



# TOWN COUNCIL MEETING

Monday, October 17, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

---

## AGENDA

---

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Town Council shall meet remotely to avoid group congregation.

The public is invited to attend this meeting remotely, only via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town Website will be updated on the day of the meeting with the phone and computer access instructions.

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

**B. Moment of Silent Prayer**

**C. Approval of Minutes**

- [1.](#) Minutes of Town Council Meeting of September 12, 2022

**D. Announcements from the President**

1. Seeking Volunteers for the Project Review Authority (PRA) for a project on 16 Fencourt Avenue.

**E. Public Hearings**

- [1.](#) 6:15 PM: Council Order 2022-044 Authorizing The Randolph Town Council to Petition The General Court To Enact Special Legislation Regarding The Disability Retirement of Officer Casey L'Italien

**F. Public Comments/Discussions**

**G. Motions, Orders, and Resolutions**

**H. Town Manager's Report**

**I. Old/Unfinished Business**

**J. New Business**

- [1.](#) Council Order 2022-045: FY23 Budget Transfer - Health Insurance Expenses to Health Department Expenses

- [2.](#) Council Order 2022-046: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds
- [3.](#) Council Order 2022-047: Designating Certain Municipal Property as Surplus, Declaring the Availability of Such Property for Disposition, and Approving the Sale of Such Property Pursuant to Applicable Law
  - Property ID: 32-A-1; Address: Pine Ave
  - Property ID: 43-A-10; Address: Lisa Road
  - Property ID: 61-E-14.00; Address: Fairview Avenue
  - Property ID: 17-K-2; Address: Huntington Avenue

**K. Correspondence**

**L. Committee Reports**

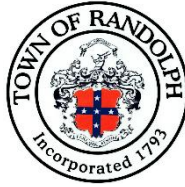
**M. Open Council Comments**

**N. Adjournment**

Notification of Upcoming Meeting Dates

November 7 & 21

December 5 & 19



## Randolph Town Council

### DRAFT Meeting Minutes

**Meeting Date: Monday, September 12, 2022 at 6:00 p.m., Remote Meeting via Zoom**

**Call to Order:** Council President W. Alexopoulos called the meeting to order.

**Roll Call – Council Members Present:** Christos Alexopoulos, William Alexopoulos, Richard Brewer, James Burgess, Natacha Clerger, Ryan Egan, Jesse Gordon, Kevin O’Connell (Councillor Katrina Huff-Larmond Absent)

**Pledge of Allegiance:** Pledge of Allegiance led by Councillor Burgess

**Moment of Silent Prayer:** Moment of Silent Prayer held in remembrance of Robert "Bob" Spearin.

#### New Business:

1. Council Order 2022-042- Authorizing the Town of Randolph to Enter a Lease Agreement with the Tri-Town Water District

Council President Alexopoulos opened the Public Hearing at 6:15 PM.

Motion Made by Councillor Burgess to take Council Order 2022-042 out of order off the agenda, so that Attorney Peter Berry can give a presentation; seconded by Councillor Clerger.

Roll Call Vote 8-0-0 (Councillor Huff-Larmond absent);

Motion passes.

Attorney Peter Berry gave a brief overview of the Tri-Town Water District lease and the purpose of the Water Treatment Plant. This lease is between the three owners of the parcel: Randolph, Holbrook, and Braintree. The project will replace Randolph and Braintree's existing plants. This is the last document that has to be approved for a 50-year term with the option for the Tri-Town to renew the lease for an additional 50 years.

Councillor Gordon requested information regarding public access to the Water Treatment Plant.

Attorney Peter Berry responded by stating this lease is for a piece of property in Braintree that they’re going to build the water treatment plant on. There is nothing in the lease about public access to the property. There are concerns regarding the security of the plant, but he does not have the answer to that question.

Councillor Burgess made a motion to amend the introductory portion of the Order to the following language:

“...Randolph Town Council hereby is authorized to enter into a Tri-Town Water Treatment Plant Ground Lease Agreement between the Towns of Braintree, Holbrook and Randolph ("LANDLORD")

and the Tri-Town Water District ("TENANT")(the "Lease Agreement") and is further authorized to execute the Lease Agreement in substantially the form attached hereto..."

IN LIEU OF:

"...Randolph Town Council hereby authorizes the Town of Randolph to enter into a Tri-Town Water Treatment Plant Ground Lease between the Towns of Braintree, Holbrook and Randolph ("LANDLORD") and the Tri-Town Water District ("TENANT")(the "Lease Agreement") and further authorizes the Town Manager to execute the Lease Agreement in substantially the form attached hereto..."

Motion to amend Council Order 2022-042 as stated above made by Councillor Burgess, seconded by Councillor Gordon.

Roll Call Vote: 8-0-0 (Councillor Huff-Larmond Absent)

Motion passes.

Councillor Burgess made a motion to approve Council Order 2022-042 with the amendments, seconded by Councillor Brewer.

Discussion: Councillor O'Connell noted that the signature page of the lease agreement should be corrected to include a signature line for himself. Attorney Berry confirmed that that would be done.

Roll call Vote: 8-0-0 (Councillor Huff-Larmond Absent)

Motion passes.

### **Approval of Meeting Minutes:**

1. Minutes of Town Council Meeting held on August 22, 2022:  
Councillor O'Connell made a motion to approve the minutes, seconded by Councillor Clerger.  
Roll Call Vote: 8-0-0 (Councillor Huff-Larmond Absent); Motion passes.

### **Public Hearings:**

1. 6:15 PM: Councilor Order 2022-038-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 Density Requirements in the Union Crossing Transit District Pursuant to M.G.L. ch. 40A, sec. 5.

The Town Council President opened the Public Hearing.

Town Council Clerk read the legal notice which was published in the Patriot Ledger on July 26, 2022 and August 2, 2022, in the Suburban Shopper on August 31, 2022, and again in the Patriot Ledger on September 7, 2022.

Town Attorney Griffin gave a brief overview of the proposed zoning amendment. The Town previously adopted the Union Crossing Transit District which is an overlay district near the Randolph-Holbrook town lines. The overlay district allows the underlying uses to build as of right and gives the additional option, via a special permit, for the property owner or developer to build a mixed use development with the permission of the Town Council. Under the current zoning ordinance, there is a calculation that states what the maximum number of units can be and the Planning Board proposed an amendment to that Zoning Ordinance to include an additional clause which states wetlands are not included in that calculation. The Planning Department also provided a report recommending the amendment.

Council President Alexopoulos read the Planning Board's reason for the proposed amendment, the Planning Board's petition, and portions of the Planning Board Report.

Councillor Brewer stated that the Ordinance Subcommittee met on August 31, 2022 and voted 3-0 to recommend to the Council to approve the Zoning Ordinance Amendment.

Council President Alexopoulos opened the Public Comments portion of the Public Hearing.

Dan O'Brien, of Union Street: How is this helping the people in the area? Progress is progress but it seems like there are more buildings, and more units which don't serve the people who live in that area. I don't understand why you would put a building on or near any wetlands. Council President Alexopoulos: You are not allowed to build on the wetlands, however the intent of this zoning ordinance amendment is to minimize the number of units allowed to be built.

Trisha Ashmen, of North Street: requested clarification regarding the term "units." Council President stated the zoning ordinance amendment refers to residential units.

Motion made by Councillor O'Connell to continue the public hearing on this matter to the Council Meeting to be held on October 3, 2022, with the public hearing to take place at 6:15pm so that there is sufficient time to review the zoning amendment, seconded by Councillor Brewer.

Roll Call Vote: 7-0-0 (Councillor Egan Absent during vote, Councillor Huff-Larmond Absent)  
Motion Passes.

