



JOINT MEETING OF THE TOWN COUNCIL AND THE TOWN COUNCIL FINANCE SUBCOMMITTEE

Monday, April 29, 2024 at 6:00 PM

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

AGENDA

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

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

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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 Minutes

1. Meeting Minutes of Town Council Meeting June 6, 2022
2. Meeting Minutes of Special Town Council Meeting April 10, 2024, 5:30 PM
3. Meeting Minutes of Special Town Council Meeting April 18, 2024

D. Announcements from the President

E. Public Hearings

1. 6:15 PM - Council Order 2024-007: 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 Mixed-Use and Mixed-Use Affordable Units - Pursuant to M.G.L. ch. 40A, sec. 5

- [2.](#) 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
- [3.](#) 6:15 PM - Council Order 2024-019: Acceptance, Via Gift, of McEnelly Circle As A Municipal Public Way in the Town of Randolph
- [4.](#) 6:15 PM - Council Order 2024-020: Discontinuance of Billings Street As A Public Way in the Town of Randolph

F. Public Comments/Discussions

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

G. Appointments

- [1.](#) Review of Randolph Democratic Town Committee (RDTC) Submission of Members for Consideration to Serve on the Board of Registrars and Appointment of Registrar

H. Motions, Orders, and Resolutions

I. Town Manager's Report

J. Old/Unfinished Business

K. New Business

- [1.](#) Council Order 2024-021: FY2025 Annual Operating Budget - Introduction
- [2.](#) Council Order 2024-022: FY24 Budget Transfer
- [3.](#) Council Order 2024-023: 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 – To Amend Section 200-5, Zoning Map, to include 661 North Street in the Residential Multi-Family District (RMFD) Pursuant to M.G.L. ch. 40A, sec. 5

L. Correspondence

M. Committee Reports

N. Open Council Comments

O. Executive Session

The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(2) for the purpose of preparing for contract negotiations or for conducting contract negotiations with the Town Finance Director/Town Accountant. M.G.L. ch. 30A, section 21(a)(3) permits a public body to go into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

P. Adjournment

Notification of Upcoming Meeting Dates

May 6 (Special Town Council Meeting), May 13, May 16 (Joint Meeting of the Town Council and Planning Board)

June 10 and 24

July 15 and 29

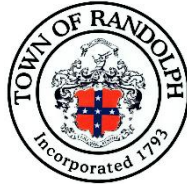
August 12 and 26

September 9 and 30

October 7 and 28

November 4 and 25

December 9



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Wednesday, April 10, 2024, at 5:30 p.m.

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

Call to Order: Town Attorney Christine Griffin administratively called the meeting to order.

No members of the Town Council were in attendance.

Public Hearings:

- 1. 5:30 PM: Council Order 2024-007: 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 Mixed-Use and Mixed-Use Affordable Units - Pursuant to M.G.L. ch. 40A, sec. 5**

Town Attorney Griffin administratively opened the public hearing for Council Order 2024-007 and read the legal advertisement that was published in the Boston Herald on March 20, 2024, and April 3, 2024. This public hearing is being administratively continued to the Town Council Meeting of April 29, 2024, at 6:15 PM. At that time public comments will be permitted.

Adjournment:

Town Attorney Christine Griffin administratively closed the meeting at 5:35 PM.



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, April 18, 2024, at 6:00 p.m.

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

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

Roll Call – Council Members Present: Chris Alexopoulos, William Alexopoulos, Richard Brewer, James F. Burgess, Jr., Kevin O’Connell, Brandon Thompson.

New Business:

Councillor Gordon entered the meeting at 1:05 PM.

1. Council Order 2024-016: Transfer of ARPA Revenue Loss Funds

Town Manager Howard introduced Council Order 2024-016 and provided additional information regarding the purpose of this Council Order. The transfer is needed for Randolph Public School Tennis Courts, Track and Basketball courts projects, and for consulting services in the Treasurer/Collector’s office.

Councillor Burgess asked about the process and procedure for notifying residents of missed payments. Finance Director/Janine Smith: We are working on a written procedure or policy that it can become the standard practice of the Town. Your comments and feedback are appreciated.

Motion to approve Council Order 2024-016 as presented, made by Councillor Burgess, seconded by Councillor W. Alexopoulos.

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

Motion passes.

2. Council Order 2024-017: Transfer of Water/Sewer Retained Earnings for Lead Pipe Program

Town Manager Howard introduced Council Order 2024-017 and provided additional information regarding the purpose of this Council Order.

Councillor Burgess asked about the expectations of residents and the Town for maintaining water lines.

A discussion of the Council was held regarding what the Lead Pipe Program will entail.

Motion to approve Council Order 2024-017 as presented, made by Councillor O’Connell, seconded by Councillor Burgess.

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

Motion passes.

Adjournment:

Motion to adjourn made by Council Vice-President Brewer, seconded by Councillor Burgess.
Roll Call Vote: 7-0-0 (Absent during vote: Egan; Absent: Huff-Larmond
Meeting adjourned at 1:31 PM.

Council Order: 2024-007

Introduced By: Council President William Alexopoulos
February 5, 2024

**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 Mixed-Use and Mixed-Use Affordable Units -
Pursuant to M.G.L. ch. 40A, sec. 5**

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 mixed-use zoning and mixed-use affordable units, pursuant to M.G.L. ch. 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 language:

MIXED-USE DEVELOPMENT, MULTIFAMILY UNITS
A dwelling unit with not less than six hundred twenty-five (625) square feet of usable living area, not more than two (2) bedrooms, at least one (1) full bath and an individual laundry unit (no shared laundry facilities on the premises).

MIXED-USE DEVELOPMENT
The combination of residential and business uses on a single lot

Replace the deleted language with the following:

PRINCIPAL STRUCTURE
The structure in a mixed-use development which fronts a public way or public open space and that is the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

BACK-LOT STRUCTURE
Any building in a mixed-use development that does not front a public way or public open space and which is not the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

GROUND FLOOR
The lowest story of a building with a finished floor at or above the finished ground level.

MIXED-USE or MIXED USE

The combination of residential and non-residential uses on a single lot of land or on two (2) or more contiguous lots in joint ownership.

MIXED-USE DEVELOPMENT

The combination of residential and non-residential uses on a single lot of land or on two (2) or more contiguous lots in joint ownership.

MIXED-USE DEVELOPMENT, AFFORDABLE UNIT

An affordable unit in a mixed-use development. An affordable unit in a mixed-use development shall be a housing unit that is subject to a deed or other restriction requiring that the owner or occupant of the unit meet applicable income criteria such that the housing unit shall comply with Massachusetts Executive Office of Housing and Livable Communities’ requirements for counting the housing unit towards the Town of Randolph’s Subsidized Housing Inventory.

MIXED-USE DEVELOPMENT, MULTIFAMILY

A mixed-use development that contains three or more dwelling units. The dwelling units contained in a multifamily mixed-use development shall be not less than six hundred twenty-five (625) square feet of usable living area, not more than two (2) bedrooms, at least one (1) full bath and an individual laundry unit (no shared laundry facilities on the premises).

II. Insert a new section 200-11.2, as follows:

§ 200-11.2 **Mixed-use.**

- A. In each district in which mixed-use development is permitted, including overlay districts such as the Union Crossing Transit District, mixed-use development shall comply with the following minimum requirements. These minimum requirements shall be in addition to the requirements that apply to mixed-use development in any particular district and shall supersede any conflicting requirements:
- (1) Only uses that are otherwise permitted in the zoning or overlay district (with or without a variance or a special permit) may be included in the mixed-use development.
 - (2) The non-residential use(s) contained in the mixed-use development shall be located on the ground floor of the principal structure.
 - (3) If 100% of the ground floor of the principal structure in the mixed-use development is dedicated to non-residential use, then some or all of the next floor in the same structure may also be used for non-residential use.
 - (4) At least one designated non-residential entrance shall be provided on each floor of a structure that contains a non-residential use.

- (5) At least 40% of the square footage of the structures contained in the mixed-use development shall be devoted to residential uses.
- (6) A maximum of 66% of the square footage of the structures contained in the mixed-use development shall be devoted to residential uses.
- (7) No more than 10% of the ground floor of the principal structure in the mixed-use development shall be devoted to residential uses.
- (8) In any structure containing both residential and non-residential uses, entry to the residential units must be from the side(s) or back(s) of the structure(s) and not on the street front or open public space area, where the non-residential uses shall have their main entrance(s).
- (9) Areas of a structure intended for non-residential uses must be constructed such that they do not have any direct access to areas of the structure intended for residential uses, except as necessary in an emergency.
- (10) For mixed-use developments consisting of multiple buildings, commercial use shall be required on the ground floor of the principal structure and residential may be permitted in other locations. In order to place commercial use on the first floor of any secondary buildings in the mixed-use development, a special permit shall be required from the Planning Board.
- (11) If the development is a Multifamily Mixed-Use Development, the development shall have a minimum gross density of 15 units per acre and a maximum gross density of 20 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A.
- (12) Parking lots for new construction shall be located to the side and rear of the lot unless such a location is not feasible. Parking is prohibited within the front yard. Parking lots that abut public rights of way or grade parking under the building shall be screened.
- (13) There shall be a minimum of one and one-quarter (1.25) parking spaces for each dwelling unit.
- (14) Parking for non-residential use shall be one (1) space per 1,000 square feet of non-residential floor area. In the event of a restaurant use, one parking space shall be provided for every four patron seats in the restaurant. A lesser number of parking spaces may be permitted by the Planning Board via a special permit, if that number of parking spaces is determined to be adequate for the particular restaurant use considering all relevant circumstances.
- (15) Any new building containing more than one residential unit shall provide for convenient indoor bicycle storage or parking.
- (16) Any new building containing non-residential use shall provide exterior parking for bicycles near the entrance(s) to the non-residential use.

- B. Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, including the provisions contained in the Table of Allowable Activity, the following shall require a Special Permit from the Randolph Town Council:
- (1) A mixed-use development that will contain 25 or more newly-created dwelling units on a single lot of land or on two (2) or more contiguous lots in joint ownership.
 - (2) A mixed-use development that will include any newly-created residential dwelling unit(s) in any structure where the structure is greater than two and one-half (2 1/2) stories in height.
- C. Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, including the provisions contained in the Table of Allowable Activity, the Town Council shall be the Special Permit Granting Authority for special permits required under subsection 200-11.2(B). When a special permit is required for a mixed-use development under that subsection, the Town Council shall also serve as the Special Permit Granting Authority for any other special permits required for that mixed-used development. The Town Council shall conduct Site Plan and Design Review for any project that requires a special permit under subsection 200-11.2(B).
- D. Site Design Standards For Mixed-Use Developments.
- (1) To the extent practicable, street level frontage shall be devoted to entrances, open space amenities and non-residential use windows.
 - (2) In the portions of a mixed-use development that contain new non-residential or mixed-use construction, ground floors should be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape, regardless of the overall building height.
 - (3) Internally illuminated plastic or fiberglass cabinet (“can”) signs are prohibited. Where internal illumination or back-lighting is proposed, solid letters (reverse channel) are a preferred alternative.
 - (4) Clear pedestrian pathways shall be provided between buildings on the same lot and between buildings on adjacent lots to ensure continuous safe pedestrian access.
 - (5) Where a mixed-use development abuts a residential neighborhood, appropriate transitional features shall be used and may include landscaping, open space or parks, or streets with clearly designed pedestrian features.

E. Subsidized Housing Inventory - Affordability.

For mixed-use developments that contain greater than 10 residential units, the mixed-use development project must include affordable housing units as specified below:

- (1) **Ownership Units.** For all mixed-use developments where the Affordable Units proposed are Homeownership Units, not less than twenty percent (20%) of the total housing units constructed in the mixed-use development shall be Affordable Units.
- (2) **Rental Units.** For all mixed-use developments where the Affordable Units proposed are Rental Units not less than twenty five percent (25%) of the total housing units in any building containing rental units shall be Affordable Units;
- (3) For purposes of calculating the number of Affordable Units required within a mixed-use development, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.
- (4) All Affordable Units shall be integrated with the rest of the mixed-use development and shall be comparable in design, floor area, number of bedrooms, appearance, construction and quality of materials with market rate units.
- (5) Affordable Units shall comply with Massachusetts Executive Office of Housing and Livable Communities' requirements for counting those units towards the Town of Randolph's Subsidized Housing Inventory.
- (6) Final occupancy permits shall not be issued for a mixed-use development until the Affordable Units in the development have been secured through affordable housing restrictions recorded at the Registry of Deeds, and, if applicable, the regulatory agreement has been recorded with the Registry of Deeds, and copies of the recorded documents have been provided to the Town Council and the Building Commissioner. If a special permit is required for the mixed-use development, the special permit shall incorporate this requirement.



PLANNING BOARD Report to Town Council

Order: 2024-007

Petitioner: William Alexopoulos

Date referred: February 5, 2024

Date hearing opened: March 26, 2024

Date hearing closed: April 9, 2024

Date of report: April 10, 2024

PETITION

Chapter 200 of the General Code of the Town of Randolph, concerning mixed-use zoning and mixed-use affordable units, pursuant to M.G.L. chapter 40A, Section 5

BACKGROUND

The Zoning Ordinance chapters referenced in this petition contain a variety of references and regulations relative to the combination of residential and non-residential uses in the same structure or on the same lot.

AMENDMENTS TO ZONING ORDINANCE(S)

This petition suggests creation of a new sub-chapter regulating mixed-use and providing related definitions.

VOTING THRESHOLD

The Planning Board asserts a SIMPLE MAJORITY VOTE is required for the proposed amendment pursuant to Chapter 358 of the Acts of 2020, where changes to section 5 of the Zoning Act reduce the number of votes required to enact certain kinds of zoning ordinances and bylaws from a $\frac{2}{3}$ supermajority to a simple majority. The ordinance includes the following criteria making it eligible for a simple majority vote:

- *Reduces the parking requirements for residential or mixed-use development under a special permit*
- *Permits an increase in the permissible density of population or intensity of a particular use in a proposed multi-family or mixed-use development that requires a special permit.*
- *Changes dimensional standards such as lot coverage or floor area ratio, height, setbacks, minimum open space coverage, parking, building coverage to allow for the construction of additional residential units on a particular parcel or parcels of land.*

RECOMMENDATION

The Planning Board voted 4-0-0 to ***RECOMMEND ADOPTION WITH AMENDMENTS*** as outlined in this document.

