, Carver on the application of Three Sips Brewing Company, LLC for a new license for on premise section 12 for All Alcoholic Beverages; located at 145 South Main Street, Carver, MA 02330.
 Carver Select Board

AD# 10791099
 PL 11/23/2024

Homes



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+ See Representative for full warranty details. *One coupon per household. No obligation estimate valid for 1 year. 1Subject to credit approval. Call for details AR #0366920922, CA #1035795, CT #HIC.0649905, FL #CBC056678, IA #C127230, ID #RCCE-51604, LA #559544, MA #176447, MD #MHIC148329, MI # 2102212986, #262000022, #262000403, #2106212946, MN #IR731804, MT #226192, ND 47304, NE #50145-22, NJ #13VH09953900, NM #408693, NV #86990, NY #H-19114, H-52229, OR #218294, PA #PA069383, RI #GC-41354, TN #7656, UT #10783658-5501, VA #2705169445, WA #LEAFFNW822JZ, WV #WV056912

Council Order: 2024-052-A
Date: October 28, 2024

Introduced By: Planning Board

Request by the Planning Board for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance –Chapter 200 of the General Code of the Town of Randolph.

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, concerning Accessory Dwelling Units (ADU’s) , pursuant to M.G.L. chapter 40A, Section 5, and hereby amends the Zoning Ordinance as follows:

I. Amend section 200-3, concerning Word usage; definitions, as follows:

Delete the following term(s):

IN-LAW APARTMENT

A separate dwelling unit within a detached single-family dwelling subordinate in size to the single-family dwelling and which maintains the appearance of the structure as a single-family dwelling. [Added 5-22-2006 ATM by Art. 50, approved 10-17-2006]

Add the following terms:

ACCESSORY DWELLING UNIT (ADU)

A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling **that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the state building code for safe egress; and, (ii) is not larger in Gross Floor Area than 1/2 the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller**

GROSS FLOOR AREA

The sum of the areas of all floors of the building, including basements, cellars, mezzanine and intermediate floored tiers and penthouses of headroom height, measured from the exterior faces of exterior walls or from the centerline of walls separating buildings, but excluding: (i) covered walkways, open roofed-over areas, porches and similar spaces; and (ii) pipe trenches, exterior terraces or steps, chimneys, roof overhands and similar features.

HISTORIC DISTRICT

A district in a Municipality established pursuant to M.G.L. c. 40C or other state law that is characterized by the historic or architectural significance of buildings, structures, and sites, and in which exterior changes to and the construction of buildings and structures are subject to regulations adopted by the Municipality pursuant to M.G.L. c. 40C or other state law, as the case may be.

MODULAR DWELLING UNIT

A pre-designed Dwelling Unit assembled and equipped with internal plumbing, electrical or similar systems prior to movement to the site where such Dwelling Unit is affixed to a foundation and connected to external utilities; or any portable structure with walls, a floor, and a roof, designed or used as a Dwelling Unit, transportable in one or more sections and affixed to a foundation and connected to external utilities. A Modular Dwelling Unit shall not include a manufactured home, such as those defined under M.G.L. c. 140, s. 32Q.

PROTECTED USE ADU

An attached or detached Accessory Dwelling Unit that is located, or is proposed to be located, on a Lot in a Single-Family Residential Zoning District and no other Accessory Dwelling Unit is located on said Lot and which is protected from Prohibited Regulations and Unreasonable Regulations pursuant to M.G.L. c. 40A, s. 3, para. 11 and 760 CMR 71.00.

SHORT-TERM RENTAL

An owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where:

- (i) at least 1 room or unit is rented to an occupant or sub-occupant for a period of less than thirty (30) days at a time ; and
- (ii) all accommodations are reserved in advance.

- II. Amend section 200-45 C by deleting “in-law apartments” and renumbering the section as applicable.

The Planning Board shall be the special permit granting authority for the following:

(1) Construction of or conversion to a two-family dwelling.

(2) Shared elderly housing.

(3) ~~in-law apartments.~~

~~(4)~~ (3) Scientific research, development production when identified as a SPPB on the Table of Allowable Activity.[2]

[2] Editor's Note: The Table of Allowable Activity is included as an attachment to this chapter.