The Public Hearing concerning the 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 Density Requirements in the Union Crossing Transit District Pursuant to M.G.L. ch. 40A, sec. 5 was continued until 6:15pm on October 3, 2022. The Public Hearing, and the Public Comments portion of the hearing, were left open.

## 2. 6:15 PM: Council Order 2022-040- Regarding Community Preservation Committee Recommendations.

The Council President opened the Public Hearing at 6:15 PM.

Town Council Clerk read the legal notice which was published in the Patriot Ledger on September 7, 2022.

Councillor Clerger asked the Town Manager if Stetson Hall will be used to host events after it has been renovated. The Town Manager stated the decision on types of events to be held at Stetson Hall is being discussed between himself and the Stetson Trustees. Councillor Clerger also asked if raising the rental fee for events has been considered. Town Manager Howard stated that is part of the conversation regarding the function of Stetson Hall.

Building Commissioner Ron Lum gave a brief description of each project listed in the Community Preservation Committee Recommendations.

Council President stated a letter of support was submitted by Mary Fernandes on the Belcher House ADA Rehabilitation.

The Council President opened the Public Comments portion of the Public Hearing:

Joe Burke, of Hills Street: I support the projects for the girl scouts' house, the roof really needs to get fixed. Even though Belcher House is a historic building, I don't think you can use the CPA funds for that project for new construction. There have been people fishing at the Reservoir. If that's allowed it should be in the jurisdiction of the MA wildlife, if not, then signs should be posted that state no fishing.

The Council President closed the Public Comments portion of the Public Hearing.

Questions from the Council:

Councillor Brewer: Is there going to be a deed restriction? I also read correspondence from the Lady's Library regarding the need for a covenant since they are a private entity, and a comment was made that they are a 501C3- which just means they are tax exempt, not public.

Motion made by Councillor O'Connell to vote on the Community Preservation Committee Recommendations project by project; seconded by Councilor Burgess.  
Roll Call Vote: 4-4-0 (Nay: W. Alexopoulos, Clerger, Egan, Gordon) (Huff-Larmond Absent)  
Motion Fails.

Motion made by Councillor Burgess to approve the Stetson Hall Insulation appropriation for \$20,000, seconded by Councilor Clerger for discussion. Discussion was held.

Motion made by Councillor Egan to amend Councillor Burgess' Motion to approve the Stetson Hall Insulation appropriation for \$20,000 to include the rest of the items recommended by the Community Preservation Committee; seconded by Councillor Clerger.  
Discussion was held.  
Roll Call Vote: 4-4-0 (Nays: W. Alexopoulos, Brewer, Burgess, O'Connell) (Huff-Larmond Absent)  
Motion Fails.

The Council President ruled that the Council would vote on each recommended project individually.

Motion made by Councillor Burgess to appropriate \$20,000 for the Stetson Hall Insulation, seconded by Councillor O'Connell.  
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)  
Motion Passes.

Motion made by Councillor Burgess to appropriate \$40,000 for the Stetson Hall Gutter Installation, seconded by Councillor Brewer.  
Roll Call Vote: 7-1-0 (Nay: Burgess) (Huff-Larmond Absent)  
Motion Passes.

Motion made by Councillor Burgess to appropriate \$70,000 for the Stetson Hall HVAC Renovation, seconded by Councillor Brewer.  
Roll Call Vote: 7-1-0 (Nay: O'Connell) (Huff-Larmond Absent)  
Motion Passes.

Motion made by Councillor Burgess to appropriate \$100,000 for the Stetson Hall Roof & Wood Repair, seconded by Councilor Brewer.  
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)  
Motion Passes.

Motion made by Councillor Burgess to appropriate \$161,000 for the Belcher House ADA Rehabilitation, seconded by Councillor Gordon. Discussion was held.  
Roll Call Vote: 7-1-0 (Nay: Burgess) (Huff-Larmond Absent)  
Motion Passes.

Motion made by Councillor Burgess to appropriate \$25,000 for the Theodore Luddington Memorial Park - Phase II Project, seconded by Councillor O'Connell.  
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)  
Motion Passes.

Motion made by Councillor Burgess to appropriate \$29,850 for the Belcher Park Girl Scout House Rehabilitation, seconded by Councillor Brewer.  
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)  
Motion Passes.

Motion made by Councillor Burgess to appropriate \$15,000 for the Open Space and Recreation Plan, seconded by Councillor Brewer.  
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)  
Motion Passes.

Motion made by Councillor Burgess to appropriate \$9,500 for Signage- South Randolph & Other Areas, seconded by Councillor Gordon.  
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)  
Motion Passes.

Motion made by Councillor Burgess to appropriate \$11,520 for Shared Housing Services, seconded by Councillor Brewer.  
Roll Call Vote: 8-0-0 (Huff-Larmond Absent)  
Motion Passes.

All the projects recommended by the Community Preservation Committee in Council Order 2022-040 have been approved by the Town Council.

### **Public Comments:**

Councillor Huff-Larmond entered the meeting at 7:41 PM.

The Council President opened the floor for public comments.

Mr. Joe Burke, of Hills Street: Are people entitled to fish at the reservoir? Council President stated the reservoir is a restricted area and fishing is not allowed.

### **Town Manager's Report:**

1. We received a shipment of updated Pfizer booster shots and we'll go through the process of making it available. For residents seeking to get vaccinated or get the booster, call the vaccine clinic at 781-961-0903 to make an appointment.
2. The last Main Street Artisan Market is coming up this weekend. It is at Powers Farm from 10 AM - 2 PM. It has been very popular and well attended this year. Thank you to Liz LaRosee and Robyn Rinehart for all their efforts in putting that together.
3. This Saturday is the Randolph Citizens Police Academy's 13th Annual Flea Market and Craft Fair at the Randolph High School parking lot from 9 AM to 3 PM.

4. Randolph Youth Soccer deadline is coming up on September 17th. Kids from PreK to high can register. Email them at [registrar@randolphyouthsoccer.org](mailto:registrar@randolphyouthsoccer.org) to register.
5. On Sunday, September 18, 2022, there will be a Memorial Service and Tribute to Honor the Late Councillor Kenrick Clifton at the Tabernacle of Praise on North Main Street, Randolph.
6. Thank you to the Randolph Lodge of Elks for continuing the tradition of 9/11 in remembrance including the town's police department, fire department, and the Elks Lodge.
7. The orange line work projects that were being done in Boston finished quickly and freed up crews across the state for other projects that MassDOT had been looking at. There is work being done by the Higashi school consisting of improvements to the crosswalk area and adding a sidewalk. They gave our DPW Superintendent two days' notice before starting the work. Normally MassDOT gives us tremendous notice, but any work leading to improvements is a good thing. DPW Superintendent, Chris Pellitteri: MassDOT is adding sidewalks to either side of the entrance to the Higashi school and improving the sidewalk on the northbound side of that area. The project will take about four weeks. Councillor Burgess requested to see the plans for the crosswalk and sidewalks to understand the scope of the work.

#### Questions for the Town Manager:

Councillor Brewer requested a secure spot to visit town hall to look at site plans, or sign documents that can be available after hours.

Councillor Burgess requested the status of Town Hall renovations and the Devine School demolition, specifically the stuff inside the building. Town Manager Howard explained that there are various steps to take in order to finalize a design for the Town Hall renovations. The ultimate goal is to create a design that will work for the space, the customer, and the employee. As for the Devine School demolition, abatement is scheduled to begin this week.

Councillor Huff-Larmond requested updates to the open Human Resources position. Town Manager Howard indicated that there have been many applicants and there will be a search committee and a couple members of the council will have an opportunity to serve.