DISCUSSION

The Planning Board acknowledges that the of lack of clear and consistent regulations in the Zoning Ordinance relative to mixed-use provides a challenge to developers, regulatory bodies and those charged with zoning enforcement and further agrees that a change to the Zoning Ordinance is required. The Board contends that a holistic approach to amending the ordinance during the 2024 recodification would be a more effective method to developing mixed-use regulations and reduce the opportunity for introducing more conflicts into the ordinance. However, since the petition for amendment was submitted pursuant to M.G.L. chapter 40A, Section 5, the Board must take action to evaluate the merits of the amendment and make a recommendation to the Town Council within the timeframe established by statute.

To that end, the Planning Director provided the Planning Board with a series of potential revisions to the petition for consideration. Such revisions were based on a review of the petition, additional sections of the Randolph Zoning Ordinance and similar bylaws/ordinances from other municipalities. The goal of the revisions is to:

- Organize content in a manner similar to existing ordinances;
- Provide a sequence of content that facilitates understanding by end-users; and
- Eliminate inconsistencies and conflicts that would arise should the language in the petition be adopted “as is”;
- Provide a regulatory framework that balances the needs and desires of the Town with those of the landowner and developer.

The Planning Board recommends adoption of the following:

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

Delete the following language:

MIXED-USE DEVELOPMENT, MULTIFAMILY UNITS

A dwelling unit with not less than six hundred twenty-five (625) square feet of usable living area, not more than two (2) bedrooms, at least one (1) full bath and an individual laundry unit (no shared laundry facilities on the premises).

MIXED-USE DEVELOPMENT

The combination of residential and business uses on a single lot

Add the following terms:**AMENITY USES**

Accessory communal areas, amenity areas, or services available to the building residents and their guests only.

BACK-LOT STRUCTURE

Any building that does not front a public way or public open space and which is not the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

DWELLING UNIT, AFFORDABLE

A housing unit that is subject to a restriction in its chain of title limiting the sale price or rent, or limiting occupancy to an individual or household of a specified income, or both. Affordable Dwelling Units must satisfy Subsidized Housing Inventory (SHI) eligibility criteria, such that it satisfies the requirements for inclusion under 760 CMR 56.03(2) or any other regulation or guidance issued by Executive Office of Housing and Livable Communities (EOHLC).

GROUND FLOOR

The lowest story of a building with a finished floor at or above the finished ground level.

MIXED-USE or MIXED USE

The combination of residential and non-residential uses on a single parcel of land.

PRINCIPAL STRUCTURE

The structure which fronts a public way or public open space and that is the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

II. Amend the Table of Allowable Activity

Amend the language by deleting text in ~~strike through~~ and adding text in ***bold italics***
AND adding a new line item by adding text in ***bold italics***

	CSBD	NRBD	WCBD	GPCCOD	BRHD	GBHD	BD	BP	OSBD	ID	RSHDD	RSMD	RMFD	R2FD	RMF55+D	BHAD	SFD
Residential																	
Three or more to 24 dwelling units in combination with store or other permitted use <i>a non-residential use (mixed-use)</i>	SPPB	N	N	N	SPPB	SPPB	N	N	N	N	N	N	N	N	N	N	N
25 or more dwelling units in combination with a non-residential use <i>(mixed-use)</i>	SPTC	N	N	N	SPTC	SPTC	N	N	N	N	N	N	N	N	N	N	N

III. Amend section 200-11.C

Delete the following text in section 200-11.C.1.b

200-11.C.1.b Mixed-use development multiple units. The combination of residential and business uses on a single lot shall be permitted within the Crawford Square Business District in order to promote the general welfare of the community by assuring the economic vitality of its downtown business area while minimizing potential adverse impacts upon nearby neighborhoods and other premises. This purpose is to be achieved through the establishment of controls specifically for mixed business and residential uses at locations where either such uses already exist or they would be appropriate because of access and other geographical considerations.

- [1] Mixed-use development multifamily units. Any dwelling unit located within a multifamily mixed-use development within the Crawford Square Business District must meet minimum requirements; such unit shall have:
- [a] Not less than six hundred twenty-five (625) square feet of usable living area;
 - [b] Not more than two (2) bedrooms;
 - [c] At least one (1) full bath; and
 - [d] Its own laundry hook-ups. There shall be no shared laundry facilities on premises.

Replace with the following text in section 200-11.C.1.b

Mixed-Use is permitted subject to the requirements of section 200-11.2 Mixed-Use

IV. Add new section 200-11.2 Mixed-Use

§ 200-11.2 **Mixed-use.**

In each district in which Mixed-Use is permitted, a development shall comply with the following minimum requirements. Unless otherwise stated, the requirements of this section shall apply to uses and structures permitted under the regulations of this section. In the event of a conflict, the regulations of this section shall apply.

A. Exceptions

- (1) This section, Mixed-Use, shall not apply to any overlay district.

B. Applicability

- (1) Only uses that are permitted by right or special permit in the zoning district may be included in the mixed-use development.
 - (a) Neither drive-through windows, accessory uses with a drive-up/drive through function nor 24-hour business operations are permitted in a Mixed-Use development.
- (2) Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, the Planning Board shall be the Special Permit Granting Authority (SPGA) for a Mixed-Use Development when there are fewer than twenty-five (25) dwelling units (existing or new) proposed.
- (3) Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, the Town Council shall be the Special Permit Granting Authority for any Mixed-Use development when there are twenty-five (25) or greater dwelling units (existing or new) proposed.
- (4) If a non-residential use in a Mixed-Use development requires a Special Permit, the SPGA issuing the special permit for the Mixed-Use development shall also be the SPGA for the non-residential use superseding any other section of this Town of Randolph Zoning Ordinance.
- (5) Site Plan Design Review shall be conducted by the applicable SPGA.

C. Dimensions

- (1) The dimensional standards generally applicable in the district as set forth in the Table of Dimensional Requirements shall apply.

- (2) The SPGA may waive dimensional requirements when a Mixed-Use development includes the redevelopment of an existing structure.
- (3) More than one structure on a parcel is permitted upon review and decision of the SPGA.
- (4) Any Back-Lot Structure(s) may not be taller than the principal structure.

D. Site Design Standards

- (1) All permitted non-residential uses shall be limited to the ground floor and basement of the principal structure. The SPGA may permit non-residential uses to occupy other floors of the principal structure only after determining that the location and design of such spaces, including access and egress, will not impact the privacy or security of residential occupants.
- (2) If the Mixed-Use Development includes multiple structures, any Back-Lot Structure(s) may contain either a mix of non-residential uses and dwelling units or only dwelling units.
- (3) The non-residential uses in a Mixed-Use development shall be developed prior to or concurrently with residential uses. Concurrency shall be established by approval of a Master Plan that provides a mix of uses that includes all proposed uses.
- (4) A minimum of 25% and a maximum of 75% of the total square footage of all structures contained in a Mixed-Use Development shall be devoted to dwelling units.
- (5) Minimum residential densities for a Mixed-Use development shall be 12 units per gross acre.
 - (a) Density shall be calculated as the total area of the parcel less any land which is part of a Wetland Resource Area as specified in 310 CMR 10.02 (1)(a) subject to protection under the Massachusetts Wetlands Protection Act, MGL, c. 131, Section 40, nor any land within 75 feet of such Wetland Resource Area.
 - (b) When a development site is composed of 2 or more phases, each phase shall also meet this standard.
- (6) Dwelling units must contain a minimum of 625 square feet of usable living area.
- (7) In any Principal Structure, entry to the dwelling units must be from the side or back of the structure; not on the street frontage or any open public space.

- (8) At least one designated entrance for non-residential uses shall be provided on each floor of a structure that contains a non-residential use.
- (9) Areas of a structure intended for non-residential use must be constructed such that there is no direct access to areas of the structure intended for dwelling units except as necessary in an emergency.
- (10) Ground level frontage of the Principal Structure shall be devoted to non-residential entrances, windows and public open space amenities.
- (11) In newly constructed Principal Structures in a Mixed-Use Development, ground floors shall be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape regardless of the overall building height.
- (12) Clear pedestrian pathways shall be provided between structures on the same parcel and, to the extent practicable, between buildings on adjacent parcels to ensure continuous safe pedestrian access.
- (13) A Mixed-Use development must provide a sign plan to the SPGA at the time of application.
 - (a) Wall signs for non-residential uses may be illuminated with exterior lighting or by reverse channel letters only.
- (14) Where any Mixed-Use development abuts a residentially zoned parcel(s), there shall be adequate transition between the Mixed-Use development and adjacent residentially zoned parcel(s). Fencing, landscaping and similar items may be used to accomplish this.

E. Parking

- (1) Parking areas, including below or at-grade structures, for a Mixed-Use development shall be located to the side and/or rear of the parcel; parking is prohibited in the front yard.
 - (a) Parking areas that abut any public right-of-way or any at-grade parking structure shall require screening.
 - (b) Where locating parking according to the terms of this zoning ordinance is not feasible due to existing structures, topography, alternative locations shall be considered by the SPGA.
- (2) There shall be a minimum of one and one-quarter (1.25) parking spaces for each dwelling unit (rounded up).
- (3) There shall be a minimum of one (1) space per 1,000 square feet of non-residential floor area.

- (4) In the event of a restaurant one (1) parking space shall be provided for every four (4) patron seats.
- (5) A lesser number of parking spaces may be permitted by the SPGA upon determination that the Special Permit applicant has demonstrated, through methods acceptable to the SPGA, that parking demand will not exceed what can be met by the minimum required parking.
- (6) Bicycle parking shall be provided as follows:
 - (a) A minimum of one (1) space per every ten (10) dwelling units (rounded up) located indoors near the primary entrance to the development's dwelling units.
 - (b) A minimum of one (1) space for every five thousand (5000) square feet of non-residential floor area (rounded down) located near the primary entrance to ground floor non-residential units.

F. Affordable Dwelling Units - Subsidized Housing Inventory

Any Mixed-Use development, whether through conversion or new construction, that includes greater than 10 dwelling units, must include dwelling units that comply with the requirements and regulations of the Executive Office of Housing and Livable Communities (EOHLC) as Local Action Units (LAU) through a Local Initiative Program (LIP) as specified below:

- (1) Ownership units. For all Mixed-Use developments where the Affordable Dwelling Units proposed are Homeownership Units, not less than twenty percent (20%) of the total dwelling units constructed in the mixed-use development shall be Affordable Dwelling Units.
- (2) Rental Units. For all Mixed-Use developments where the Affordable Dwelling Units proposed are Rental Units, not less than twenty five percent (25%) of the total housing units in any building containing rental units shall be Affordable Dwelling Units.
- (3) For purposes of calculating the number of Affordable Dwelling Units required within a Mixed-Use Development, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.
- (4) All Affordable Dwelling Units shall be integrated within the Mixed-Use development and shall be comparable in design, floor area, number of bedrooms, appearance, construction and quality of materials with market rate units.
- (5) Occupancy permits for dwelling units in a Mixed-Use development shall not be issued without confirmation that a LIP/LAU has been submitted to EOHLC.

PROBATE CITATIONS

PROBATE CITATIONS

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court**
Docket No. M124P1560EA
Middlesex Probate and Family Court
10-U Commerce Way,
Woburn, MA 01801
(781)865-4000
**CITATION ON PETITION FOR FORMAL AD-
JUDICATION**
Estate of: Anna Colora Spera
Also known as: Anna Spera
Date of Death: 10/19/2023
To all interested persons:
A Petition for **Formal Adjudication of In-
testacy and Appointment of Personal
Representative** has been filed by
Jean M. Spera of Cambridge 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:
Jean M. Spera of Cambridge MA be ap-
pointed 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 attor-
ney must file a written appearance and
objection at this Court before: 10:00 a.m.
on the return day of 04/18/2024. This is
NOT a hearing date, but a deadline by
which you must file a written appearance
and objection if you object to this pro-
ceeding. 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 adminis-
tration is not required to file an inven-
tory or annual accounts with the Court.
Persons interested in the estate are en-
titled to notice regarding the administra-
tion directly from the Personal Representa-
tive and may petition the Court in any
matter relating to the estate, including
the distribution of assets and expenses of
administration.
**WITNESS, Hon. Terri L. Klug Cafazzo,
First Justice of this Court**
Date: March 21, 2024
Tara E. DeCristofaro, Register of Probate

March 27

#NY0109674

Public Hearing Notice

Public Hearing Notice

Public Hearing Notice
Town of Randolph, MA
Council Order 2024-007

The Randolph Town Council will conduct
a public hearing on Wednesday, April 10,
2024 at 5:30 PM, which may be attended in
person at Randolph Town Hall, Chapin Hall,
41 South Main Street, Randolph, MA 02368
or by Zoom, on Council Order 2024-007 -
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 Mixed-Use
and Mixed-Use Affordable Units - Pursuant
to M.G.L. ch. 40A, Section 5.

Additional information on this Council Order
including text of the proposed zoning
ordinance and related maps may be viewed
on the Town's website and 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.