- III. Amend section 200-91 C.2.(b)[2] by deleting the term “in law”

...except this provision shall not apply to single-family dwelling units, two-family dwelling units or dwelling units used as ~~“in-law”~~ accessory dwelling units.

IV. Delete section 200-46.B.11 sections [a] through [l] in their entirety

V. Insert a new section 200-10.E as follows:

Accessory Dwelling Units (ADU).

1. Purpose

This section authorizing the provision of accessory dwelling units is intended to:

- (a) Increase the number of small dwelling units available in the Town;
- (b) Increase the range of choice of housing accommodations to meet the needs of households;
- (c) Increase the supply of housing and the diversity of housing options, in response to demographic changes;
- (d) Encourage the efficient use of the Town's housing supply while preserving the character of the town's neighborhoods;
- (e) Maximize privacy, dignity, and independent living among family members preserving domestic family bonds as well as to protect the stability, property values, and the residential character of the neighborhood.

2. General Requirements

ADU's are permitted by right in a residential single-family high-density district (RH/RSFHD) and Residential Single Family Medium Density (RSFMD) subject to the following:

- (a) No ADU shall be constructed without the issuance of a building permit by the Building Commissioner.
- (b) No ADU shall be occupied unless a certificate of occupancy for such unit has been issued by the Building Commissioner and remains in effect.
- (c) ADU's are allowed within or attached to an existing single-family structure or as a detached accessory building with a permanent foundation and that is accessory to an existing single-family structure.
- (d) One (1) ADU is permitted per primary structure or lot ~~except by Special Permit.~~
- (e) Only one (1) Protected Use ADU is permitted.
- (f) The ADU must maintain a separate entrance sufficient to meet the requirements of the state building code for safe egress.
- (g) All ADUs must comply with all applicable requirements of law including of those of the building, fire sanitary and stormwater state codes and local ordinances.
- (h) The accessory dwelling unit shall not be served by any separate utility meter. Electricity, water, oil, heat, gas and sanitary shall be provided by a single service to both the ADU and the principal dwelling. **Nothing in these provisions shall prohibit the requirement of a submeter or other applicable device.**

- (i) The Fire Chief or Designees are authorized to require additional fire protection for any dwelling with limited or challenging access (no pavement, long distances, limited water supply, etc.).

3. Prohibitions

- (a) ADU's are not permitted on any lot or any structure that contains two (2) or more primary dwelling units.
- (b) Short-term rentals, as defined, are prohibited in both the ADU and principal dwelling units.
- (c) The ADU may not be sold or title transferred separate and apart from the principal dwelling to which it is an accessory use. The principal dwelling and the accessory dwelling unit shall remain in common/single ownership and shall not be severed in ownership.

4. Dimensional Requirements

- (a) The ADU may not be larger in gross floor area than 1/2 the gross floor area of the principal dwelling *or* 900 square feet, whichever is smaller.
- (b) The proposed ADU must meet the zoning district's primary structure zoning dimensional requirements for height, setbacks and lot coverage.
- (c) No ADU shall be sited closer to the front lot line than the primary structure.
- (d) Any new detached ADU, any ADU created by adding gross floor area to a single-family dwelling or any ADU created by adding gross floor area to an existing detached accessory building or structure shall be in accordance with the open space and building coverage requirements as established by the Table of Dimensional Requirements for the applicable zoning district.

5. Parking Requirements

- (a) One (1) additional parking space shall be required for an accessory dwelling unit
 - [1] If the ADU is located not more than 0.5 miles from a commuter rail station, no additional parking space is required.
- (b) All parking must be off-street on a designated driveway in compliance with Article IV Off-Street Parking Regulations.

6. Exterior Appearance

The ADU shall be designed to maintain the appearance and essential character of a one-family dwelling with accessory structures subject further **to any other requirements of the zoning district.** ~~the following conditions and requirements:~~

- ~~(a) Where two or more entrances exist on the front facade of a dwelling, one entrance shall appear to be the principal entrance and other entrances shall appear to be secondary.~~
- ~~(b) When the ADU is created in an accessory structure, the exterior appearance shall be visibly compatible with the primary dwelling and the character of the neighborhood.~~
- ~~(c) All stairways to second or third stories shall be enclosed and comply with the Massachusetts Building Code 780CMR or its successor.~~