#### Old/Unfinished Business:

1. Council Order 2022-037- Annual Reports Regarding Chapter 90 Money and Unaccepted Streets

Councillor Gordon explained that the purpose of this Order is to maximize the number of accepted streets the Town of Randolph has. The idea is that we know, through an annual report, which streets are unaccepted so that we can decide which ones we want to accept and therefore include in the Chapter 90 funding.

Councillor Brewer gave the following report from the Ordinance Subcommittee which met on August 31, 2022. The Subcommittee thought it was a good thing to receive that information on a yearly basis and voted 2-0 to recommend for the Council to approve.

Councillor Burgess moved to amend the Order so that the annual report includes a deadline of February 1st, seconded by Councillor Gordon.

Roll Call Vote: 9-0-0

Motion Passes.

Motion made by Councillor Brewer to approve Council Order 2022-037 with the amendment; Seconded by Councillor O'Connell.

Roll Call Vote: 9-0-0



**Motions, Orders, and Resolutions:**

## 1. Resolution 2022-04- Concerning Chapter 90 Money and Unaccepted Streets

Councillor Gordon explained the purpose of this Resolution is to recommend a process for implementing the Council Order 037, which is to prioritize the streets through an annual process. This details what to do with that prioritization following the model of what we do with the accepted streets. It is based on an analysis of usage, then doing a cost benefit analysis. There are three categories: those that are a quick return on investment, those that are somewhat slower on a period of 3-6 years, and those that would take even longer.

Councillor Brewer gave the following report from the Public Safety Subcommittee which met on August 31, 2022. We plan on meeting with the Town's outside Engineering consultants, BETA, who could explain everything that goes on with getting something like this approved through the state. After meeting with them, we would be able to give a recommendation. The Public Safety Subcommittee will return after meeting with BETA.

**Committee Reports:**

Councillor Gordon provided a report on the Economic Development/Small Business/Real Estate Subcommittee: Councillor Gordan updated the Council on a recent meeting that was held. A representative from the South Shore Chamber of Commerce was present, and they recommended that we make an analysis of conflicts in our zoning regulations because there are a substantial number of conflicts with our town rules and regulations and the town's zoning ordinances.

Councillor Huff-Larmond commented regarding the structure around our zoning ordinances. We should figure out the best strategies to improve zoning and maybe hire an outside consultant about zoning issues. Our zoning affects our housing, and when you look at small businesses, there is a market that connects small businesses to housing opportunities. Councillor Huff-Larmond requested information from Mr. Howard, Council President, and others who may have been around when zoning issues were previously discussed. We should revisit this in the Subcommittee meetings.

Town Manager Howard: The Council should involve some members who are very familiar with zoning and newer members who would benefit from education regarding how zoning works, and the impacts of it, to make long term decisions.

Councillor Burgess: There are two parts to this. The first issue is an amendment which was made in the Town's Rules and Regulations but was not made in the Town's bylaws. The second issue is how the Council feels about the zoning as it stands today and what we would want to change. The Crawford Square Development Group should be involved in the discussion.

**Council Comments:**

Councillor Gordon: I have two upcoming Resolutions about the Fair Share Amendment regarding the upcoming vote on the November 8th, 2022 ballot, and how we can maximize Randolph's share of the revenue. Secondly, the Boston Mayor recently instituted an experiment regarding a fare-free MBTA service on three routes in Boston, and suggested we do the same, which can: 1. increase ridership, and 2. increase service speed of the buses.

Councillor Clerger: I am a big fan of Belcher house and Randolph Woman's Club- I will start a campaign to try to raise more funds for the projects. Councillor Clerger expressed frustration in being mentally abused by colleagues who make comments about her residency and trying to smash her character. Councillor Clerger stated that she often travels for work, and has illnesses that may hinder her from showing her camera on screen but that does not mean she is not in Randolph, or does not reside in Randolph.

Councillor Brewer: Thanked the Elks Lodge for the 9/11 event.

Councillor C. Alexopoulos: The Elks did a wonderful job in memorializing and remembering 9/11. Thank you to the Randolph Police, Fire and Honor guards that came.

Councillor Huff-Larmond: I had a great time at the Autumn Lantern festival, it was a great time with lots of food, entertainment, and coming together as a community. Shout out to the Community Wellness Project- the young adult members of the community wellness project had an event that the planning department helped them put together. It is exciting to see the young people continuing to make sure Randolph is healthy. There is a memorial to remember the Late Councillor Ken Clifton and the impact he had on the community.

Councillor O'Connell: The 9/11 ceremony was an awesome event. I went to the Lantern event with my family and it was awesome. Thanked Walter Timilty and Lisa Williard from the School meeting for inviting me on stage to help hand out awards. I got to meet Liz Larosee and was introduced to everyone at the RICC Center and it was great to see everyone taking advantage of all that is offered there.

Council President Alexopoulos: I attended the Lantern Festival with my family and had a lot of fun, and enjoyed good food. The Annunciation Greek Orthodox Church of Brockton is hosting their Greek Festival this Thursday, Friday, Saturday and Sunday and the public is invited.

### **Adjournment:**

Motion to adjourn was made by Councillor Clerger, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 7-0-0 (Councillors Burgess and Egan Absent during vote).  
Motion passes.

The meeting was adjourned at 9:00 PM.

Order 2022-044

Introduced By: Town Manager, Brian Howard, and  
Randolph Town Council

**Authorization By The Randolph Town Council  
To Petition The General Court To Enact Special Legislation Regarding  
The Disability Retirement of Officer Casey L'Italien**

The Randolph Town Council hereby authorizes a petition to the General Court to enact special legislation regarding the disability retirement of Officer Casey L'Italien, said special legislation to be in a form that is substantially as presented below, and authorizes the Town Manager to take any action necessary in connection with the submission of said petition, and further authorizes the General Court to make clerical or editorial changes of form to the proposed special legislation:

**AN ACT RELATIVE TO THE DISABILITY RETIREMENT OF CASEY L'ITALIEN, A  
POLICE OFFICER IN THE CITY KNOWN AS THE TOWN OF RANDOLPH.**

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

SECTION 1. (a) Notwithstanding any general or special law to the contrary and in order to promote the public good, the retirement system of the county of Norfolk shall retire Casey L'Italien, a police officer in the Police Department of the city known as the town of Randolph, who was injured in the line of duty and, as a result, is permanently incapacitated from performing the essential duties of a police officer. The retirement benefits shall be paid and administered in accordance with section 7 of chapter 32 of the General Laws. Upon retirement, Casey L'Italien shall receive a lump sum payment from said retirement board equal to her total accumulated retirement deductions.

(b) The annual amount of pension payable to Casey L'Italien shall be equal to the regular rate of compensation which would have been payable to her had she continued in service as a police officer at the grade held by her at the time of her retirement until her death or until reaching age 65, whichever first occurs. The retirement shall become effective commencing on the date immediately following the final day for which Casey L'Italien received regular compensation for such employment. The additional benefits granted in this act shall be funded and administered by said retirement system, consistent with and subject to said chapter 32, except that sections 8, 91 and 91A of said chapter 32 shall not apply. All amounts paid under this act shall be exempt from state and local taxation, and exempt from federal taxation to the extent allowable under federal law.

(c) Upon attaining age 65, Casey L'Italien shall receive a pension pursuant to section 7 of said chapter 32, the yearly amount of which shall be equal to 80 percent of the average annual rate of compensation paid to her in the previous 12 months.

(d) If Casey L'Italien shall be married at the time of her retirement, then, upon her death, said retirement board shall pay her surviving spouse if then living, a pension, payable in monthly

installments in the amount of 75 percent of the annualized amount of the pension payable to Casey L'Italien on the date of her death. The pension shall be subject to section 103 of said chapter 32.