March 27 April 3

#NY0109854

PROBATE CITATIONS

PROBATE CITATIONS

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court**
Docket No. M124P0402EA
Middlesex Probate and Family Court
10-U Commerce Way,
Woburn, MA 01801
(781)865-4000
**CITATION ON PETITION FOR FORMAL AD-
JUDICATION**
Estate of: Bridget Murphy
Also known as: Betty Murphy
Date of Death: 11/07/2022
To all interested persons:
A Petition for **S/A - Formal Probate of Will
with Appointment of Personal Represen-
tative** has been filed by
**Maureen M. Arsenault of Medford MA and
Eileen Murphy of Centerville 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:
**Maureen M. Arsenault of Medford MA and
Eileen Murphy of Centerville MA** be ap-
pointed 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 attor-
ney must file a written appearance and
objection at this Court before: 10:00 a.m.
on the return day of 04/16/2024. This is
NOT a hearing date, but a deadline by
which you must file a written appearance
and objection if you object to this pro-
ceeding. 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 adminis-
tration is not required to file an inven-
tory or annual accounts with the Court.
Persons interested in the estate are en-
titled to notice regarding the administra-
tion directly from the Personal Representa-
tive and may petition the Court in any
matter relating to the estate, including
the distribution of assets and expenses of
administration.
**WITNESS, Hon. Terri L. Klug Cafazzo,
First Justice of this Court**
Date: March 19, 2024
Tara E. DeCristofaro, Register of Probate

March 27

#NY0109607

PUBLIC HEARING NOTICE

PUBLIC HEARING NOTICE

PUBLIC HEARING NOTICE
WESTON BOARD OF APPEALS
Notice is hereby given that the Board of Ap-
peals of the Town of Weston will hold an
online public hearing on **April 3, 2024 at
7:00 PM** on a request by Amy & Jonathan
Grimm regarding **2 Sudbury Road** (Map
15, Lot 1) requesting a special permit for
an accessory apartment; and on a request
by Joseph Scaparrotta regarding **29 Willard
Road** (Map 7, Lot 85) requesting a special
permit for an addition.
The link for the virtual meeting will be
provided on the Zoning Board of Appeal's
Agenda posted on the Town's website
(www.westonma.gov) at least 48 hours pri-
or to the meeting or you may call 781-786-
5061. View documents at: https://www.
westonma.gov/DocumentCenter
Under current state law public bodies may
continue holding hybrid and fully remote
meetings, without a quorum of the public
body physically present, as long as ade-
quate, alternative access is provided.

3/20, 3/27

#NY0108965

PROBATE CITATIONS

PROBATE CITATIONS

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court**
Docket No. M124P1332EA
Middlesex Probate and Family Court
10-U Commerce Way,
Woburn, MA 01801
(781)865-4000
**CITATION ON PETITION FOR FORMAL AD-
JUDICATION**
Estate of: Lauren Lea Patalak
Also known as: Lauren L Patalak, Laureen
Patalak
Date of Death: 11/10/2023
To all interested persons:
A Petition for **Formal Adjudication of In-
testacy and Appointment of Personal
Representative** has been filed by
Mary Jane Donohue of Melrose 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:
Mary Jane Donohue of Melrose MA be ap-
pointed 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 attor-
ney must file a written appearance and
objection at this Court before: 10:00 a.m.
on the return day of 04/10/2024. This is
NOT a hearing date, but a deadline by
which you must file a written appearance
and objection if you object to this pro-
ceeding. 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 adminis-
tration is not required to file an inven-
tory or annual accounts with the Court.
Persons interested in the estate are en-
titled to notice regarding the administra-
tion directly from the Personal Representa-
tive and may petition the Court in any
matter relating to the estate, including
the distribution of assets and expenses of
administration.
**WITNESS, Hon. Terri L. Klug Cafazzo,
First Justice of this Court**
Date: March 13, 2024
Tara E. DeCristofaro, Register of Probate

March 26

#NY0109518

AUCTIONS

AUCTIONS

**MORTGAGEE'S SALE OF REAL ESTATE
AT PUBLIC AUCTION**

NORTH WEYMOUTH

Wednesday, March 27, 2024 at 11:00 a.m.

267 Neck Street, Unit A2, North Weymouth, MA
> Condo <

- 1 Bedroom/1 Bath
- 675 +/- SF Living Space
- Off Street Parking
- Excellent Opportunity

TERMS: \$5,000 deposit, cash, or certified funds, at the
time of the sale. Balance due within thirty (30) days at
Brock & Scott PLLC., 1080 Main Street, Suite 200,
Pawtucket, RI. Other terms to be announced at the sale.
Visit www.harkinsrealestate.com for more information.

HARKINS AUCTIONEERS
Michael R. Harkins, Auctioneer
Lauren S. Field, Auctioneer
(978) 475-1121
MA License #555, 3203
NH License #2585, 6126

LEGAL NOTICES

LEGAL NOTICES

MASSACHUSETTS CONVENTION CENTER AUTHORITY

ADVERTISEMENT FOR BIDS
**BOSTON CONVENTION & EXHIBITION CENTER
PARKING GATES - N43**

The Massachusetts Convention Center Authority (the "Authority")
will receive sealed general bids for the BOSTON
CONVENTION & EXHIBITION CENTER (BCEC) PARKING GATES, at
the Administrative Offices of the Authority at 415 Summer Street,
Boston, Massachusetts 02210, until 12:00 p.m. local time on **April
25, 2024** immediately after which, in a designated room, the gen-
eral bids will be opened and read publicly.

Sealed filed sub-bids for the same project for the sub-trades listed
below will be received at the same office until 12:00 p.m. local time
on **April 19, 2024**, immediately after which, in a designated room,
the filed sub-bids will be opened and read publicly.

The project work consists of installation of multiple automatic gate
arms with key card access at the Boston Convention and Exhibi-
tion Center (BCEC), including the modification to the layout of the
North lot.

A pre-bid conference will be held at 10:00 a.m. on **April 03, 2024**,
starting at the Main Lobby of the BCEC at 415 Summer Street, Bos-
ton, Massachusetts. The pre-bid conference will be followed by a
walk-through of the site.

Questions or requests for information, clarification or interpretation
of the bidding documents must be submitted to [bflynn@masscon-
vention.com](mailto:bflynn@masscon-
vention.com) in writing in accordance with the Instructions to Bid-
ders and must be received no later than 5:00 p.m. on **April 05,
2024**.

Each general bid on this contract must be accompanied by a copy
of a Certificate of Eligibility issued by the Massachusetts Division
of Capital Asset Management and Maintenance (DCAMM) showing
that the bidder has the classification and capacity rating to perform
the work required. In order to be eligible to bid on this contract, a
general bidder must be certified for the estimated project cost of
\$1,706,797 and for the following category of work:

Prime Contractors - General Building

Each general bid must also be accompanied by a Contractor Quali-
fication Update Statement. The Authority will furnish copies of the
Contractor Qualification Update Statement form to any bidder on
request. Any general bid submitted without the appropriate Cer-
tificate of Eligibility and Contractor Qualification Update Statement
shall be invalid.

Filed sub-bids will be required and taken on the following classes of
work: **Electrical (\$95,100)**.

Sub-bids on this contract must be accompanied by a copy of a Cer-
tificate of Eligibility issued by DCAMM showing that the sub-bidder
has been certified to participate in the public construction projects
and to perform the work required. In order to be eligible to bid on
this contract, sub-bidders must be certified by DCAMM for the class
of work upon which such sub-bidders seeks to bid. Each sub-bid
must also be accompanied by a Sub-contractor Qualification Update
Statement. Any filed sub-bid submitted without the appropriate
Certificate of Eligibility and Update Statement shall be invalid and
will not be accepted by the Authority.

Contract documents for bidders will be available on or after **March
27, 2024** via the Authority's website rfp.massconvention.com and
each bidder may obtain the documents at such address, together
with any addenda or amendments which the Authority may issue.

Bidding procedures and award of the contract will be in accordance
with the provisions of Sections 44A through 44J, inclusive, of Chap-
ter 149 of the General Laws of the Commonwealth of Massachusetts.

Each bid shall be submitted and will be considered in accordance
with the Instructions to Bidders and other Contract Documents and
shall be accompanied by a bid deposit in the amount of 5% of the
value of the bid.

May 27

#NY0109575

The Look. The Life.

STYLIZE

ONLY ON bostonherald.com

PHANTOM: By Lee Falk

WHY WOULD THEY CUT A
ROAD FROM THEIR CAMP
INTO THE JUNGLE...?

MAYBE THEY'RE STEALING
LLONGO TIMBER?

!!

NO, IT SEEMS THEY'RE AFTER
SOMETHING OF FAR MORE
VALUE THAN TIMBER, SON...

DEPAUL
'BLEVINS

Falk
03/27

JUMBLE
SOLUTION

Jumbles: EAGLE FACET THROAT UNEASY
CartoonCaption: The mansion on 40 acres with ponds, gardens, a
guest house and mor was a REAL ESTATE

CROSSWORD SOLUTION

W	H	I	M	T	A	P	A	S	A	B	B	A
A	U	R	A	A	T	O	N	E	P	E	A	S
S	L	A	G	P	O	U	T	S	P	E	C	K
P	A	N	I	N	I	P	R	E	S	R	O	E
		C	E	O		D	I	A	M	O	N	D
N	U	S	A	C	E	S	O	P	E	C		
T	V	M	A	R	A	T	H	O	N	A	L	S
S	E	A	T	S	A	E	R	I	N	O	I	L
B	A	R	T	S	L	E	E	P	C	Y	C	L
		T	I	P	I	P	O	L	O	K	O	S
D	R	A	C	H	M	A		A	N	S		
E	E	L		D	I	D	D	L	Y	S	Q	U
A	P	E	S		L	O	R	E	S	U	R	G
L	A	C	E		A	B	A	T	E	I	D	E
T	Y	K	E		R	O	B	O	T	D	U	S

SUDOKU SOLUTION

2	7	6	9	4	5	1	8	3
4	3	5	2	8	1	6	9	7
8	1	9	6	3	7	5	2	4
9	5	2	1	6	4	7	3	8
1	8	3	7	9	2	4	5	6
7	6	4	8	5	3	2	1	9
6	2	8	4	1	9	3	7	5
5	4	7	3	2	8	9	6	1
3	9	1	5	7	6	8	4	

Council Order: 2024-007A

Introduced By: Council President William Alexopoulos
February 5, 2024

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 Mixed-Use and Mixed-Use Affordable Units -
Pursuant to M.G.L. ch. 40A, sec. 5

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 mixed-use zoning and mixed-use affordable units, pursuant to M.G.L. ch. 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 language:

MIXED-USE DEVELOPMENT, MULTIFAMILY UNITS

A dwelling unit with not less than six hundred twenty-five (625) square feet of usable living area, not more than two (2) bedrooms, at least one (1) full bath and an individual laundry unit (no shared laundry facilities on the premises).

MIXED-USE DEVELOPMENT

The combination of residential and business uses on a single lot

Add the following definitions in the appropriate locations:

AMENITY USES

Accessory communal areas, amenity areas, or services available to the building residents and their guests only.

BACK-LOT STRUCTURE

Any building that does not front a public way or public open space and which is not the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

DWELLING UNIT, AFFORDABLE

A housing unit that is subject to a restriction in its chain of title limiting the sale price or rent, or limiting occupancy to an individual or household of a specified income, or both. Affordable Dwelling Units must satisfy Subsidized Housing Inventory (SHI) eligibility criteria, such that it satisfies the requirements for inclusion under 760 CMR 56.03(2) or any other regulation or guidance issued by Executive Office of Housing and Livable Communities (EOHLC).

GROUND FLOOR

The lowest story of a building with a finished floor at or above the finished ground level.

MIXED-USE or MIXED USE

The combination of residential and non-residential uses on a single parcel of land.

MIXED-USE DEVELOPMENT

The combination of residential and non-residential uses on a single lot of land or on two (2) or more contiguous lots in joint ownership.

MIXED-USE DEVELOPMENT, MULTIFAMILY

A mixed-use development that contains three or more dwelling units. The dwelling units contained in a multifamily mixed-use development shall be not less than six hundred twenty-five (625) square feet of usable living area, not more than two (2) bedrooms, at least one (1) full bath and an individual laundry unit (no shared laundry facilities on the premises).

PRINCIPAL STRUCTURE

The structure which fronts a public way or public open space and that is the most visually prominent building on a parcel when viewed from the primary public way or public open space adjacent to that parcel.

II. Amend section 200-11.C as follows

Delete the following text in section 200-11.C.1.b:

200-11.C.1.b Mixed-use development multiple units. The combination of residential and business uses on a single lot shall be permitted within the Crawford Square Business District in order to promote the general welfare of the community by assuring the economic vitality of its downtown business area while minimizing potential adverse impacts upon nearby neighborhoods and other premises. This purpose is to be achieved through the establishment of controls specifically for mixed business and residential uses at locations where either such uses already exist or they would be appropriate because of access and other geographical considerations.

- [1] Mixed-use development multifamily units. Any dwelling unit located within a multifamily mixed-use development within the Crawford Square Business District must meet minimum requirements; such unit shall have:
- [a] Not less than six hundred twenty-five (625) square feet of usable living area;
 - [b] Not more than two (2) bedrooms;
 - [c] At least one (1) full bath; and
 - [d] Its own laundry hook-ups. There shall be no shared laundry facilities on premises.

Replace with the following text in section 200-11.C.1.b

Mixed-Use is permitted subject to the requirements of section 200-11.2 Mixed-Use.

III. Insert a new section 200-11.2, as follows:**§ 200-11.2 Mixed-use.**

In each district in which Mixed-Use is permitted, a development shall comply with the following minimum requirements. Unless otherwise stated, the requirements of this section shall apply to uses and structures permitted under the regulations of this section. In the event of a conflict, the regulations of this section shall apply.

A. Exceptions

- (1) This section, Mixed-Use, shall not apply to any overlay district.

B. Applicability

- (1) Only uses that are permitted by right or special permit in the zoning district may be included in the mixed-use development.
 - (a) Neither drive-through windows, accessory uses with a drive-up/drive through function nor 24-hour business operations are permitted in a Mixed-Use development.
- (2) Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, the Planning Board shall be the Special Permit Granting Authority (SPGA) for a Mixed-Use Development when there are fewer than twenty-five (25) dwelling units (existing or new) proposed.
- (3) Notwithstanding the other provisions contained in this Town of Randolph Zoning Ordinance, the Town Council shall be the Special Permit Granting Authority for any Mixed-Use development when there are twenty-five (25) or greater dwelling units (existing or new) proposed.
- (4) If a non-residential use in a Mixed-Use development requires a Special Permit, the SPGA issuing the special permit for the Mixed-Use development shall also be the SPGA for the non-residential use superseding any other section of this Town of Randolph Zoning Ordinance.
- (5) Site Plan Design Review shall be conducted by the applicable SPGA.

C. Dimensions

- (1) The dimensional standards generally applicable in the district as set forth in the Table of Dimensional Requirements shall apply.
- (2) The SPGA may waive dimensional requirements when a Mixed-Use development includes the redevelopment of an existing structure.
- (3) More than one structure on a parcel is permitted upon review and decision of the SPGA.
- (4) Any Back-Lot Structure(s) may not be taller than the principal structure.