7. Application

The application for a building permit and/or occupancy permit for an ADU or an application for a special permit for an ADU shall include the following:

- (a) A plot plan of the principal dwelling unit with square footage, proposed accessory dwelling unit with square footage, showing the location of all existing and proposed buildings on the lot, zoning matrix and required parking.
- (b) A certified plot plan, stamped by a professional land surveyor registered in the State of Massachusetts.
- (c) When the creation of an ADU requires the alteration of the exterior of a structure, the application shall include elevation plans showing the sides of the building affected by the construction both prior to and after completion of construction.
- (d) By filing the application for a building permit for an ADU, all owners consent to an inspection without a warrant upon reasonable notice by the Building Commissioner to ensure compliance with all terms of this section.
- (e) The Building Commissioner shall issue a cease-and-desist order on any work in progress or on the use of any premises, either of which are in violation of the provisions of this section.

8. Special Permit Required

The following conditions will require a special permit from the Zoning Board of Appeals:

- (a) A detached accessory dwelling unit on a nonconforming lot.
- (b) An accessory dwelling unit within an existing nonconforming structure.
- (c) A special permit for an accessory dwelling unit may only be granted upon a finding that the construction and occupancy of the accessory dwelling unit will not be detrimental to the neighborhood in which the subject property is located and after

consideration of the factors set forth in this ordinance.

9. Decision

- (a) A building permit for an ADU may be granted by the Building Commissioner, or his designee, upon determination that all criteria as set forth in this ordinance have been satisfied.
- (b) A certificate of occupancy for an ADU shall be granted by the Building Commissioner, or his designee, upon determination that the ADU is in conformity with the provisions of this section, any special permit issued and all applicable health and building codes.
- (c) No ADU shall be occupied unless a certificate of occupancy for such unit has been issued by the Building Commissioner.

10. Accessory Dwelling Units in existence before adoption of ordinance

The purpose of this section is to ensure that **in-law apartments** or accessory dwelling units ~~or conversions~~ in existence before the adoption of this ordinance are in compliance with the State Building Code.

- (a) An existing unit that:
 - i. was a legally conforming dwelling **unit as of the date of the adoption of this section, including having received all applicable permits and inspections;**
 - ii. ~~that~~ would be considered an ADU or **Protected Use ADU** under this ordinance; and
 - iii. was granted by special permit (formerly “in-law apartment”)

may continue as ~~an~~ **a legally conforming ADU or Protected Use ADU** under this section.

In order for the unit to be considered a legally conforming ADU or Protected Use ADU under this section, any provision of the special permit for such unit that conflicts with this ordinance is null and void.

- (b) Any other pre-existing dwelling unit that would be considered an ADU under this ordinance, including pre-existing non-conforming units, may be subject to inspections and require renovations to ensure compliance with building, fire and sanitary code. **Such units are not in compliance with this zoning ordinance without the required inspections and permits including an occupancy permit issued by the Building Department.**

11. Enforcement

It shall be the duty of the Building Commissioner to administer and enforce the provisions of this section.

- (a) No building shall be constructed or changed in use or configuration without the issuance of a building permit by the Building Commissioner.
- (b) The construction of any ADU must be in conformity with the State Building Code and, if applicable, Title V of the State Sanitary Code and lawful under all other provisions of applicable Town health, building, zoning and other local laws and regulations.
- (c) The Building Commissioner shall refuse to issue any permit which would result in a violation of any provisions of this section or in violation of the conditions or terms of any special permit or variance granted.
- (d) The building permit shall be revoked upon determination by the Building Commissioner that any condition imposed by this section has not been fulfilled.

12. Historic District

ADU's located on parcels within any historic district shall be visibly compatible with the primary dwelling unit, character of the neighborhood and subject to the following conditions and requirements:

- (a) **Site Planning** –An ADU shall be located behind the rear building line of the primary residence, and be clearly subordinate by location and size, so long as it does not prohibit an accessory dwelling unit of at least 900 square feet.
- (b) **Dimensional Requirements** – An ADU must meet the zoning district's primary structure zoning dimensional requirements for height, setbacks and lot coverage.
- (c) **Building Separation** – A detached ADU must have a minimum building separation of fourteen (14) feet, eave to eave, between the primary residence and detached accessory dwelling unit.
- (d) **Parking** - One (1) additional parking space shall be required for an accessory dwelling unit.
- (e) **Application** – Any application must include either a Certificate of Appropriateness, a Certificate of Non-Applicability or a Certificate of Hardship issued by the Historic District Commission for any construction or alteration of a building or structure within the district that in any way that affects exterior architectural features.