(e) Casey L'Italien shall be indemnified for hospital, medical and other healthcare expenses related to treatment of injuries sustained while in the line of duty on May 25, 2021, not otherwise covered by health insurance.

SECTION 2. This act shall take effect upon its passage.



# RANDOLPH POLICE DEPARTMENT

*Randolph, Massachusetts*

41 South Main Street • Randolph, MA 02368-4820 • 781-963-1212



Anthony T. Marag  
Chief of Police

September 28, 2022

To: Randolph Town Council

From: Chief Anthony T. Marag

Re: Officer Casey L'italien

Please accept my endorsement and letter of support for the passage of the "Act Providing for the Retirement of Casey L'italien, a Police Officer in the Town of Randolph."

Casey L'italien has been employed as a Police Officer in Randolph since 2012. She is a patrol officer that always put others first and is a member of the Human Trafficking Unit. Before becoming an officer, she worked at the courthouse as a victim advocate. She has always been at the forefront of helping victims. Our department leaned on her to provide that critical component of victim services. Due to her dedicated selfless service, she has transformed into a role model for other officers

On May 25<sup>th</sup>, 2021, Officer L'italien became the victim. On the day in question, she responded to the Comfort Inn for a domestic dispute. Once on scene, the investigation showed that the defendant had violently assaulted the female victim. Officer L'italien and Officer Aldred attempted to place the defendant into custody. He violently assaulted Officer L'italien and pushed her to the ground, striking her head on the hard pavement of the parking lot. She returned to her feet to assist Officer Aldred who was struggling with the defendant. The defendant again assaulted both officers and shoved Officer L'italien to the ground a second time. It took multiple officers with a taser to subdue the defendant.

The defendant showed complete contempt for authority and the desire to injure police officers. The defendant complained of injury and was transported to the hospital. He was aggressive with the nurses and was threatening them as well as officers who were present. He smuggled a razor under his tongue into the booking room after he returned from the hospital. It was clear that his intentions on this day were to assault and seriously injure officers.

The defendant made the decision to assault Officer Casey L'Italien, and when he did, he changed her life forever. She will forever struggle with the injuries she sustained that day. This violent assault left a lasting impact on her physical, emotional, and mental health. This has affected every fiber of her being

and every personal and professional relationship. Her family has been deeply affected. Without Officer L'italien within our ranks, the Randolph Police Department and community are left with a void that greatly affects us all. Officer L'Italien will never be able to return to work.

Officer Casey L'italien is an officer that has consistently and compassionately supported and protected others. I respectfully request favorable action on this petition. My hope is that the Randolph community will support Officer Casey L'italien so that she may retire and continue to care for her young family.

Sincerely,

Handwritten signature of Anthony T. Marag in blue ink.

Chief Anthony T. Marag





**RANDOLPH POLICE SUPERIOR OFFICERS ASSOCIATION**  
*A member of the New England Police Benevolent Associations, Inc*  
**41A South Main Street**  
**Randolph, Massachusetts 02368**



To: Randolph Town Council

September 25, 2022

From: Robert C. LeGrice

Re: Officer Casey L'Italien Home Rule Petition

As President of New England Police Benevolent Association, Local 34 Randolph Police Supervisors Union, I am writing this letter in support of Officer Casey L'Italien's Home Rule Petition request.

Officer Casey L'Italien was appointed as a Randolph Police Officer on January 25, 2012, and has served the Town Randolph and Commonwealth of Massachusetts with the utmost dedication, honor, and professionalism since then. Her compassion for the members of the community was demonstrated daily as she performed her duties as a Patrol Officer and member of the Human Trafficking Unit.

Officer L'Italien had a bright future ahead of her as both a Police Officer, a married mother [REDACTED]. However, on Tuesday May 25, 2021, at 12:52 PM that changed when she responded to a domestic dispute at the Comfort Inn located at 1374 North Main Street. As she and fellow officers investigated the incident it was determined that the male party, had indeed assaulted his girlfriend. As Officer L'Italien attempted arrest the defendant, she was violently, shoved to the ground striking her head on the pavement. She returned to her feet and attempted again to effect the arrest and was once again, shoved to the ground. The defendant was then taken into custody by other Officers

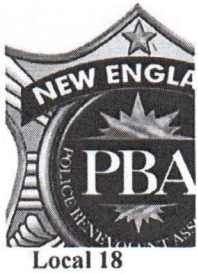
Unfortunately, Officer Casey L'Italien had been seriously injured when she was assaulted and battered by the defendant. As a result of this permanent injury, this once, dedicated, compassionate, and professional Police Officer can no longer serve our community and the Commonwealth of Massachusetts.

Officer Casey L'Italien swore an oath to protect the citizens of Randolph as well as the Commonwealth Of Massachusetts, on May 25, 2021 at 12:52 PM she did just that and as a result was left with life altering debilitating injury affecting her ability to work as well as her role as mother and wife.

On behalf of the all the Randolph Police Supervisors I urge you to support the Home Rule Petition Request of Officer Casey L'Italien.

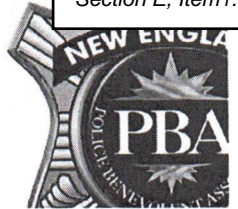
Respectfully,

Robert C. LeGrice, Sergeant  
President, Local 34



**RANDOLPH POLICE PATROLMENS' ASSOCIATION**  
*A member of the New England Police Benevolent Associations, Inc*  
**41A South Main Street**  
**Randolph, Massachusetts 02368**

Section E, Item 1.



To Whom It May Concern,

This letter is to confirm that NEPBA Patrolman's Union Local #18 of the Randolph Police Department is in favor of retirement for our permanently injured member, Officer Casey L'italien.

Officer L'italien was savagely attacked by a vicious criminal, [REDACTED], on May 25, 2021 while in the performance of her duties and suffered severe permanent injuries as a result. This attack has negatively impacted her entire life, most importantly as a wife and a mother [REDACTED]. This criminal act has stolen her career and identity as a police officer. It has forever altered her mental, physical, and emotional health. It has also impacted her relationships with family, her relationships with friends and she now struggles through daily life with pain and uncertainty. Even mundane and routine tasks have become unmanageable at times. The best available doctors in the country have confirmed that she will never be able to return to her position as a police officer, which she had worked so hard to achieve.

Our Union now requests your assistance in attaining a retirement disbursement equal to 100% due to the severity of her injuries and inability to continue to contribute to her family financially in the future.

Thank you for your time and consideration in this matter,

Respectfully submitted,

Officer Kevin Donnelly  
NEPBA Local #18 Union President



Dear Randolph Town Council Members,

My name is Officer Casey [REDACTED] L'Italien and I've been a Police Officer with the town for ten and a half years. I grew up in Randolph and I enjoyed being able to give back to the community I'm from through my work in patrol over the years. Approximately a year and a half ago, things in my world drastically changed. I was assaulted twice while making an arrest at the Comfort Inn. I was shoved to the ground where my head was struck off of the pavement. As a result of this attack, I tore one of my carotid arteries at the base of my skull, suffered a concussion, and also a pseudoaneurysm. This traumatic brain injury was and still is very painful and has a great deal of lasting effects. From visual and auditory disturbances to facial paralysis and cognitive and neurological issues, this injury proves to be quite unforgiving.

The physical, mental, and emotional toll this has taken on not only me, but my family and those close to me is immense. The amount of time spent in different doctor's offices and hospitals far exceeds anything I'd ever hoped for in my life. The amount of tears cried about what happened and what will happen is also far greater than I'd ever wished for. This challenging time proves to be the most difficult experience I've been through to date. I'm grateful for those around me, including my hometown and the Randolph Police Department for stepping up to help an officer who is down. I sincerely thank you for your consideration regarding this matter.