D. Site Design Standards

- (1) All permitted non-residential uses shall be limited to the ground floor and basement of the principal structure. The SPGA may permit non-residential uses to occupy other floors of the principal structure only after determining that the location and design of such spaces, including access and egress, will not impact the privacy or security of residential occupants.
- (2) If the Mixed-Use Development includes multiple structures, any Back-Lot Structure(s) may contain either a mix of non-residential uses and dwelling units or only dwelling units.
- (3) The non-residential uses in a Mixed-Use development shall be developed prior to or concurrently with residential uses. Concurrency shall be established by approval of a Master Plan that provides a mix of uses that includes all proposed uses.
- (4) A minimum of 25% and a maximum of 75% of the total square footage of all structures contained in a Mixed-Use Development shall be devoted to dwelling units.
- (5) Minimum residential densities for a Mixed-Use development shall be 12 units per gross acre.
 - (a) Density shall be calculated as the total area of the parcel less any land which is part of a Wetland Resource Area as specified in 310 CMR 10.02 (1)(a) subject to protection under the Massachusetts Wetlands Protection Act, MGL, c. 131, Section 40, nor any land within 75 feet of such Wetland Resource Area.
 - (b) When a development site is composed of 2 or more phases, each phase shall also meet this standard.
- (6) Dwelling units must contain a minimum of 625 square feet of usable living area.
- (7) In any Principal Structure, entry to the dwelling units must be from the side or back of the structure; not on the street frontage or any open public space.
- (8) At least one designated entrance for non-residential uses shall be provided on each floor of a structure that contains a non-residential use.
- (9) Areas of a structure intended for non-residential use must be constructed such that there is no direct access to areas of the structure intended for dwelling units except as necessary in an emergency.
- (10) Ground level frontage of the Principal Structure shall be devoted to non-residential entrances, windows and public open space amenities.
- (11) In newly constructed Principal Structures in a Mixed-Use Development, ground floors shall be a minimum of eleven (11) feet from floor to ceiling to enhance the pedestrian streetscape regardless of the overall building height.
- (12) Clear pedestrian pathways shall be provided between structures on the same parcel and, to the extent practicable, between buildings on adjacent parcels to ensure continuous safe pedestrian access.
- (13) A Mixed-Use development must provide a sign plan to the SPGA at the time of application.

- (a) Wall signs for non-residential uses may be illuminated with exterior lighting or by reverse channel letters only.
- (14) Where any Mixed-Use development abuts a residentially zoned parcel(s), there shall be adequate transition between the Mixed-Use development and adjacent residentially zoned parcel(s). Fencing, landscaping and similar items may be used to accomplish this.

E. Parking

- (1) Parking areas, including below or at-grade structures, for a Mixed-Use development shall be located to the side and/or rear of the parcel; parking is prohibited in the front yard.
 - (a) Parking areas that abut any public right-of-way or any at-grade parking structure shall require screening.
 - (b) Where locating parking according to the terms of this zoning ordinance is not feasible due to existing structures, topography, alternative locations shall be considered by the SPGA.
- (2) There shall be a minimum of one and one-quarter (1.25) parking spaces for each dwelling unit (rounded up).
- (3) There shall be a minimum of one (1) space per 1,000 square feet of non-residential floor area.
- (4) In the event of a restaurant one (1) parking space shall be provided for every four (4) patron seats.
- (5) A lesser number of parking spaces may be permitted by the SPGA upon determination that the Special Permit applicant has demonstrated, through methods acceptable to the SPGA, that parking demand will not exceed what can be met by the minimum required parking.
- (6) Bicycle parking shall be provided as follows:
 - (a) A minimum of one (1) space per every ten (10) dwelling units (rounded up) located indoors near the primary entrance to the development's dwelling units.
 - (b) A minimum of one (1) space for every five thousand (5000) square feet of non-residential floor area (rounded down) located near the primary entrance to ground floor non-residential units.

F. Affordable Dwelling Units - Subsidized Housing Inventory

Any Mixed-Use development, whether through conversion or new construction, that includes greater than 10 dwelling units, must include dwelling units that comply with the requirements and regulations of the Executive Office of Housing and Livable Communities (EOHLC) as Local Action Units (LAU) through a Local Initiative Program (LIP) as specified below:

- (1) Ownership units. For all Mixed-Use developments where the Affordable Dwelling Units proposed are Homeownership Units, not less than twenty percent (20%) of the total dwelling units constructed in the mixed-use development shall be Affordable Dwelling Units.

- (2) Rental Units. For all Mixed-Use developments where the Affordable Dwelling Units proposed are Rental Units, not less than twenty five percent (25%) of the total housing units in any building containing rental units shall be Affordable Dwelling Units.
- (3) For purposes of calculating the number of Affordable Dwelling Units required within a Mixed-Use Development, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.
- (4) All Affordable Dwelling Units shall be integrated within the Mixed-Use development and shall be comparable in design, floor area, number of bedrooms, appearance, construction and quality of materials with market rate units.
- (5) Occupancy permits for dwelling units in a Mixed-Use development shall not be issued without confirmation that a LIP/LAU has been submitted to EOHLC.

IV. Amend the Table of Allowable Activity, as follows:

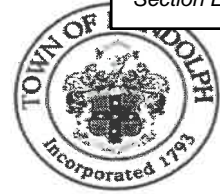
Amend the language by deleting text in ~~strikethrough~~ and adding text in green
AND adding a new line item by adding text in green, as follows:

	CSBD	NRBD	WCBD	GPCCOD	BRHD	GBHD	BD	BP	OSBD	ID	RSHDD	RSMDD	RMFD	R2FD	RMF55+D	BHAD	SFD
Residential																	
Three or more to 24 dwelling units in combination with store or other permitted use a non-residential use (mixed-use)	SPPB	N	N	N	SPPB	SPPB	N	N	N	N	N	N	N	N	N	N	N
25 or more dwelling units in combination with a non-residential use (mixed-use)	SPTC	N	N	N	SPTC	SPTC	N	N	N	N	N	N	N	N	N	N	N

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

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

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



RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE

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

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

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

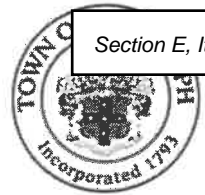
Detailed Description of Request	<p>Request for the Town to accept George M. Lovering Circle in the subdivision known as Belcher Estates as a public way.</p>
--	---

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

Applicant Manager

11/16/2021

Date



FORM M

CONVEYANCE OF EASEMENTS AND UTILITIES

Subdivision Name	Belcher Estates			
Street Name (s)	George M. Lovering Circle			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		2014	631	10
Assessor Map No.'s	45-A-15			
Applicant/Grantor	Mass Property Holdings LLC			
Address	536 N. Main Street, Randolph, MA 02368			
Address2				
Phone	617-293-2033	Email	todd@toddsandler.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 George M. Lovering Circle (street names) in said Randolph as shown on the above referenced plan and reference to said plan is incorporated herein for a complete and detailed description of said ways.
- B.** The perpetual rights and easements to construct, inspect, repair, renew, replace, operate and maintain
- B1. A sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, and
 - B2. Pipes, conduits and their appurtenances for the conveyance of water, and
 - B3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under a strip of land situated in Randolph on the aforesaid plan bounded and described as follows: all as described on the recorded plan

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

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

GRANTOR'S TITLE TO PROPERTY

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

This is not a homestead property

MORTGAGE TO PROPERTY

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

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

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

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

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

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

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OFFICIAL OFFICIAL
COPY COPY

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

With ***QUITCLAIM COVENANTS***

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

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

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

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

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

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

WILLIAM P. O'DONNELL, 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

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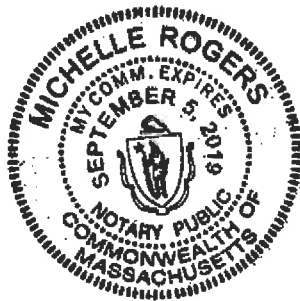
MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

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

Commonwealth of Massachusetts

Norfolk, ss.

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



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

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

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

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

With **QUITCLAIM COVENANTS**

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

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

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

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

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

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

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

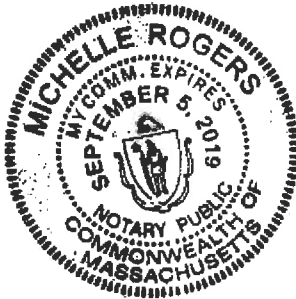
Michael J. Kmito manager
 MASS PROPERTY HOLDINGS, LLC, By:
 Michael J. Kmito, Managing Member

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

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

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OFFICIAL
COPY

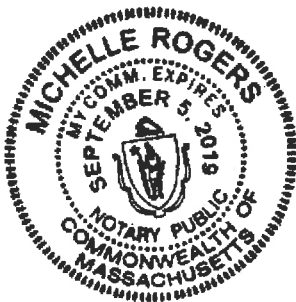
Michael J. Kmito
MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

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

Commonwealth of Massachusetts

Norfolk, ss.

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



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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

A N

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

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Quitclaim Deed

Bk 34559 P359

10-13-2016 @ 10:51a

Section E, Item2.

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MASSACHUSETTS STATE EXCISE TAX

Norfolk Registry of Deeds

Date: 10-13-2016 @ 10:51am

Doc#: 105469

Fee: \$2,530.80

Cons: \$555,000.00

MASS PROPERTY HOLDINGS, LLC, a Massachusetts limited liability company with principal place of business located at 536 NORTH MAIN ST, Randolph, MA 02368, for consideration paid and in full consideration of Five Hundred Fifty Five Thousand and 00/100 (\$555,000.00)

Dollars GRANTS TO Kenneth Wong, Individually, of 10 George M. Lovering Circle
Randolph, MA

With **QUITCLAIM COVENANTS**

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

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

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

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

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

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

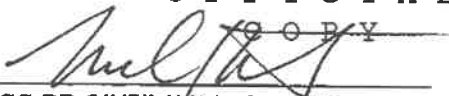
Grantor

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

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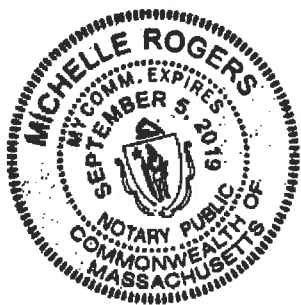

 MASS PROPERTY HOLDINGS, LLC, By:
 Michael J. Kmito, Managing Member



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

Commonwealth of Massachusetts

Norfolk, ss.

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




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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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CERTIFY

O F F I C I A L

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MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds

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

Ctl#: 1722

Doc#: 25505

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

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

C O P Y

C O P Y

Quitclaim Deed

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

With ***QUITCLAIM COVENANTS***

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

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

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

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

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

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

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



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

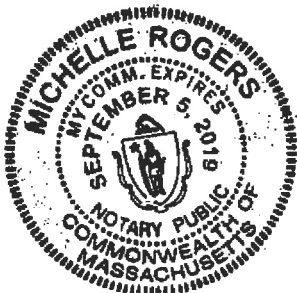



MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

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




Notary Public Michelle Rogers
My Commission Expires: 9/5/18

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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

N O T
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C O P Y

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

CERTIFY

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

Quitclaim Deed

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

With **QUITCLAIM COVENANTS**

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

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

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

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

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

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

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



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

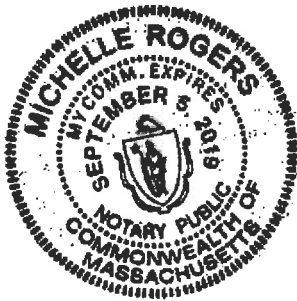



MASS PROPERTY HOLDINGS, LLC, By:
Michael J. Kmito, Managing Member

Commonwealth of Massachusetts

Norfolk, ss.

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




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

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

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

QUITCLAIM DEED

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

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

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

With Quitclaim Covenants,

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

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

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

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

[Signature Page Follows.]

18 George M. Lovering Circle, Randolph, MA

NOT
Witness my hand and seal this 9th day of October, 2015.
OFFICIAL
COPY

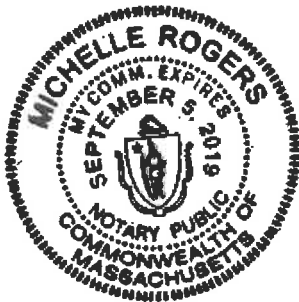
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OFFICIAL
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Mass Property Holdings, LLC

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

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

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



M. Rogers
Notary Public

My Commission Expires:

9/5/19

NOT
 Witness my hand and seal this 9th day of October, 2015.
 OFFICIAL
 COPY

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 OFFICIAL
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Mass Property Holdings, LLC


 By: Michael J. Kmito, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

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




 Notary Public

My Commission Expires: October 24, 2019



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

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

Section E, Item2.

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

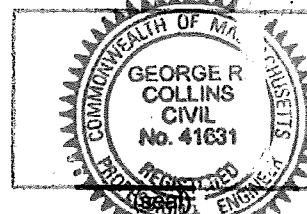
Subdivision Name	Belcher Estates			
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
		2014	631	10
Applicant	Mass Property Holdings LLC			
Address	536 N. Main Street, Randolph, MA 02368			
Phone	617-293-2033	Email	todd@toddsandler.com	

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



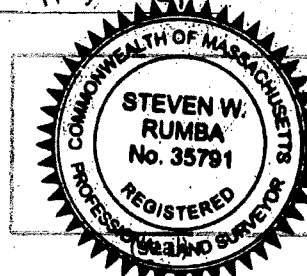
I hereby certify that the works noted herein have been constructed in accordance with the plans, specifications and conditions approved pursuant to the Planning Board Rules and Regulations Governing the Subdivision of Land and are complete. I hereby recommend this subdivision construction work for acceptance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

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY

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

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

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

DUONG KHANH HIEN AU

LANG HUE LUU

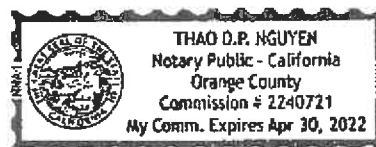
STATE OF CALIFORNIA

County Orange ss.