Council Order: 2025-001

**Introduced By: Town Manager Howard
January 27, 2025**

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
Concerning Electric Vehicle Charging Stations`**

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, concerning electric vehicle charging station, pursuant to M.G.L. ch. 40A, Section 5, and hereby amends the Zoning Ordinance as follows:

I. Delete all text in section 200-23 Occupancy Permit

II. Add new section 200-23 Electric Vehicle Charging Stations and Battery Exchange Stations

A. Definitions. As used in this section, the following terms shall have the meanings indicated:

BATTERY EXCHANGE STATION — A facility that will enable an electric vehicle with a swappable battery to exchange a depleted battery with a fully charged battery, which meets or exceeds any standards, codes and regulations set forth.

CHARGING LEVELS — The standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. Levels 1, 2 and 3 are the most common EV charging levels, and may be described as follows:

- (1) Level 1 – 120 volts
- (2) Level 2 – 240 volts (residential applications) or 208V (commercial applications)
- (3) Level 3 or Direct Current Fast Charging (DCFC) – 400 to 1000 volts

ELECTRIC VEHICLE (EV)— Any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes:

- (1) A battery electric vehicle (BEV);
- (2) A plug-in hybrid electric vehicle (PHEV);
- (3) A neighborhood electric vehicle (have a max speed of 25 mph, a max load weight of 3000lbs) ; and
- (4) A medium-speed electric vehicle.

ELECTRIC VEHICLE CHARGING STATION — A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.

ELECTRIC VEHICLE SERVICE EQUIPMENT (EVSE) — Structures, machinery and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations and battery exchange stations.

B. Applicability.

- (1) Electric vehicle charging station(s) with a Level 1 or 2 charging level shall be permitted in all zoning districts.
- (2) Electric vehicle charging station(s) with a Level 3 or greater charging level shall be installed in a parking lot at a commercial, industrial or municipal destination, or located in a vehicle service station.
- (3) Battery exchange stations are permitted in the BHRD and GBHD Zoning districts with a special permit from the Planning Board and approval by the Randolph Fire Department. This use is specifically prohibited in all residential zones.
- (4) Entities subject to the Americans with Disabilities Act (ADA), Architectural Barriers Act (ABA) shall provide EV charging stations that are accessible to and usable by people with disabilities. This includes state or local government offices, public parks, municipal building parking lots, street parking and the public right-of-way, residential housing facilities provided by a state or local government and public EV charging stations provided by a private entity.

C. Process for review.

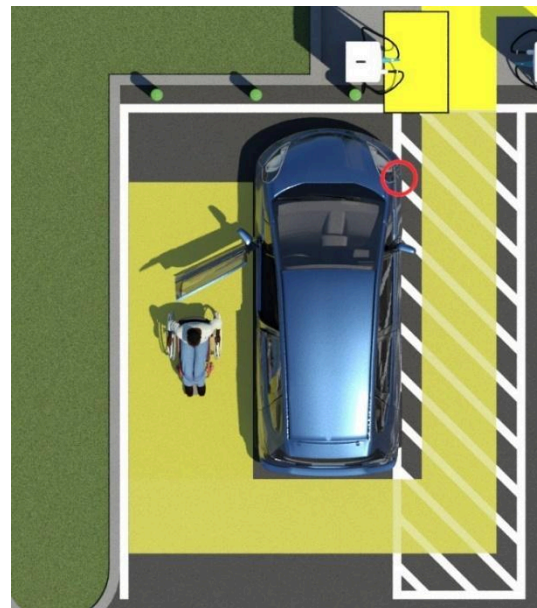
- (1) Electric vehicle charging station.
 - (a) New residential construction. If associated with new residential construction, installation of a Level 1 or 2 battery charging station shall be processed in association with underlying permit(s).
 - (b) Retrofitting residential parcels.
 - i. Parcels with one or two-family dwelling units. An electrical permit is required.
 - ii. Parcels with three (3) or more dwelling units. A site plan review by Planning Board and an electrical permit are required
 - iii. Parcels with an Accessory Dwelling Unit (ADU). An electrical permit is required.
 - (c) New commercial, industrial, mixed-use or other non-residential construction. If associated with new construction, installation of a battery charging station shall be processed in association with the underlying permit(s).
 - (d) Retrofitting a non-residential or mixed-use site. If retrofitting an existing non-residential site for a battery charging station(s), an electrical permit and review of a site plan by the Planning Board is required. Additional permits may be required based upon the location of the proposed station(s). Municipal and school properties shall comply with this section.
- (2) Battery exchange station(s). A special permit from the Planning Board is required.