Respectfully submitted,

Officer Casey L'Italien #113



## Public Notices

amended, and Chapter 191 of the Town Code, the Non-Zoning Wetlands Protection By-law, the Stoughton Conservation Commission will hold a remote relay virtual public hearing on Thursday, October 20, 2022, at 7:00 p.m. in Google Meets, the on-line Web based virtual meeting interface format.

The hearing is concerning an application procedure for a Notice of Intent submission to the Stoughton Conservation Commission for proposed construction of a temporary access pathway spanning across the wetland resource area to the rear of 563 Highlands Street submitted by Civil & Environmental Consultants, Inc. Raynham, MA on behalf of Elton Grice, 563 Highland Street, LLC.

The proposed work is for a 45 linear foot temporary wetland crossing, for the excavation of thirteen soil test pits in the western portion of the site which is only accessible through a temporary wetland crossing on the property. To access the area from the wetland crossing road, an erosion/siltation barrier shall be installed within a portion of the flagged wetlands resource area located to the rear of the existing residential dwelling on the site. A temporary access pad shall be positioned and placed on the ground within the secured area, to prevent damage to the wetland during the crossing with excavation machinery. The erosion control barrier shall be installed along the limit of work to secure the up gradient disturbances against discharge of sediment and siltation in the wetland resource areas on site.

The temporary wetlands crossing road shall be in place for the duration required to conduct a total of 14 proposed exploratory soil test pits on the property, seven of which, are within 100 feet of the wetland resource area. On completion of the work, the entire temporary wetlands crossing tracking pad and siltation barriers would be removed. All disturbed areas are required to be stabilized to prevent erosion of sediment into the wetlands resource areas. The location of the specified work and excavation of test pits is located at 563 Highland Street.

Plans are available for review at the Conservation Commission Office, 2nd floor, Engineering Department of the Town Hall by appointment or are available by electronic format upon calling (781) 341-1300 x 9261 or emailing jconlon@stoughton-ma.gov. Plans will also be available at the time and place of the hearing.

Gerald J. Mc Donald, Chairman of the Conservation Commission

AD# 7897500  
PL 10/12/2022



CASE # 4288  
LEGAL NOTICE  
ZONING BOARD OF  
APPEAL  
TOWN OF STOUGHTON  
NOTICE OF PUBLIC  
HEARING

A public hearing will be held in the Town Hall, Conference Room B, Room 301, Third Floor, 10 Pearl Street, on **October 20, 2022 at 7:32 P.M. on the petition of, Alan & Helen Breyan, represented by Attorney Barry R Crimmins, Case #4288, for a Special Permit/Finding** under the Town of Stoughton Zoning By-Law of November 18, 2015, as amended through October 19, 2020 **Section 5.5, Nonconforming Single and Two Family Residential Structures," Subsection 10.5.2, "Criteria;" and Mass. General Laws Chapter 40A, Section 6,** in order to construct a two-car attached garage to the existing single family dwelling located at **82 Dean Road, (Further identified on Assessors Plan 62, Lot 59) in an RC Zone** in said Stoughton.

Any person desiring to receive further notice concerning this petition as provided by the General Rules of the Zoning Board of Appeal should file a written request containing his/her name and address with the Board.

The petitioner and/or his representative, or any other persons desiring to be heard on this matter should appear at the time and place designated.

Sherman Epro  
Chairman

AD# 7826327  
PL 10/05 & 10/12/2022

DEVAUGHN ESTATE  
LEGAL NOTICE  
Commonwealth of  
Massachusetts  
The Trial Court  
Probate and Family Court  
Norfolk Probate and Family  
Court  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200  
Docket No. NO22P2511EA  
CITATION ON PETITION

## Public Notices

FOR  
FORMAL ADJUDICATION

Estate of: Barbara Jean DeVaughn

Date of Death: 08/02/2022

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Wayne DeVaughn of Revere MA and Stephanie Beebe of Abington MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Wayne DeVaughn of Revere MA and Stephanie Beebe of Abington MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 11/09/2022.

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

UNSUPERVISED  
ADMINISTRATION  
UNDER THE  
MASSACHUSETTS  
UNIFORM PROBATE  
CODE (MUPC)

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

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

Date: October 06, 2022

Colleen M. Brierley  
Register of Probate

AD#7893727  
PL 10/12/2022

102 HOWE RD  
LEGAL NOTICE  
NOTICE OF PUBLIC  
HEARING

In accordance with Massachusetts General Laws; Chapter 131, Section 40; the Cohasset Wetlands Bylaw; and the Cohasset Stormwater Bylaw, the Cohasset Conservation Commission will hold a public hearing on Thursday, October 20, 2022 at 6:30 PM via remote participation on a Zoom platform for an Amended Notice of Intent 22-33 and Amended Stormwater Permit 22-27 from Edward Janowsky & Sarah Curren to add a swimming pool to a recently constructed single family home partially within a buffer zone to a Bordering Vegetated Wetland at 102 Howe Road. The public is invited to offer public input by emailing cpecht1@cohassetma.org. Details for access to the Zoom Platform will be on the Conservation Commission agenda available online at [www.cohassetma.org](http://www.cohassetma.org) in the Meetings/Hearings Notices. Information regarding the application will be available online prior to the meeting.

AD# 7887464  
PL 10/12/2022

KENO MONITORS  
NOTICE

The Massachusetts State Lottery Commission (MSLC) will offer a KENO monitor to display the game to duly qualified existing KENO To Go Agent(s), as listed below:

Canton Village Wine Spirits  
95 Washington St.  
Canton, MA, 02021

Paula's Package Store  
561 Washington St.  
Canton, MA, 02021

Quincy Market Store  
1066 Washington St.  
Quincy, MA 02169

Norwood Golden Bull  
1066 Washington St.  
Norwood, MA 02062

If you object to these agent(s) receiving a monitor, you must do so, in writing, within twenty-one (21) days of receipt of this letter. If applicable, please address your written objection to the Massachusetts State Lottery Commission, Legal Department, 150 Mount Vernon Street, Dorchester, MA 02125 and send via email to [cporsche@masslottery.com](mailto:cporsche@masslottery.com) or by mail. Should you have any questions regarding this program or any other issues relative to the Lottery, please call the Lottery's General Counsel, Greg Polin, at 781-917-6057 or via email at [gpolin@masslottery.com](mailto:gpolin@masslottery.com).

We look forward to working with you as the Lottery continues its efforts to support the 351 cities and towns of the Commonwealth.

AD# 7890653  
PL 10/12/2022

## Public Notices

RFQ/ GENERAL CONTRAC-  
TORS

LEGAL NOTICE  
THE TOWN OF  
RANDOLPH  
REQUEST FOR  
QUALIFICATIONS

The Town of Randolph requests Statements of Qualifications for General Contractors and Sub-Contractors for the prequalification of the Elizabeth G. Lyons Elementary School project in Randolph, MA. Copies of the Request for Qualifications (RFQ) document with instructions and requirements will be available online at [www.projectdog.com](http://www.projectdog.com), Project Code: #851559 beginning on Wednesday, October 12, 2022.

Qualifications must be submitted no later than 2:00 PM on Wednesday, October 26, 2022, and must be submitted to [www.projectdog.com](http://www.projectdog.com), Project Code: #851559. The project has an estimated construction cost of \$41,576,611. Respondents must be DCAMM certified and meet all requirements noted in the RFQ.

Qualifications must be combined into one submission file in PDF format and uploaded to Projectdog #851559 for review by the specified deadline.