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

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

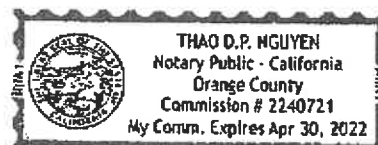
County Orange ss.



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

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

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



01-02-2020 @ 11:46am

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

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

QUITCLAIM DEED

We, **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

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

EXHIBIT A

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

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

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

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



Town of Randolph

Office of the TOWN COUNCIL

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

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

April 11, 2024

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

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

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

Dear Mr. Sandler,

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

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

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

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

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

Sincerely,



Natalie Oliveras
Town Council Clerk

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

Town of Randolph
Town Council
Instructions for Street Acceptance

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

APPLICATION INFORMATION

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

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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To me, it's the best sleep chair
I've ever had."**

— J. Fitzgerald, VA

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Our **Perfect Sleep Chair®** does all that and more. More than a chair or recliner, it's designed to provide total comfort. Choose your preferred heat and massage settings, for hours of soothing relaxation. Reading or watching TV? Our chair's recline technology allows you to pause the chair in an infinite number of settings. And best of all, it features a powerful lift mechanism that tilts the entire chair forward, making it easy to stand. You'll love the other benefits, too. It helps with correct spinal alignment and promotes back pressure relief, to prevent back and muscle pain. The overstuffed, oversized biscuit style

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White glove delivery included in shipping charge. Professionals will deliver the chair to the exact spot in your home where you want it, unpack it, inspect it, test it, position it, and even carry the packaging away! You get your choice of Luxurious and Lasting Miralux, Genuine Italian Leather, stain and liquid repellent Duralux with the classic leather look, or plush MicroLux microfiber, all handcrafted in a variety of colors to fit any decor. Call now!

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! New Miralux™
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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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WhySafeStep.com

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Offer available while supplies last. No cash value.
Must present offer at time of purchase.*

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*Subject to credit approval, with the purchase of a new Safe Step Walk-In Tub or Shower. Not applicable with any previous walk-in tub or shower purchase. Safe Step Walk-In Tub is neither a broker nor a lender. Financing is provided through third-party lenders unaffiliated with Safe Step Walk-In Tub, LLC under terms and conditions arranged directly between the customer and such lender. All subject to credit requirements and satisfactory completion of finance documents. Any finance terms advertised are estimates only. Offer available in select markets, not available in Canada. Participating dealers only. Other restrictions may apply.

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

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

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



RANDOLPH TOWN COUNCIL

APPLICATION FOR STREET ACCEPTANCE

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

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

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

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

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

Michael J. Kmito

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

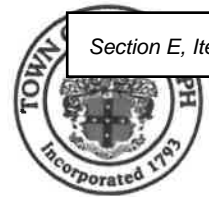
Applicant

12/17/2021

Date

PLANNING DEPARTMENT

FORM M CONVEYANCE OF EASEMENTS AND UTILITIES



Section E, Item3.

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

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

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

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

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

GRANTOR'S TITLE TO PROPERTY

Deed From	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. Kmito*dotloop verified
12/17/21 3:35 PM EST
6UQM-OHTZ-MCYV-YMZ8

Printed Name

Michael J. Kmito

Owner Signature

Printed Name

Owner Signature

Printed Name

Owner Signature

Printed Name

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

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

Notary Public

*Todd A. Sandler*dotloop verified
12/17/21 3:11 PM EST
HHJJ-HZVY-GUJG-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

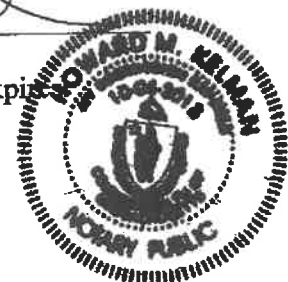
Plymouth
Norfolk, ss

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

[Signature]
Notary Public
My Commission Expires



16/27/08 10:29AM 01
100000 40324
TAX \$2500.00
FEE \$250.00

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:

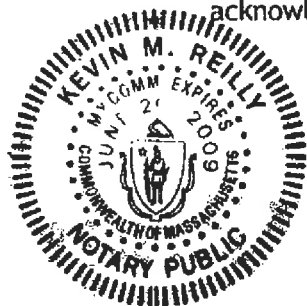
November 30, 2006

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

COMMONWEALTH OF MASSACHUSETTS

Plymouth
Norfolk, ss

June 26, 2008

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

CANCELLED
JUN 27 2008
DEEDS REGISTRY
NORFOLK
DEDHAM

[Signature]
Notary Public
My Commission Expires



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

N O T QUITCLAIM DEED T

A N A N

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

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

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

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

WITH QUITCLAIM COVENANTS

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

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

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

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

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

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

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

LOCUS: 6 McEnelly Circle, Randolph, MA 02368

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

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

By: 
Michael J. Kmito, its President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

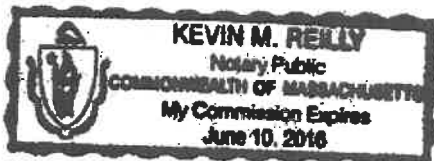
NORFOLK, SS.

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

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

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


Notary Public
My Commission Expires: 6/10/2016



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

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

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

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

QUITCLAIM DEED

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

of Randolph, Massachusetts

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

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

of 10 McEnelly Circle, Randolph, Massachusetts

with *Quitclaim* covenants, in the following property:

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

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

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

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

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


Property Address: 10 McEnelly Circle, Randolph, Massachusetts

For title, see deed dated ~~October~~ ^{NOV} 28, 2009 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



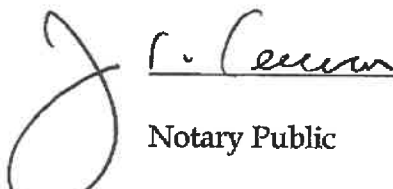
Karen Quan

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,

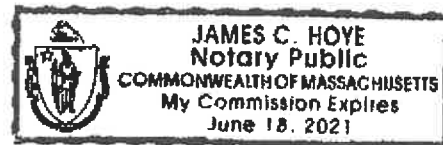

Christine Marie Graziano-Neel

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.

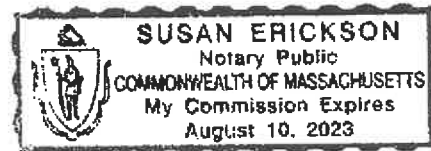
Matthew R. Neel

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.

Susan Erickson
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

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

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

QUITCLAIM DEED

CERTIFY

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

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

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

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

Of 9 McEnelly Circle, Randolph, MA

with Quitclaim Covenants

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

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

Subject to Drain Easement as shown on the aforementioned plan.

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

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

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

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

Property Address: 9 McEnelly Circle, Randolph, MA 02368

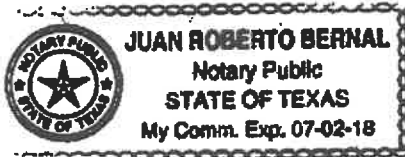
NOT AN OFFICIAL COPY
 WITNESS my hand and seal this 28 day of October, 2014
 NOT AN OFFICIAL COPY

Wade A. Cole
 Wade A. Cole

COMMONWEALTH/STATE OF Texas

Bexar ss

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



Notary Public:

My Commission Expires:

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

Bk 32372 Pg310 #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: 1286 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

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

N O T
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MASSACHUSETTS QUITCLAIM DEED

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

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

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

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

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

LOCUS: 22 Bartlett Road, Randolph, MA 02368

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

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

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

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

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

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

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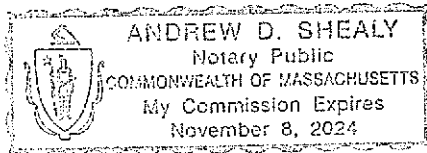
Witness my hand and seal on this 17 day of August, 2020

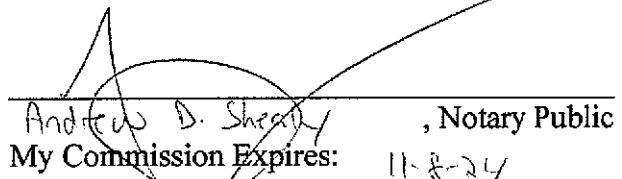

Carl H. Smith, Jr.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

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




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



Natalie Oliveras <noliveras@randolph-ma.gov>

Street Acceptances Continuance Request

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

Thu, Apr 25, 2024 at 9:27 AM

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

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

Respectfully submitted,

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

Todd A. Sandler
Michael J. Kmito

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

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

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

To: Brian Howard and the Members of Randolph Town Council

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

Plans: Discontinuation plans attached to this letter

Re: The Discontinuation of Billings Street

Date: February 9th 2024

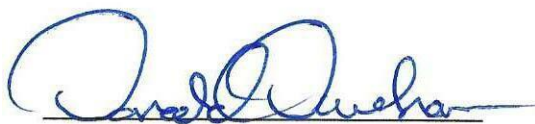
**Memorandum In Support of Application
For Street Discontinuance**

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

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

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

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



Donald Dunham, Manager

Randolph Transportation Realty LLC



John Cissel, President
Core Investments Development LLC

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

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

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

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

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

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

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

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

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

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

Relevant Statutory Authority:

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

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

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

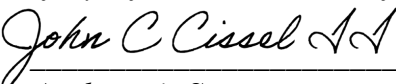
Section 24. If it is necessary to acquire land for the purposes of a town way or private way which is laid out, altered or relocated by the selectmen, road commissioners or other officers of a town under this chapter, such officers shall, within one hundred and twenty days after the termination of the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

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

M.G.L. Chapter 82, Section 32A: Abandonment of municipal ways
Section 32A. The board or officers of a city or town having charge of a public way may, after holding a public hearing, notice of which shall be sent by registered mail, return receipt requested, to all property owners abutting an affected road and notice of which shall be published in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting in a conspicuous place in the office of the city or town clerk for a period of not less than fourteen days before the day of the hearing, upon finding that a city or town way or public way has become abandoned and unused for ordinary travel and that the common convenience and necessity no longer requires said town way or public way to be maintained in a condition reasonably safe and convenient for travel, shall declare that the city or town shall no longer be bound to keep such way or public way in repair and upon filing of such declaration with the city or town clerk such declaration shall take effect, provided that sufficient notice to warn the public that the way is no longer maintained is posted at both ends of such way or public way, or portions thereof. Upon petition in writing of the board or officers of a city or town in which a county highway is located, the county commissioners, whenever common convenience and necessity no longer require such way to be maintained in a condition reasonably safe and convenient for public travel, after giving notice in the manner prescribed in section 3, and after viewing the premises and hearing the interested parties in the manner prescribed in section 4, may adjudicate that the town shall no longer be bound to keep the way in repair, and thereupon the adjudication shall take effect; provided, that sufficient notice to warn the public that the way is no longer maintained is posted at both ends of the way, or portions thereof.

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

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

 President, Core Investments Development, LLC
Applicant's Signature

Applicant Name(s): Scanlon Suburban LLC
Address: 800 Boylston Street
Address: Boston, MA 02199
Phone: 617-428-8000
Email: jcissel@coreinvestmentsinc.com
Relevant Lot(s) Owned: 43 Scanlon Drive
Assessor's Parcel ID For Each Lot: 02-C-1.438

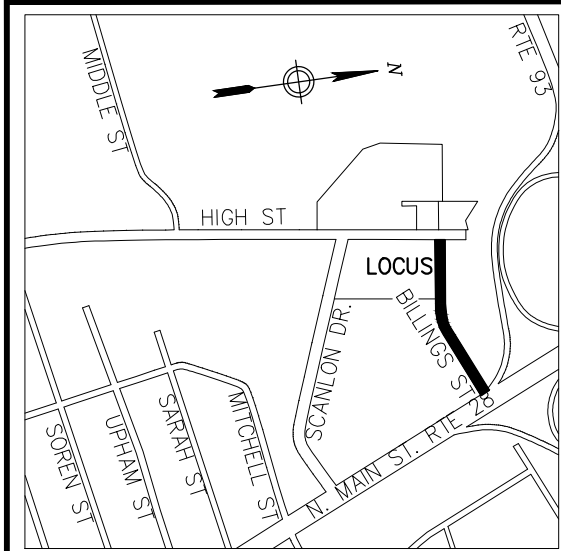
Randolph Realty Transportation LLC
370 W First Street
South Boston, MA 02127
617-428-8000
jcissel@coreinvestmentsinc.com
6 Billings Street, and 493 High Street
02-B-1.LA, 02-C-002.2, and 02-C-8.18-19

Applicant's Representative's Name (if any): The Vertex Companies LLC, Andrew Street
Address: 100 N Washington Street, STE 302
Address: Boston, MA 02114
Phone: (781) 400-6882
Email: astreet@vertexeng.com

Applicant’s Surveyor/Engineer’s Name (if any): CHA
Registration Number: 49622
Address: 141 Longwater Drive, Suite 104
Address: Norwell, MA 02061
Phone: 781-982-5421
Email: wdorgan@chasolutions.com

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

Attach additional sheet(s) as necessary



GENERAL NOTES:

1. THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN MAY OF 2018 AND UPDATED IN MARCH OF 2023.
2. ALL DEED REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
3. LOCUS OWNER OF RECORD:

SCANLON SUBURBAN, LLC
DEED BOOK 11425 PAGE 406
PARCEL ID: 02-C-1.438

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

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

SANDEEP PARTNERS, LLC
DEED BOOK 23943 PAGE 140
PARCEL ID: 02-C-8.18-19
4. THE PROJECT IS LOCATED IN THE FOLLOWING TOWN OF RANDOLPH ZONING DISTRICTS: RESIDENTIAL SINGLE FAMILY HIGH DENSITY (RSFD) AND BUSINESS DISTRICT (BD) AS DEFINED BY THE TOWN OF RANDOLPH ZONING MAP.
5. PLAN REFERENCES:

LAND COURT PLAN 49215
PLAN BOOK 382 PAGE 570
PLAN BOOK 437 PAGE 117
PLAN BOOK 541 PAGE 682
PLAN BOOK 67 PAGE 3227

APPROVED

RANDOLPH TOWN COUNCIL

PRESIDENT

DATE:

APPROVED

TOWN OF RANDOLPH PLANNING BOARD

CHMN.