Additional approval and permitting is required by Randolph Fire consistent with Massachusetts Comprehensive Fire Safety code 527cmr.

D. Design criteria. The following criteria shall be applied to the location and design of all electric vehicle charging facilities:

- (1) Design should be appropriate to the location and use. Facilities should be able to be readily identified by electric car users but blend into the surrounding landscape/architecture for compatibility with the character and use of the site.
 - (a) EVSE shall not be located in buffer strips pursuant to section 200-33 of the Randolph Zoning Ordinance.
 - (b) Bollards or other protective measures shall be incorporated into the site plan.
- (2) Size. Where provided, EV spaces should be nine (9) feet by eighteen (18) feet stalls.
- (3) Number. No minimum number of EV charging spaces is required, however, no more than ten percent (10%) of the total number of parking spaces for a site may be designated as EV charging stations.
- (4) Signage. Each charging station space shall be posted with signage indicating the space is only for EV charging purposes. Days and hours of operations shall be included if time limited or tow-away provisions are to be enforced by the owner. Information identifying voltage and amperage levels or safety information shall be posted.
- (5) Accessible Charging Spaces. EV chargers and spaces designed to serve people who use mobility devices shall be located on an accessible route and should provide:

- (a) A vehicle charging space at least 11 feet wide and 20 feet long.
- (b) Adjoining access aisle at least 5 feet wide.
- (c) Clear floor or ground space at the same level as the vehicle charging space and positioned for an unobstructed side reach.
- (d) Accessible operable parts, including on the charger and connector.
- (e) Use of the International Symbol of Accessibility (ISA) at EV charging spaces is not required. These spaces may be used by EV's without a disability placard. A "use last" sign should be installed to indicate an EV charging space is accessible, but also direct people to use this space only when other charging spaces are occupied or accessibility features are needed.



- (6) **Pedestrian Accessibility.** Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as to not interfere with accessibility requirements. The site plan of existing parking lot layout and proposed charging stations shall be reviewed and approved.
- (7) **Maintenance.** Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

**PETITION FOR ZONING AMENDMENT**

~Clerk's Use~

Date referred to Planning ____/____/____

Order # _____

RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)☐ TOWN COUNCIL ☐ BOARD OF APPEALS ☒ PLANNING BOARD☐ SUBJECT LAND OWNER(S)*PETITIONER'S NAME Randolph Planning BoardAGENT/REPRESENTATIVE/CONTACT (if any) Michelle Tyler

ADDRESS _____

PHONE 781-961-0936EMAIL mt Tyler@randolph-ma.gov

REASON FOR PROPOSED AMENDMENT (attach additional justification as warranted) _____

To amend the Zoning Code to provide regulations for the installation of electric vehicle
chargers/charging stations and related equipment on residential and non-residential
properties

PETITIONER'S SIGNATURE _____

*all parties must sign

DATE 01.15.25**ZONING TEXT AMENDMENT (if applicable)**ARTICLE(S)/SECTION(S) 200-23

☐ REQUIRED: attach proposed ordinance TEXT using exact wording. Use strikethrough to show text to be deleted and bold to indicate text to be added

ZONING MAP AMENDMENT (if applicable)

PROPERTY LOCATION/STREET ADDRESS _____

CURRENT ZONING _____ TOTAL ACREAGE TO BE REZONED _____

PROPOSED ZONING _____

ASSESSOR'S MAP(S) & PARCEL(S) _____

CURRENT USE(S) _____

ANTICIPATED USE (if known) _____

DESCRIPTION OF EXISTING LAND USES OF SURROUNDING AREA _____

☐ REQUIRED: attach MAPS clearly showing existing & proposed zoning districts, including parcel lot lines (8.5 x 11" preferred size)