Submissions received after the time and date established herein this notice shall not be accepted or considered, regardless of the cause for delay in the receipt of the submission. Submissions shall not be emailed, mailed, or faxed.

The Town of Randolph reserves the right to reject any and all submissions, to waive any informality in prequalification, and to accept or reject submissions as determined in the best interests of the Town.

"An Equal Opportunity Municipality - AA/MBE"

AD# 7893913  
PL 10/12/2022

LEGAL NOTICE  
PUBLIC NOTICE

Town of Randolph, MA  
Council Order 2022-044  
The Randolph Town Council will hold a meeting on Monday, October 17, 2022 at 6:15 PM via ZOOM to consider Council Order 2022-044 regarding the Authorization by the Randolph Town Council to Petition the General Court to Enact Special Legislation Regarding the Disability Retirement of Officer Casey L'Italien. That Council Order reads as follows: Authorization By The Randolph Town Council To Petition The General Court To Enact Special Legislation Regarding The Disability Retirement of Officer Casey L'Italien. The Randolph Town Council hereby authorizes a petition to the General Court to enact special legislation regarding the disability retirement of Officer Casey L'Italien, said special legislation to be in a form that is substantially as presented below, and authorizes the Town Manager to take any action necessary in connection with the submission of said petition, and further authorizes the General Court to make clerical or editorial changes of form to the proposed special legislation: AN ACT RELATIVE TO THE DISABILITY RETIREMENT OF CASEY L'ITALIEN, A POLICE OFFICER IN THE CITY KNOWN AS THE TOWN OF RANDOLPH. Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows: SECTION 1. (a) Notwithstanding any general or special law to the contrary and in order to promote the public good, the retirement system of the county of Norfolk shall retire Casey L'Italien, a police officer in the Police Department of the city known as the town of Randolph, who was injured in the line of duty and, as a result, is permanently incapacitated from performing the essential duties of a police officer. The retirement benefits shall be paid and administered in accordance with section 7 of chapter 32 of the General Laws. Upon retirement, Casey L'Italien shall receive a lump sum payment from said retirement board equal to her total accumulated retirement deductions. (b) The annual amount of pension payable to Casey L'Italien shall be equal to the regular rate of compensation which would have been payable to her had she continued in service as a police officer at the grade held by her at the time of her retirement until her death or until reaching age 65, whichever first occurs. The retirement shall become effective commencing on the date immediately following the final day for which Casey L'Italien received regular compensation for such employment. The additional benefits granted in this act shall be funded and administered by said retirement system, consistent with and subject to said chapter 32, except that sections 8, 91 and 91A of said chapter 32 shall not apply. All amounts paid under this act shall be exempt from state and local taxation, and exempt from federal taxation to the extent allowable under federal law. (c) Upon attaining age 65, Casey L'Italien shall receive a pension pursuant to section 7 of said chapter 32, the yearly amount of which shall be equal to 80 percent of the average annual rate of compensation paid to her in the previous 12 months. (d)

## Public Notices

If Casey L'Italien shall be married at the time of her retirement, then, upon her death, said retirement board shall pay her surviving spouse if then living, a pension, payable in monthly installments in the amount of 75 percent of the annualized amount of the pension payable to Casey L'Italien on the date of her death. The pension shall be subject to section 103 of said chapter 32. (e) Casey L'Italien shall be indemnified for hospital, medical and other healthcare expenses related to treatment of injuries sustained while in the line of duty on May 25, 2021, not otherwise covered by health insurance. SECTION 2. This act shall take effect upon its passage. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the meeting may be found on the Randolph website calendar, on the day of the meeting.  
AD#7877415  
PL 10/12/2022

SAFETY ANSWERING  
POINT  
LEGAL NOTICE  
TOWN OF BRAINTREE  
OPM SERVICES  
REGIONAL PUBLIC  
SAFETY ANSWERING  
POINT  
REQUEST FOR QUALIFI-  
CATIONS (RFQ)

The Town of Braintree seeks the services of a qualified Owner's Project Manager (OPM) as defined in M.G.L. Chapter 149, Section 44A 1/2 for the construction and renovation of a regional public safety answering point at 2 JFK Memorial Drive. Initial scope of work includes a review of existing studies, budget development, designer selection, design development, value engineering, pre-qualification of bidders, bid and award, construction management, and final closeout of the Project. Prior studies are included as part of the RFQ document. Must have current Mass. license and registration as an architect or professional engineer, with a minimum of 5 years supervisory experience in the design/construction of public buildings. Must have prior OPM experience of at least one recent similar project. Fee is to be negotiated with selected proposer. There will be an information session for proposers on Oct 25, 2022 at 11am at the Braintree Town Hall. The RFQ is available immediately at <https://braintree.ma.gov/Bids.aspx>. RFQ responses are due on Nov 4, 2022 at 12pm in the Office of the Braintree Contract Administrator, 1 JFK Memorial Drive, Braintree, MA 02184. The Town of Braintree reserves the right to reject any or all responses, or to cancel this RFQ if deemed to be in the best interest of the Town.

AD# 7892794  
PL 10/12/2022

GOODALE ESTATE  
LEGAL NOTICE  
Commonwealth of  
Massachusetts  
The Trial Court  
Norfolk Probate and Family  
Court  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200  
Docket No. NO22P2652EA  
INFORMAL PROBATE  
PUBLICATION NOTICE

Estate of: Susan Diane Goodale

Also known as: Susan D. Goodale

Date of Death: July 25, 2022

To all persons interested in the above-captioned estate, by Petition of Petitioner Dawn Dolan of Hingham MA a will has been admitted to informal probate.

Dawn Dolan of Hingham MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

AD#7893438  
PL 10/12/2022

Turn your dust into  
dollars by placing a  
CLASSIFIED ad!



14 EDWARD RD B-14 STOUGHTON  
LEGAL NOTICE  
COMMONWEALTH OF MASSACHUSETTS  
SALE OF REAL ESTATE  
UNDER M.G.L. c. 183A:6

By virtue of a Judgment and Order of the Stoughton District Court (Civil Action No. 2255 CV 12), in favor of the Board of Managers of the Knollsbrook Condominium Complex against Fabienne Ballanton a/k/a Fabienne E. Bellanton, et al, establishing a lien pursuant to M.G.L. c. 183A §6 on the real estate known as Unit B-14 in the Knollsbrook Condominium with a street address of 14 Edward Road, Stoughton, Norfolk County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 10:00 a.m. on October 19, 2022 at 14 Edward Road, Unit B-14, Stoughton, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

Unit No. B-14, Street No. 14B Edward Drive (Model Name Virginian) of Knollsbrook Condominium Eight in Stoughton, Norfolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated August 19, 1974 and recorded with Norfolk Deeds on August 29, 1974, Book 5072, Page 353 ("Master Deed") which Unit is shown on the floor plans of the Buildings filed simultaneously with said Master Deed in Norfolk Deeds and on the copy of the portion of said plans attached to the first deed of said Unit recorded on March 25, 1975 with said Deeds in Book 5115, Page 429.

Said Unit is conveyed together with:

1. An undivided 1.7199 percent interest in the common areas and facilities of the Property described in said Master Deed ("Common Areas and facilities") attributable to the Unit and two parking spaces. Grantees' percentage interest in the Common Areas and Facilities of Knollsbrook Condominium Eight will decrease if Phase II thereof is submitted to General Laws, Chapter 183A, as amended, pursuant to Article XVII of the Master Deed.
2. An exclusive right to use the yard, patio and parking spaces designated for the Unit as shown on the site plan files with the Master Deed as Exhibit A and an exclusive right to use the attic space and storage space appurtenant to said Unit.
3. An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Areas and Facilities existing as a result of settling or shifting of the cluster, or as a result of repair or restoration of the cluster or of the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Areas and Facilities made by or with the consent of the Board of Managers.
4. An easement in common with the owners of other Units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Areas and facilities located in any of the other units or elsewhere on the Property, and serving the Unit.
5. The following rights and easements in common with the other Unit Owners, all as described in the Master Deed:
  - a. Right to use Erin Road as described in Article II of the Master Deed in common with all others entitled thereto for all purposes for which streets and ways commonly used are in the Town of Stoughton.
  - b. The right to pass and repass over the Common Areas and facilities as set forth in the Master Deed.