DATE:

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

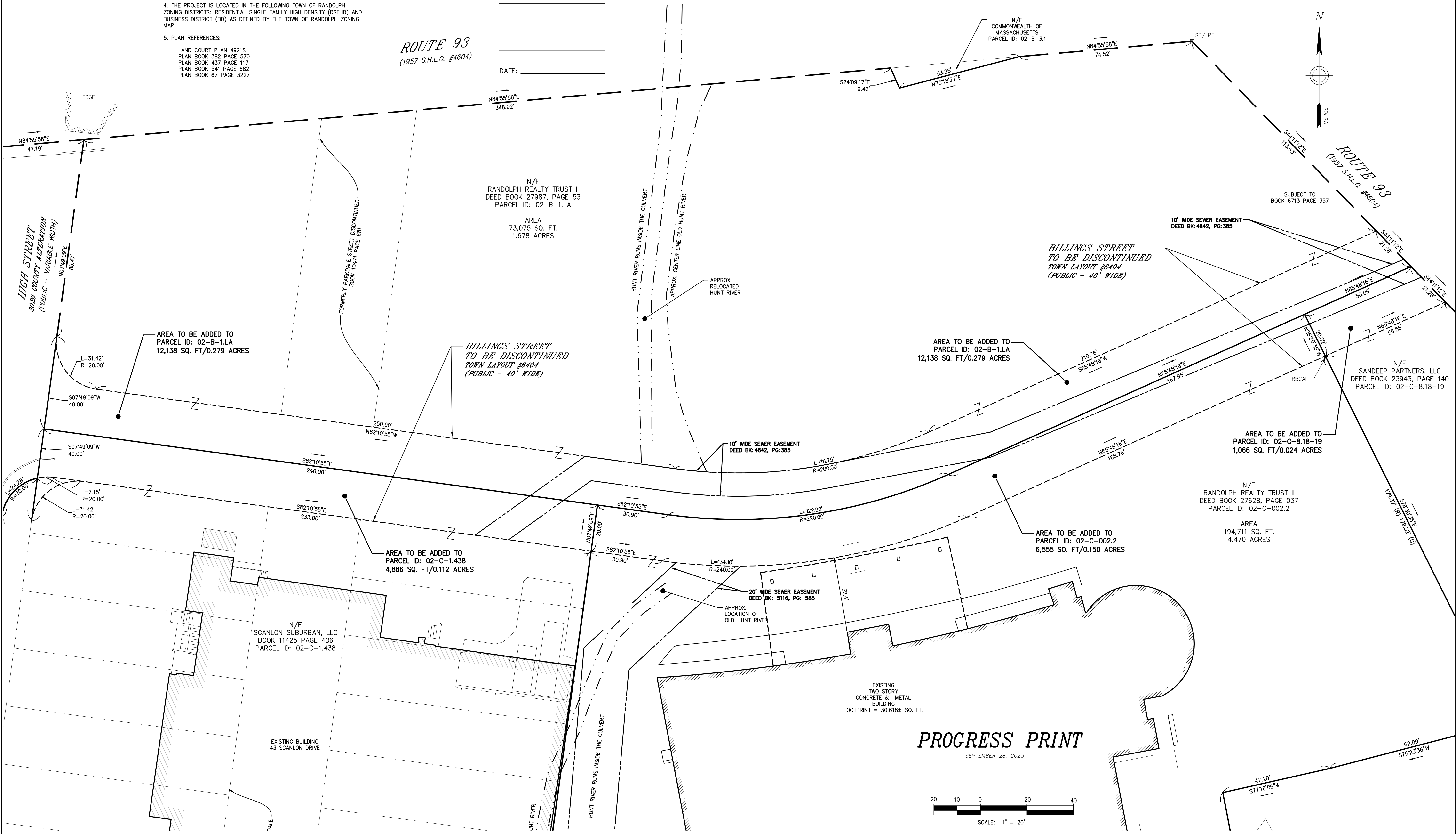
RECEIVED IN THE OFFICE OF THE TOWN CLERK, RANDOLPH, MA

TOWN CLERK

DATE:

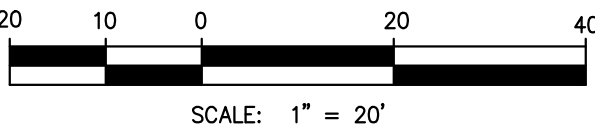
DATE:

FOR REGISTRY USE ONLY



PROGRESS PRINT

SEPTEMBER 28, 2023



PREPARED FOR:

VERTEX

400 LIBBEY PARKWAY

WEYMOUTH, MA 02189

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

BILLINGS STREET DISCONTINUANCE PLAN OF LAND

BILLINGS STREET
RANDOLPH, MA

No.	Submittal / Revision	App'd	By	Date

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

Drawing No.:

SHEET 1 OF 1

Randolph Town Council

Billings Steet Discontinuance

April 29, 2024

The evolution of our district...

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

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

Existing Condition Over Aerial

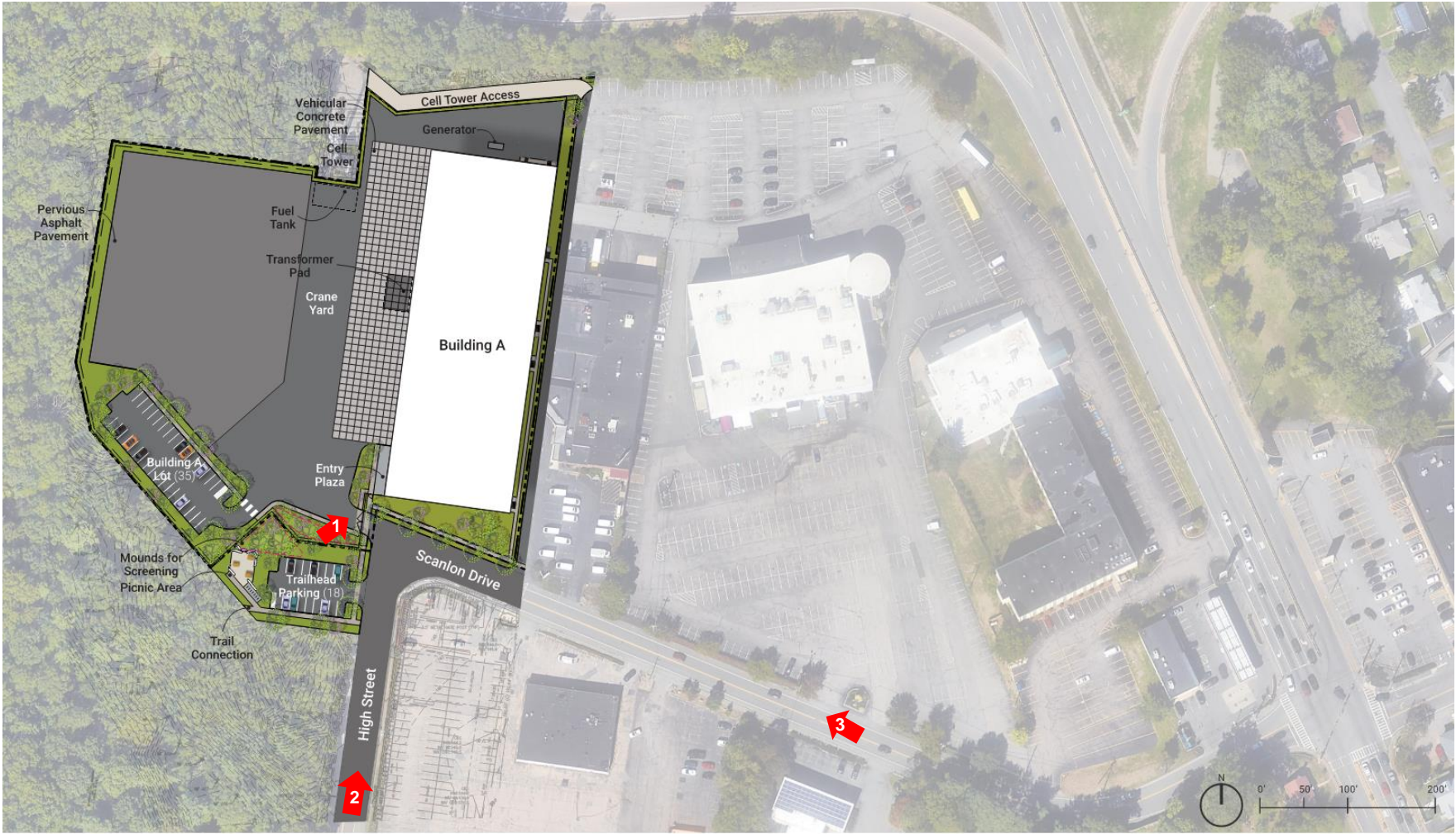
Section E, Item4.



Section E, Item4.