Council Order: 2025-002

Introduced By: Town Manager Brian Howard
January 27, 2025

Prior Fiscal Year Unpaid Bills

To see if the Randolph Town Council will vote to transfer \$108,086.55 to pay certain prior years unpaid bills related to the General Fund, as identified in the chart below:

Source		Use	
Description	Amount	Description	Amount
FY25 Law Expenses	\$ 6,600.00	Eileen Cenci, Arbitrator	\$ 6,600.00
FY25 Tax Title Expenses	\$ 34.00	Louison, Costello, Condon & PFAFF, LLP	\$ 34.00
FY25 Trash Expenses	\$ 101,452.55	Capitol Waste Services , LLC	\$ 101,452.55
TOTAL \$ 108,086.55		TOTAL \$ 108,086.55	

Explanation: The arbitrator invoice was related to a matter that spanned fiscal years and the work was not billed until October 2024 (FY25), but was for dates in FY24. The tax title invoice was not shared with the Treasurer/Collector during the year end inquiry made to obtain any outstanding invoices. It seems it was an oversight on the part of the vendor. Capitol Waste Services, LLC brought a new CFO on board and after an extensive review of the company’s accounts receivables, several invoices were identified as being outstanding from the Town of Randolph. These invoices are dated between FY21 through FY24.

Council Order: 2025-003

Introduced By: Town Manager Brian Howard
January 27, 2025**Transfer of General Fund Free Cash to FY25 Operating Budget**

To see if the Randolph Town Council will vote to transfer \$189,733 from the certified General Fund free cash to the FY25 operating budget listed below:

Department	Budget	Amount
Community Programs	Expense	\$ 63,416.00
Library	Salary	\$ 52,745.00
Library	Expense	\$ 10,224.00
Health	Salary	\$ 50,000.00
Systems Administration (IT)	Expense	\$ 13,348.00
Total		\$ 189,733.00

Explanation:

Community Programs - These funds will cover the costs of emergency repairs at the ice arena. These items include: a compressor replacement as well as a Zamboni repair and amp panel replacement. In addition, there has also been HVAC issues including boiler repair, flow switch and electrical boards for the mini-split system.

Library – There were costs associated with the state compliance calibration and mini-HVAC system repairs in the boiler room. The salary funds are needed to replenish the budget for the buyback amounts paid out to a long-term employee that retired and SEIU rate additions that were done after the adoption of the FY25 budget.

Health – The position of Code Enforcement Officer was relocated to the Health Department but was not reflected in the FY 25 budget document in the BOH.

System Administration (IT) – These costs were not anticipated and include the purchase of document research software needed by the Town Attorney, addition of email addresses for all DPW workers, and the internet wiring for the new ATM office in Town Hall.



Federal Emergency Management Agency

Washington, D.C. 20472

January 08, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

President and Member-at-Large Richard
Brewer
President & Member-at-Large, Town of
Randolph Town Council
Town Hall
41 South Main Street
Randolph, MA 02368

Community Name: Town of Randolph,
Norfolk County,
MA
Community No.: 250251
Map Panels See FIRM Index
Affected:

Dear President & Member-at-Large Brewer:

This is to notify you of the final flood hazard determination for Norfolk County, Massachusetts (All Jurisdictions), in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed.

FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Revised Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on July 08, 2025. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3 (d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3 (d);
2. Adopting all the standards of 44 CFR Part 60.3 (d) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3 (d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3 (d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Joy Duperault, NFIP State Coordinator for Massachusetts, by telephone at (857) 286-0326 or by email at joy.duperault@mass.gov. If you should require any additional information, we suggest that you contact the Director, Risk Analysis Branch of FEMA, Region I at (617) 956-7576 or kerry.bogdan@fema.dhs.gov for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E.
Engineering and Modeling Division
Risk Management Directorate | Resilience

Enclosure:
Final SOMA

cc: Community Map Repository
Michelle Tyler, Director of Planning, Town of Randolph

FINAL SUMMARY OF MAP ACTIONS

Community: RANDOLPH, TOWN OFCommunity No: 250251

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on July 8, 2025.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAP ACTIONS