Said Unit is conveyed subject to:

1. Easements in favor of the Common Areas and Facilities for the continuance of all encroachments of such adjoining units or Common Areas and Facilities on the Unit, now existing as a result of the cluster, or which may come into existence hereafter as a result of settling of the cluster, or as a result of repair or restoration of the unit or of any adjoining unit or of the Common Areas and Facilities after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Areas and Facilities made by or with the consent of the Board of Managers.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Areas and Facilities located in the Unit or elsewhere on the Property and serving such other units.
3. Exclusive rights in favor of owners of any unit to use designated lawn, patio, attic, storage and parking space appurtenant to such unit.
4. The provisions of the Master Deed, By-Laws, Rules and Regulations and floor plans of the Condominium recorded simultaneously with and as part of the Master Deed, as the same may be amended from time to time by instrument recorded in Norfolk Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his immediate family, servants, guests, invitees, successors and assigns, as though such provisions were recited and stipulated at length herein.
5. Rights of other Unit Owners and of the public to use Erin Road as set forth on Article II of the Master Deed.
6. Real estate taxes for the current year not yet due and payable.
7. Rights of all Unit Owners to pass on and over the Common Areas and Facilities as set forth in the Master Deed.

The Unit is intended only for residential purposes. No use may be made of the Unit except as a residence for the Owner thereof or his/her permitted lessees and the members of their immediate families, and no portion or all thereof may be used as a professional office whether or not accessory to a residential use.

For title, see Deed to Fabienne Ballanton dated September 30, 2004 and recorded with the Norfolk County Registry of Deeds in Book 21605, Page 481.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said Unit Deed shall control.

TERMS OF SALE:

1. A non-refundable deposit payable in cash, certified or bank check in the amount of \$5,000.00 for the unit shall be payable at the Auction.
2. The balance of the purchase price is to be paid within thirty (30) days of the auction.
3. An Auctioneer's Release Deed will be issued to the purchaser, upon payment of the balance of the purchase price, within thirty (30) days of the auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens or encumbrances is made in the deed.
4. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and occupants, if any.
5. No representation is or shall be made as to any amount of taxes due and outstanding.
6. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.
7. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record.
8. No representation is or shall be made as to the condition of the Premises or the Condominium. The Premises shall be sold "as is."
9. Other items, if any, shall be announced at the sale.
10. The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller's counsel, Attorney Mark S. Einhorn, Marcus, Errico, Emmer & Brooks, P.C., 45 Braintree Hill Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

Knollsbrook Condominium Complex,  
By its Board of Managers

AD# 7815534  
PL 09/28, 10/05, 10/12/2022

**SELL IT  
BUY IT  
FIND IT**  
Place your classified ad today.



Council Order: 2022-045

Introduced By: Town Manager Brian Howard  
October 17, 2022**FY23 Budget Transfer – Health Insurance Expenses to Health Department Expenses**

To see if the Randolph Town Council will vote to approve the following transfer:

Transfer From				Transfer To		
Department	Salary	Expense		Department	Salary	Expense
Health Insurance		\$ 100,000		Health Office		\$ 100,000

**Explanation:** As of July 1, 2022, FEMA will only reimburse COVID related prevention/testing and vaccinations costs at 90%. Municipalities are obligated to contribute a 10% local share to cover the full expense. The Town cannot use other grants to cover the local contribution. This adjustment in the reimbursement rate was not known during the budget development process.

Council Order: 2022-046

Introduced by: Town Manager Brian Howard  
October 17, 2022

**Amendment of Section 18-3 of the**  
**General Ordinances of the Town of Randolph**  
**Concerning Department Revolving Funds**

To see if the Randolph Town Council will vote to amend section 18-3 of the general ordinances of the Town of Randolph concerning department revolving funds as follows:

**In section 18-3(F), the Table of Revolving Funds, under the following headings:**

<b>Revolving Fund</b>	<b>Department Authorized to Spend from Fund</b>	<b>Fees, Charges or Other Receipts Credited to Fund</b>	<b>Program or Activity Expenses Payable from Fund</b>	<b>Restrictions or Conditions on Expenses</b>	<b>Other Requirements/ Reports</b>	<b>Fiscal Years</b>
-----------------------	---	---	---	---	------------------------------------	---------------------

**Add the following:**

Playing Fields and Recreational Facilities	Director of Community Programs	Rental Income, Fees and Donations	All expenses to support program and transfer to General Fund	None	None	Fiscal Year 2023 and subsequent years
--	--------------------------------	-----------------------------------	--	------	------	---------------------------------------

Council Order: 2022-047

Introduced By:

Town Manager Brian Howard  
October 17, 2022

**Order Designating Certain Municipal Property as Surplus,  
Declaring the Availability of Such Property for Disposition, and  
Approving the Sale of Such Property Pursuant to Applicable Law**

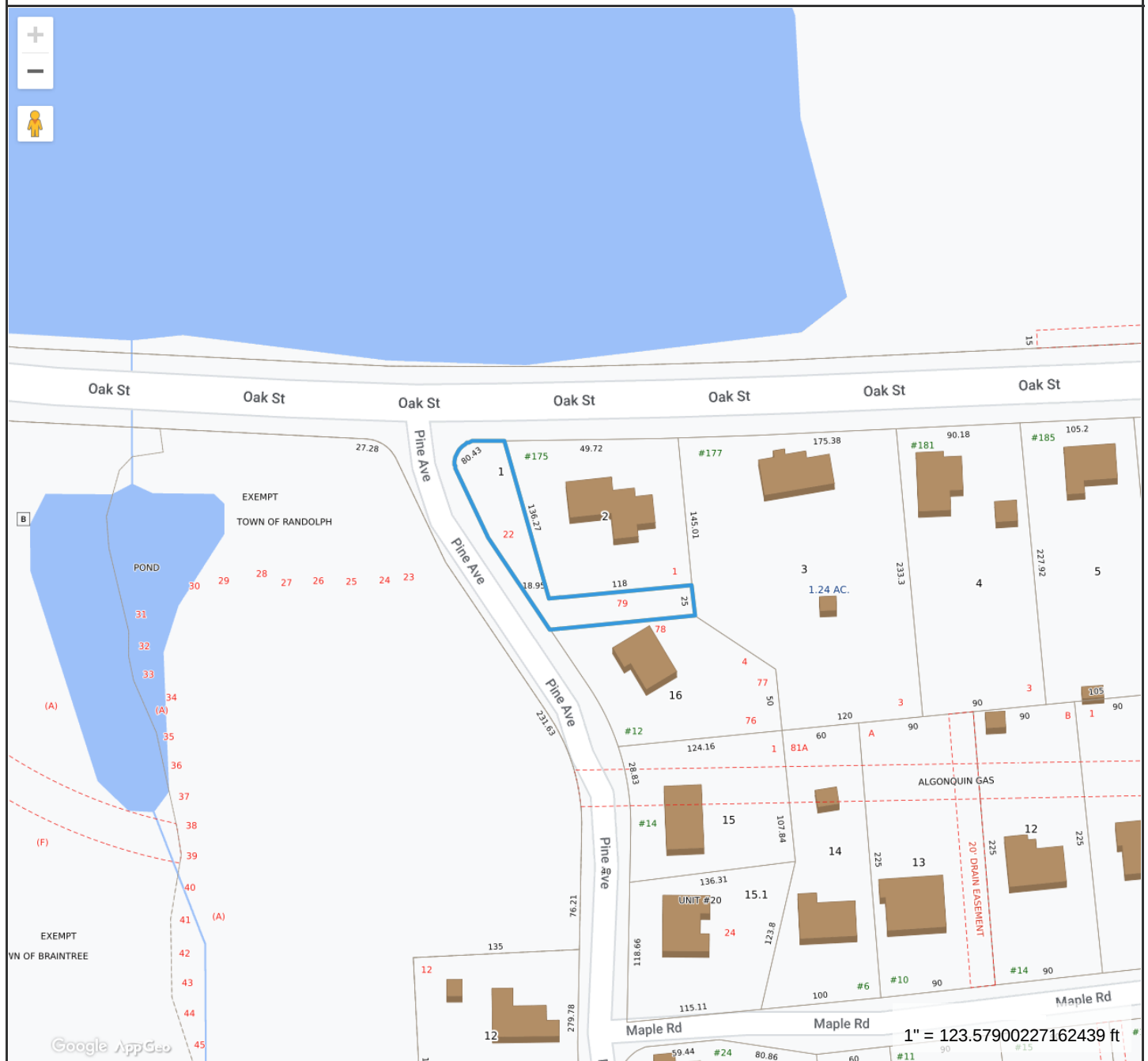
The Randolph Town Council hereby approves the designation of the property described below (the “Property”) as surplus property of the Town available for disposition, hereby authorizes the sale of that Property pursuant to M.G.L. ch. 30B or by auction or as otherwise in accordance with applicable law, and hereby further authorizes the Town Manager to execute a purchase and sale agreement, as well as any deed, easement, or other related agreements or documents as necessary to sell said Property or to cancel said sale if in the best interests of the Town, and to take any other action necessary to carry out the sale of this Property.