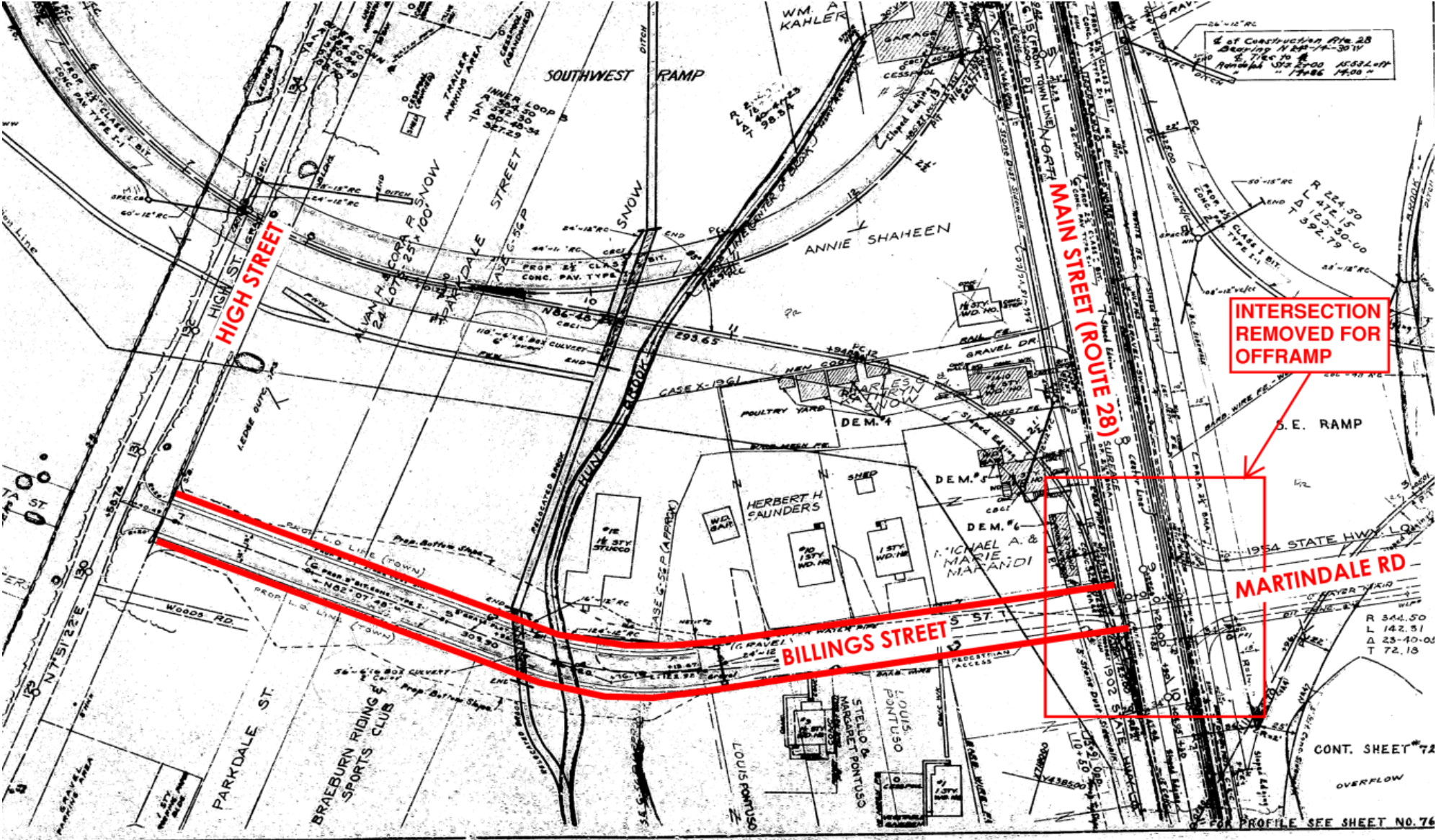
Site Plan and Renderings – Building A

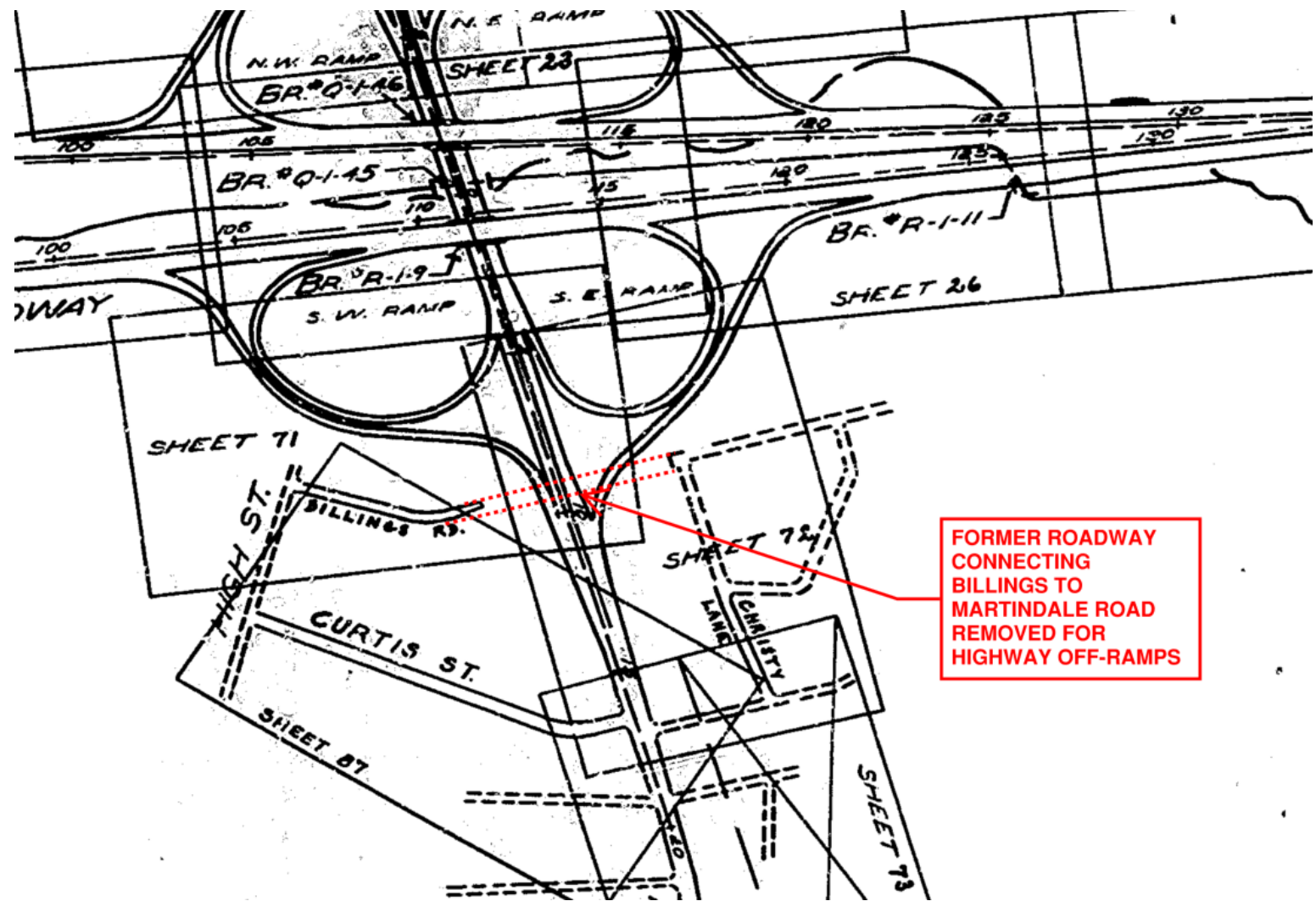


Section E, Item4.



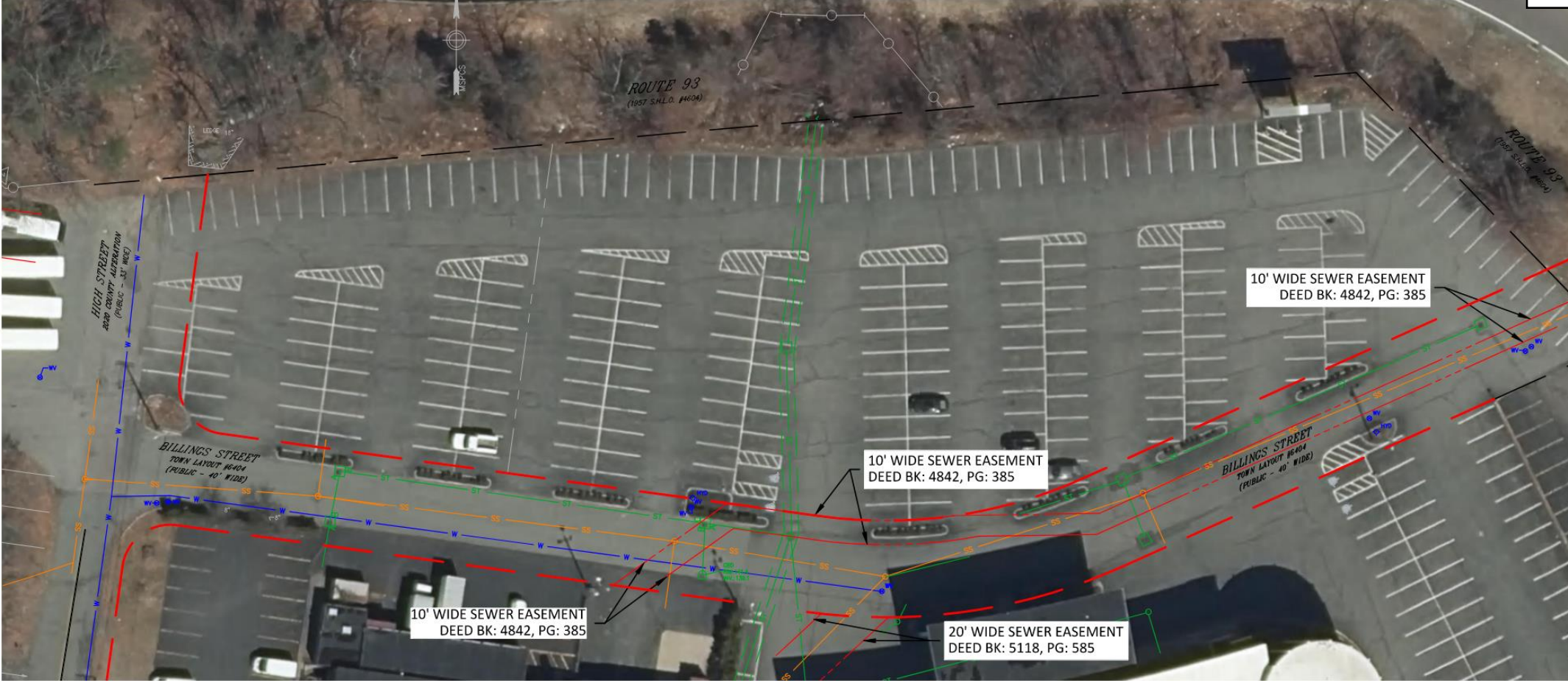






Existing Utilities

Section E, Item4.



LEGEND:

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

NOTES:

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



SCALE:1" = 40'

BILLINGS STREET EXISTING CONDITIONS

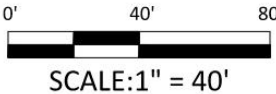


LEGEND:

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

NOTES:

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



BILLINGS STREET PROPOSED CONDITIONS

Firetruck Access



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

THIS DRAWING IS FOR REFERENCE PURPOSES. ALL DIMENSIONS ARE SUBJECT TO MANUFACTURING VARIATIONS DUE TO MANUFACTURING PROCESSES.
SEAL: APPROX. 1/2" GAS IS 1/2" CATH. REVISIONS

COMP. L		OPENING		INTERIOR DIMENSION	
L1/R1	31W	27H	31W	27H	2700
L2/R2	48W	69H	48W	69H	2400
L3/R3	50W	18H	50W	18H	2400
L4	52W	18H	52W	18H	2000
R4	15W	32H	15W	32H	2300
L5	15W	42H	15W	42H	2400
R5	31W	22H	31W	22H	1400
L6	15W	8H	15W	8H	2300
R6	36W	28H	36W	28H	2300

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

Section E, Item4.

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

STREET DISCONTINUANCE | 218421418 | 04/29/2024

109

Next Steps

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

Comments & Questions

Classifieds

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

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

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

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



TO ADVERTISE

Visit Our Website:

Classifieds.patriotledger.com

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

Assorted Stuff
all kinds of things...

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

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

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

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

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

Professional Service
all your needs...

Landscaping
Affordable Rates 617-733-4554
T&M Landscaping

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

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

Apartments

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

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

Your Source Public Notices
for the latest...

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

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

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

CONDOMINIUM NAME: Hamilton Bay Condominium

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

STORAGE SPACE: Storage space #C62

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

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

Being the same premises conveyed to the herein named mortgagor(s) by deed recorded with Norfolk County Registry of Deeds herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated February 23, 2006 and recorded in the Norfolk County Registry of Deeds in Book 23438, Page 454.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m CCO Mortgage Corp.
Present Holder of the Mortgage (401) 217-8701

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

Govt Bids & Proposals

BIDS - IMPROVEMENTS TO GEORGE HARLOW FIELD

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

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

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

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

Govt Bids & Proposals

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

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

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

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

Public Notices

45 Mazzeo Dr. Randolph

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

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

RANDOLPH LICENSING BOARD
Ronald Lum, Chairman

AD# 10064309
PL 04/13/2024

Billings Street
LEGAL NOTICE
TOWN OF RANDOLPH TOWN COUNCIL

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

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

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

CLARK ESTATE
LEGAL NOTICE
Commonwealth of Massachusetts

The Trial Court
Probate and Family Court
Norfolk Probate and Family Court

35 Shawmut Road
Canton, MA 02021
(781) 830-1200

Docket No. NO24P0916EA
CITATION ON PETITION FOR FORMAL ADJUDICATION

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

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Brittany Clark of Lakeville MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Brittany Clark of Lakeville MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this

Muddy Pond GAC

LEGAL NOTICE INVITATION TO BID

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

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

- Plumbing
- HVAC
- Electrical

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AD# 10065946
PL 04/13/2024

Public Notices

Court before: 10:00 a.m. on the return day of 05/08/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal

Town of Stoughton
Fran Bruttaniti, Procurement Officer

SELL IT BUY IT FIND IT

cars
garage sales
tickets
antiques
motorcycles
computers
boats

sports
equipment
pets
instruments
jewelry
furniture
auctions

collectibles
jobs
appliances
yard sales
tablets
cameras
coins

Place your classified ad today.

Public Notices

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





April 24, 2024

Town Council
Town of Randolph

Re: Lantana and Lombardo's Redevelopment

Respectfully submitted,

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

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

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

Sincerely,

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

Jiten Patel
President
Jiten Hotel Management

To: Town Council President William Alexopoulos
walexopoulos@randolph-ma.gov
Re: Democratic Town Committee Registrar nominations
CC: Natalie Oliveras, Town Council Clerk
noliveras@randolph-ma.gov

April 24, 2024

Dear Town Council President Alexopoulos,

On behalf of the Randolph Democratic Town Committee (RDTC), I thank you for your continuing collaboration and effective communication on matters concerning the Town of Randolph and its residents. Pursuant to Massachusetts General Law – Part 1, Title VIII, Chapter 51, Section 15, we proudly submit the following three (3) members for consideration to serve as Election Board of Registrar to replace the current Board of Registrar member, Yvonne Watson, whose term expires in April 2024.

Nominees (in the order nominated):

- Toby Lynne Schwartz
- David Norris
- Christopher Spears

Ms. Sandi Cohen, the RDTC Treasurer, will present to the Randolph Town Council at the Monday, April 29, 2024 meeting.

Sincerely,
Jesse Gordon, Chair
Randolph Democratic Town Committee
c/o 52 West Street, Randolph MA 02368
617-320-6989 jesse@jessegordon.com

RDTC April 4 meeting at Town Hall at 7 PM

CONTENTS:
SECTION A: REGISTRAR ELECTION
SECTION B: OFFICER ELECTION
SECTION C: REGULAR MEETING TOPICS (including new "CD7 Caucus" on Saturday!)

Reorg meeting; Exec Cmte at 6:30.

Zoom link:
Topic: RDTC Reorganization meeting
Time: Apr 4, 2024 07:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/9633988959?omn=84520612889>
Meeting ID: 963 398 8959
Agenda notes with this color background
Live minutes have this color background

Call to Order 7:05 pm

Quorum Present: (Seven)

Jesse Gordan
Toby Lyn Schwartz
Sandy Slavet
Kevin Joyce
Elain Coutu
Davis Norris
Judith Conway
Kathleen Crogan-Camara
Betty Spears
Christopher Spears
Kate Shore (Online)
Andrew P (online)
Daija Kirkland (online)
Cheryle Totten (Online)

SECTION A: REGISTRAR ELECTION

===== 1) See email below from the Town Council Clerk -- a request for the RDTC to nominate three candidates for the Board of Registrars (I got the formal request in snail mail too!). Please think about who might be appropriate for this position, and we can create our list of three nominees at the April. Details below in section 3.

1a) They have a deadline of March 31 but I asked for an extension to April 4; if the Town Council president doesn't extend it, I'll call a special meeting over the weekend (virtual only) on March 30 at 10 AM just for this purpose. (The Town Council would vote at the April 1 meeting, but could vote at the April 10 meeting instead).

DETAILS OF POSITION in item #3 BELOW; OUTCOME:
(this is our formal letter to the Town Council)...

To: Town Council President William Alexopoulos
walexopoulos@randolph-ma.gov
 Re: Democratic Town Committee Registrar nominations
 CC: Natalie Oliveras, Town Council Clerk
noliveras@randolph-ma.gov

April 24, 2024

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Sincerely,
 Jesse Gordon, Chair
 Randolph Democratic Town Committee
 c/o 52 West Street, Randolph MA 02368
 617-320-6989 jesse@jessegordon.com

The three nominees were nominated in the order above, and then the nominations were closed after no other nominees were brought forward. The three nominees were therefore elected in a voice vote. We also held a vote on what order to present the nominees to the Town Council; that vote resulted in the listing in the order in which they were nominated.

===== 3) Details about the **Board of Registrars**

3a) The Randolph Board of Registrars is a 4-person board that counts the election results. There are 2 Democrats and 2 Republicans appointed. But our Town Clerk (Cheryl Sass) is a registered Democrat, so she automatically gets a seat and we only get to appoint one (yes, the Randolph Republican Town Committee gets to appoint two!)

3b) The Democratic incumbent is Yvonne Watson. I've asked her if she's interested in re-nomination but have not yet heard back.

3c) The Board of Registrars is a paid position but it doesn't pay much. I think it's \$400 per year as a stipend, regardless of how much work is required. And this year, for example, there was a lot of work....

3d) We had a recount in the Town Council election and the Board of Registrars ran it (bringing in a dozen counterparts from other towns). We also had a write in campaign for Democratic State Committeeman on March 5 (Jesse Gordon won, but there were 3 other write-in candidates) and the Board of Registrars counted them all by hand. They're also responsible for the regular machine-counted ballots, of course.

3e) The process is that the RDTC nominates three people for registrar, and we vote on all three so they're in rank order. (We can vote on more than three, but only the top three vote-getters get nominated). We then send that list to the Randolph Town Council who select one of the three nominees.

3f) I've observed the Board of Registrars in several other towns now, and none are even close to the efficiency and professionalism of the Randolph Board of Registrars. I say that to the Randolph Town Clerk's office at every chance I get.