Community: RANDOLPH, TOWN OF

Community No: 250251

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	98-01-746A	07/31/1998	124 CHESTNUT CIRCLE - LOT 9A	2502510003C	25021C0216F
LOMR-F	99-01-652A	05/21/1999	304 OAK ST	2502510003C	25021C0217F
LOMA	99-01-862A	09/15/1999	A PORTION OF LOT 2 - 16-18 PINE ROAD CONDOMINIUM	2502510002C	25021C0208F
LOMA	01-01-0456A	02/21/2001	8 THOMAS SALAMONE CIRCLE	2502510004D	25021C0216F
LOMA	01-01-1072A	09/21/2001	18-20 JULIAN ROAD	2502510002D	25021C0208F
LOMA	01-01-1202A	09/19/2001	14-16 JULIAN ROAD	2502510002D	25021C0208F
LOMA	03-01-0254A	01/30/2003	LOTS 991-994 ROOT STREET	2502510002D	25021C0208F
LOMA	04-01-0026A	02/05/2004	LOT A--100 CHESTNUT CIRCLE	2502510004D	25021C0216F
LOMA	04-01-1544A	09/23/2004	LOT 170 - 121 BITTERSWEET LANE	2502510004D	25021C0216F
LOMA	05-01-0233A	02/11/2005	MILL VILLAGE APTS -- 33, 49 HIGHLAND GLEN DRIVE, 45, 46 BIRCHWOOD ROAD, 51, 60, 61, 95 BRIDLE PATH C	2502510004D	25021C0216F
LOMA	06-01-B445A	07/07/2006	SPOTLESS TOWN, LOTS 700-704 -- 168 POND STREET (MA)	2502510002D	25021C0208F
LOMR-F	07-01-0032A	04/05/2007	10 EDWARD SCAHILL DRIVE (MA)	2502510004D	25021C0216F
LOMA	10-01-0077A	01/14/2010	MAP 60, BLOCK B, PARCEL 1 -- 159 BITTERSWEET LANE	2502510004D	25021C0216F
LOMA	11-01-0606A	02/24/2011	WALDRON PINES, LOTS 170-173 & LOTS 222-225--28 JULIAN ROAD	2502510002D	25021C0208F
LOMA	12-01-0232A	12/06/2011	LOT 289 --- 7 EDWARD SCAHILL DRIVE	2502510004D	25021C0216F
LOMA	12-01-1024A	02/21/2012	LOTS 705-708 & LOT A ----- 170 POND STREET	2502510002D	25021C0208F

FINAL SUMMARY OF MAP ACTIONS

Community: RANDOLPH, TOWN OF

Community No: 250251

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	12-01-1536A	04/26/2012	LOT 9 -- 26 & 28 COUNTRY CLUB DRIVE	2502510004D	25021C0216F
LOMA	13-01-0032A	10/18/2012	MAP 13, PARCEL 005 -- 4 LINDEN THOMAS STREET	25021C0208E	25021C0208F
LOMA	13-01-0527A	01/03/2013	SPOTLESS TOWN, LOTS 924-930 -- 85 WALSH STREET	25021C0208E	25021C0208F
LOMA	13-01-0787A	01/15/2013	LOT 12 -- 26 THOMAS PATTON DRIVE	25021C0216E	25021C0216F
LOMA	13-01-0865A	01/24/2013	MAP 12, LOT 2 -- 6 ROOT STREET	25021C0208E	25021C0208F
LOMA	13-01-1789A	05/21/2013	ASSESSORS MAP 13, BLOCK BB, PARCEL 003 -- 35 NEWCOMB AVENUE	25021C0208E	25021C0208F
LOMR-FW	13-01-2347A	09/10/2013	LOT 11 -- 11/15 PEARL STREET	25021C0216E	25021C0216F
LOMA	13-01-2401A	11/07/2013	LOT 10 - 70 Pond Lane	25021C0208E	25021C0208F
LOMA	14-01-0149A	12/10/2013	LOT 31 - 73 Webster Street	25021C0208E	25021C0208F
LOMA	13-01-2636A	12/17/2013	LOT 16 - 41 Tiffany Drive	25021C0218E	25021C0218F
LOMA	14-01-0956A	02/11/2014	LOT 9 -- 72 POND LANE	25021C0208E	25021C0208F
LOMA	14-01-1013A	02/11/2014	LOT 18 - 84 Chestnut Circle	25021C0216E	25021C0216F
LOMA	14-01-1283A	03/20/2014	LOT 2 - 28 Newcomb Avenue	25021C0208E	25021C0208F
LOMA	14-01-1659A	04/17/2014	LOT T -- 5 RESERVOIR DRIVE, 5A & 5B	25021C0216E	25021C0216F
LOMA	14-01-2238A	07/22/2014	LOT 2-A - 25 TEED DRIVE	25021C0217E	25021C0217F
LOMA	14-01-2496A	07/22/2014	129 BITTERSWEET LANE	25021C0216E	25021C0216F
LOMA	15-01-0377A	12/16/2014	PARCEL 51F -- 260 MILL STREET	25021C0217E	25021C0217F