The Randolph Town Council hereby declares that the value of the Property is its current municipal assessment value, as listed below.

**Property Description and Value:**

<b>Lot Number/ Parcel ID</b>	<b>Address/ Known As</b>	<b>Lot Size (in Acres)</b>	<b>Parcel Description</b>	<b>Reuse Restrictions</b>	<b>Declared Value/ Current Municipal Assessment Value</b>
32-A-1	Pine Av	0.09		None	\$7,080
43-A-10	Lisa Rd	0.01		None	\$2,704
61-E-14.00	Fairview Av			None	\$382
17-K-2	Huntington Av	0.11		None	\$7,990

The Property includes the right to use all easements appurtenant to the Property in common with others, if any, entitled thereto. The Town will retain all existing easements of record to the Town that are located on the Property.

**Property Information**

Property ID 32-A-1  
 Location PINE AV  
 Owner TOWN OF RANDOLPH



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/29/2021  
 Data updated on a daily basis

Print map scale is approximate.  
 Critical layout or measurement  
 activities should not be done using  
 this resource.

**Property Information**

Property ID 43-A-10  
 Location LISA RD  
 Owner TOWN OF RANDOLPH



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/29/2021  
 Data updated on a daily basis

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.

**Property Information**

Property ID 61-E-14.00  
 Location FAIRVIEW AV  
 Owner TOWN OF RANDOLPH



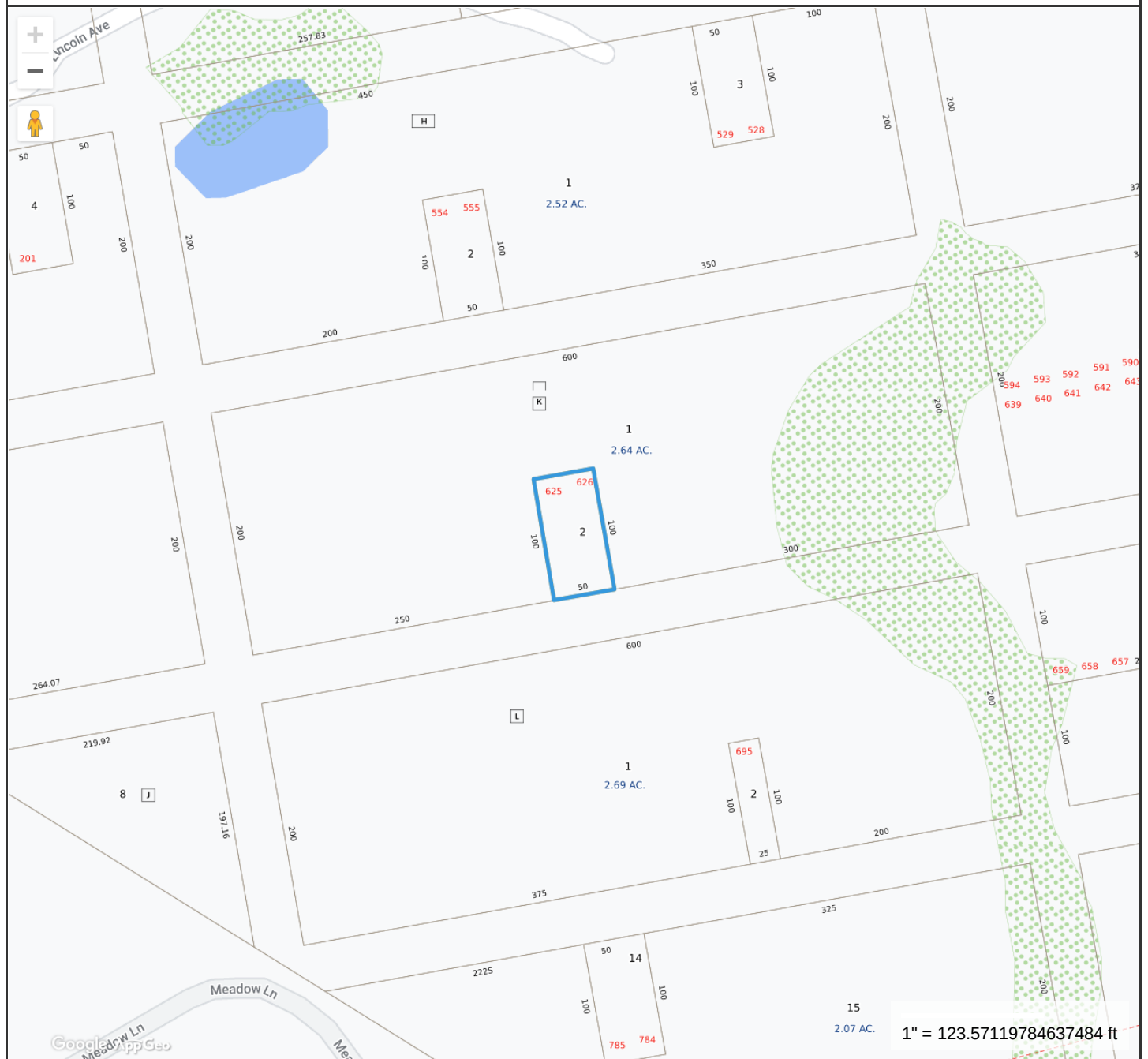
**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/29/2021  
 Data updated on a daily basis

Print map scale is approximate.  
 Critical layout or measurement  
 activities should not be done using  
 this resource.





Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.



### MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Randolph, MA makes no claims and no warranties,  
expressed or implied, concerning the validity or accuracy of  
the GIS data presented on this map.

Geometry updated 11/29/2021  
Data updated on a daily basis