FINAL SUMMARY OF MAP ACTIONS

Community: RANDOLPH, TOWN OF

Community No: 250251

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	15-01-0035A	01/08/2015	86 CHESTNUT CIRCLE	25021C0216E	25021C0216F
LOMA	15-01-0755A	02/03/2015	LOT 16 -- 13 JEANNE ROAD	25021C0216E	25021C0216F
LOMA	15-01-1225A	04/03/2015	LOT 286 -- 126 BITTERSWEET LANE	25021C0216E	25021C0216F
LOMA	15-01-2621A	10/20/2015	166 POND STREET	25021C0208E	25021C0208F
LOMA	15-01-2635A	10/20/2015	10 ROOT STREET	25021C0208E	25021C0208F
LOMA	16-01-1768A	06/23/2016	98 WARREN STREET	25021C0216E	25021C0216F
LOMA	17-01-0750A	02/03/2017	116/118/120 YORK AVENUE	25021C0212E	25021C0212F
LOMA	17-01-0912A	06/15/2017	RESIDENCES AT GREAT POND, LOT A -- PACELLA PARK DRIVE (BUILDING 5)	25021C0208E	25021C0208F
LOMA	17-01-2684A	10/18/2017	EXTENSION OF CHESTNUT CIRCLE, LOT 10A -- 120 CHESTNUT CIRCLE	25021C0216E	25021C0216F
LOMA	18-01-0612A	02/15/2018	136 BITTERSWEET LANE	25021C0216E	25021C0216F
LOMA	18-01-2112A	10/16/2018	MARY LEE ESTATES, LOT 1 -- 16 S.J. SKEEN CIRCLE	25021C0218E	25021C0218F
LOMA	19-01-0170A	12/11/2018	SPOTLESS TOWN, LOTS 957-961 -- 7 WALSH STREET	25021C0208E	25021C0208F
LOMA	19-01-0397A	01/16/2019	MARY LEE ESTATES, LOT 3 - 9 S.J. SKEEN CIRCLE	25021C0218E	25021C0218F
LOMA	19-01-0572A	02/25/2019	11 ROBERT ROAD	25021C0216E	25021C0216F
LOMA	21-01-1339A	09/08/2021	25 BRIDLE PATH CIRCLE & 164 BITTERSWEET LANE	25021C0216E	25021C0216F
LOMA	23-01-0533A	05/26/2023	100 Liberty Place	25021C0216E	25021C0216F
LOMA	23-01-0538A	06/27/2023	PLAN NO. 26455T, LOT 282 -- 24 BRIDLE PATH CIRCLE	25021C0216E	25021C0216F

FINAL SUMMARY OF MAP ACTIONS

Community: RANDOLPH, TOWN OF

Community No: 250251

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	16-01-0531A	01/06/2016	LOT 38B -- 41 STEVENS TERRACE	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		



January 13, 2025

Town Council
Town of Randolph
41 South Main St.
Randolph, MA 02368

Dear Members of the Council:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note the following changes to the Xfinity channel lineup provided in your community:

- Effective January 14, 2025, NESN and NESN+ will move from Extra, Popular TV, Sports & News, and Xfinity TV Starter Latino to Digital Preferred and Ultimate TV.

Customers are receiving notice of these changes in their bill.

Please do not hesitate to contact me should you have any questions. For your convenience I can be reached at **Catherine_Maloney@comcast.com**.

Very truly yours,

Catherine Maloney

Catherine Maloney, Sr. Manager
Government & Regulatory Affairs