SECTION B: OFFICER ELECTION

First, we define our official membership, based on the March 5 election. Our members are in the list below. ALL CAPS means your name was on the ballot; lower-case names means your write-in campaign was successful. The March 5 election results are online permanently at: [Official-3-5-24-Election-Results \(randolph-ma.gov\)](https://randolph-ma.gov/DocumentCenter/View/2551/Official-3-5-24-Election-Results)
<https://randolph-ma.gov/DocumentCenter/View/2551/Official-3-5-24-Election-Results> (scroll down past the presidential primary, and past the State Committee seats, to the own Committee seats).

RANDOLPH PRESIDENTIAL PRIMARY MARCH 2024 - OFFICIAL RESULTS

JESSE GORDON
NATACHA CLERGER
IDA GORDON
CHERYL FRAZIER
KATRINA HUFF-LARMOND
PAUL MEONI
SANDR COHEN
KATHLEEN CROGAN-CAMARA
TOBY LYNNE SCHWARTZ
KEVIN COLEMAN JOYCE
DAVID HARRIS, JR.
CYNTHIA STRONG
SANDRA SLAVET
JUDITH CONWAY
CATHY SHORE
JOHN CONWAY
ANTONIO ROSA ANDRADE
BETTY SPEARS
CHERYLE TOTTEN
CHRISTOPHER SPEARS
ALLAPHIA SACKEENA RICHARDS
PEG NONEZ
GEORGE MAGAZINE, JR.
DAVID NORRIS
ANDREW PEMBERTON
ALLEN LAURENT
Malik Williams
Timothy Heidcamp
Patrick Kanza
Elaine Coutu
Daija Kirkland
Guerlince Semerzier
Lisa Millwood

Added by vote (later in meeting): Jenelle Cadogan
Counting the list above, we have 34 members and we are allowed 35 full members.
If we vote in one more member, anyone added after that can be "associate members" until someone drops off. Associate members have all the rights of full members except... [I'm not sure what rights they don't have!].

===== 2) The April 4 meeting is our "**reorganization meeting**" where we elect all the RDTC officers. All of our terms expire at that time (mine included), so please think about who you'd like to see as officers, which I describe below. And you

can volunteer for any of them! (Just nominate yourself, and we'll have a vote). There's no March 31 deadline on this (deadline is later in April). This is all on <https://massdems.org/your-party/town-and-ward-committees/> and click on "Chairs Manual" and the other info there.

2a) **Chair** -- runs the meetings, and anything else that's not done. We can have two co-chairs as long as they're of two different genders. Incumbent Jesse Gordon.

2b) **Vice-Chair** -- runs the meetings when the chair is unavailable, and anything else that's not done. We can have two co-chairs as long as they're of two different genders. Incumbents are Toby Lynne Schwartz and Chris Spears. Both have served in chair roles in the past year, including at our recent caucuses.

2c) **Treasurer** -- responsible for maintaining the RDTC checking account, taking donations, and signing checks. Incumbent is Sandi Cohen.

2d) **Secretary** -- responsible for recording minutes and all other communications with RDTC members and with the State Committee. Our incumbent was Cheryle Totten but she retired last year and Jesse Gordon has been filling in.

2e) **Affirmative Action / Outreach Advisor** -- we have not had an active Affirmative Action Officer for some time, but past incumbents include Dave Harris and George Magazine. Any member is eligible, if you think you can recruit new members.

2f) **Ex Officio Executive Committee members** -- The Executive Committee makes the agenda prior to each meeting (we've settled on a half-hour right before the meeting). I've always included all our districts' Democratic State Committee members on the Exec Committee, which is called "ex officio". But I've discovered that's not a rule at other DTCs. So we can vote on that too, on April 4. The incumbents from Randolph are Kevin Joyce and Kate Shore but their terms may be expiring on April 6. There are a half-dozen other DSC members who represent Randolph, because we're in a "split district".

OFFICER NOMINATIONS:

Sandy Cohen nominated for Treasurer (Judy Conway nominated; Sandy Slavet Seconded)

Jenelle Cadogan nominated for Secretary by Toby;

Kevin Joyce nominated by himself for Affirmative Action; 2nded by Judith Conway

Daija Kirkland nominated by herself for Affirmative Action; 2nded by Jesse; this took place after the April 4 meeting and a vote will be held at the May 2 meeting and the results will be in the next minutes. Daija's was sent to the DSC as co-affirmative action-outreach officer.

Toby nominated for co-chair by Kevin Joyce

Jesse Gordon nominated for co-chair

Christopher Spears nominated for co vice-chair by himself

David Norris nominated for co-vice chair

Slate accepted by unanimous acceptance

Judith Conway requested that our by-laws be changed allow two chairs and vice-chairs regardless of gender identity

Ayes: 14

No: 2

Jesse proposed that any State Committee member from the district could show up at a meeting and be allowed attend and advise at the executive committee meeting and to vote during regular meeting as an ex-officio member.

VOTE: State Committee members can attend and advise at Executive meeting

Aye 11

Opposed 5

VOTE: State Committee members can attend and advise at Executive meeting

"No" vote was unanimous (Jesse Gordon abstained)

Acceptance of March Minutes (updated and emailed caucus results)

Jenelle voted in as member - send out whole roster to all!

SECTION C: REGULAR MEETING TOPICS

Officers, Committees or Subcommittee Reports:

Treasurer's Update

Sandi - \$625.60 after both scholarships recipients have cashed their checks. So now we need money.

Scholarship Committee Update

Toby: picking up tomorrow

May 28 at RHS starting at 5 PM

Judy Harris, Judy Conway, Jenelle, Elaine, Betty Spears, and Toby are now members of the Scholarship Committee, and will decide where and when to meet, and then decide on the scholarship recipients.

Legislative Updates

Sandi attended Ayanna Town Hall - Creole Ballot reported out of cmte

End of Life Options Act H2246/S1331

Toby: bill reported favorably on joint cmte public health -> healthcare financing

Kevin: Scotland now has a bill for end-of-life options.

Toby: DeathWithDignity.org has a petition ; compassionateChoices.org = history of bill since 2012

Sandy Slavet: Gov. Healey supports it but nothing is happening

Mass Care/Single Payer Program –

Chris Spears on MassCare update Medicare for All bill "sent to study" on 3/27/24 - MassCare says it can be revived

South Shore Medicare for All Hub running a ballot question in November in Norfolk 7th

Link: Lynn Newkirk 781-864-0973

2024 MassCare Gala (outdoor BBQ & fundraiser & \$40 fee) on May 4 at Lars Anderson Shelter 11 AM - 2:30 w/ State Senator Jamie Eldridge

Gateway City Home Rule Petition

Nothing new

Chickatawbut Petition

Jesse: I presented to the Milton Town Meeting Warrant Committee, after submitting a petition with 31 certified signatures from Milton residents (10 were required). The petition calls for the Milton Town Meeting to withdraw their Home Rule Petition to replace the MassDOT roundabout at the corner of Randolph Ave (Rt 28) and Chickatawbut Road with a 25-mph speed limit sign. The petition called that a "speed trap" which would target Randolph and Dorchester residents, both majority-minority communities.

I was the first non-Milton resident to ever present to the Warrant Committee. Accordingly, the Warrant Committee officers had a preparatory discussion with me prior to the Warrant Committee

meeting about the rules of presenting. They ultimately decided in favor of allowing it, since the Randolph Town Council had allowed a Milton resident to present on the same topic in 2023 (among other reasons). Hence I will be the first non-Milton resident to ever present at Town Meeting (I pointed out that I was the first to do so in Randolph also, for our petition process after we became a city).

The discussion proceeded for over an hour, with questions from several Town Meeting members, plus testimony from the Milton Police Chief. You can view it all at www.RandolphPetitions.com (click on "Chickatawbut" then "MiltonAccessTV.org"). That website tells you all the issues involved.

The Warrant Committee asked me to contact MassDOT to see if they plan to await the outcome of the Home Rule Petition before deciding what to do, and whether they would do BOTH the roundabout AND the 25-mph speed limit (which I would not oppose -- that's no longer a speed trap). I contacted MassDOT and got no response, so I sent in a FOIA request two weeks ago. They're required to respond within 10 days but did not do so until April 24, when they said "we received your request." The project manager wrote me directly, so maybe I'll get some answers by the Milton Town Meeting.

State Dem Committee Update –

Next meeting April 6 in Revere-

Kate - Marshfield and Pembroke Dems are activating their membership to gather sigs -- we could up our electoral activity.

Convention update

June 1 Worcester; delegate list sent in to Mass Dems; please go to MassDems.org to fill in your forms if you have not done so!

NEW BUSINESS

Kevin - Elixabeth Warren sigs at Shaw's on 11AM Saturday. Needs 40,000 signatures by May 7th.

Food pantry jar filled with dollar bills

Diana DiZoglio Tuesday the April 9th at 6-9 at Florian Hall in Dorchester \$100 a head - Kevin going at about 6

"Audit the Legislature" ballot initiative: 12,000 signatures more needed! Kathleen Crogan-Camara supports; Bill Driscoll opposes

Sandi: Daughter running for Mayor of Piscataway; Andy Kim filed lawsuit against archaic ballot layout & won on appeal & 17 counties appealed that; Andy Kim won for now. Bob Menendez may run as an Independent. Mayor has been in power for 27 years.

Sandy Slavet May 31 and June 1 is DEI in cooperation with others - all day event - Second Annual Progress Pride Flagraising and whole weekend of food trucks and big event. Same day as Convention!

OLD BUSINESS

Bus Petition:

Jesse: The consultant has been hired and is calling people who testified to Town Council, and anyone that those people suggest. I did a 30-minute interview with them and added more people to their list. Their report is due in June, so they should finish interviewing soon.

State Senator Timilty III announced he is running for Clerk of Courts, his father's position

Kate on postcard writing - next time

ANNOUNCEMENTS & EVENTS

Toby on bottle caps - looking for new HQ

AmVets Saturday 6th at 4:30 to 7 for spaghetti dinner

CD7 Caucus: The Democratic National Committee will elect delegates to the National Convention this weekend. It's another caucus -- for each United States Congressional District. Our district (called "CD7") extends from Somerville thru Boston to Randolph. If you'd like to attend the caucus, it's at 3 PM on Saturday April 27 at Roxbury Community College (1234 Columbus Ave., Boston) -- show up on time and you can vote for delegates, and you can run for delegate.

I did attend one CD7 caucus once -- it was "packed" by Mayor Menino, who bussed in hundreds of Russian-speakers, who were instructed in Russian to not listen to anyone else and to vote for Menino's slate. Mayor Wu is not running a slate, it seems, but it will be a contested election (there are more candidates than seats -- 4 male + 4 female seats, plus one male alternate).

A candidate contacted me to invite you all. He is Jack Perenick, the chair of the Somerville Dems, who is running on a "Gen Z for DNC" slate with Leslie Templeton. You can contact Jack by text or phone at 413-271-2242 or by email at JackForSomerville@gmail.com -- Jack and I discussed that very few people have been notified of this meeting (I didn't hear about it until Jack texted me) -- that means that your presence and your vote would make a real difference.

NEXT MEETING DATE AND ADJOURNMENT:

May 2 Thursday 7 PM

Judy C will propose to DEI to do a joint meeting

Meeting Adjourned 8:27



Council Order: 2024-021

Introduced By: Town Manager Brian Howard
April 29, 2024**FY 2025 Municipal Operating Budget**

To see if the Town will vote to appropriate the following sums for the operation of municipal and school departmental and incidental expenses of the Town for Fiscal Year 2025 (July 1, 2024 to June 30, 2025) with a total sum of \$117,355,432; \$112,198,477 to be raised from taxation, \$1,850,000 to be transferred from Ambulance Reserve Account, \$1,316,524 to be transferred from the Water/Sewer Enterprise Fund and \$1,990,461 to be transferred from the ARPA Coronavirus State and Local Fiscal Recovery Funds Revenue Loss.

Department	Salary	Expense	Total
Town Council	\$ 63,626	\$ 30,950	\$ 94,576
Town Manager	\$ 531,901	\$ 24,500	\$ 556,401
Operations	\$ -	\$ 989,535	\$ 989,535
Ambulance Billing	\$ -	\$ 90,000	\$ 90,000
Car Use	\$ -	\$ 8,500	\$ 8,500
Accountant	\$ 332,183	\$ 69,900	\$ 402,083
Assessor's Office	\$ 235,915	\$ 89,582	\$ 325,497
Treasurer/Collector	\$ 435,930	\$ 116,875	\$ 552,805
Law Office	\$ 185,000	\$ 157,600	\$ 342,600
Police/Fire Injured on Duty	\$ -	\$ 155,000	\$ 155,000
System Administration	\$ 101,074	\$ 236,792	\$ 337,866
Town Clerk	\$ 324,092	\$ 74,300	\$ 398,392
License Board	\$ 6,500	\$ 1,500	\$ 8,000
Conservation/ZBA	\$ 62,268	\$ 875	\$ 63,143
Planning	\$ 159,138	\$ 57,000	\$ 216,138
Police Department	\$ 9,291,858	\$ 461,500	\$ 9,753,358
Civilian Dispatch	\$ 284,713	\$ 1,000	\$ 285,713
Fire Department	\$ 8,036,937	\$ 316,500	\$ 8,353,437
Inspectional Services	\$ 319,704	\$ 10,150	\$ 329,854
Sealer/Weights & Measures	\$ 15,837	\$ 3,000	\$ 18,837
Animal Control	\$ 72,064	\$ 33,500	\$ 105,564
Animal Inspector	\$ 9,000	\$ -	\$ 9,000
Randolph Public Schools			\$ 50,794,029
Blue Hills Regional School			\$ 4,753,182
Norfolk Agricultural School			\$ 45,070

Department	Salary	Expense	Total
DPW/Highway	\$ 1,471,782	\$ 337,900	\$ 1,809,682
Snow & Ice	\$ 100,000	\$ 150,000	\$ 250,000
Street Lights	\$ -	\$ 322,205	\$ 322,205
Trash Collection	\$ -	\$ 3,650,000	\$ 3,650,000
Health Department	\$ 347,354	\$ 24,475	\$ 371,829
Elder Services	\$ 125,760	\$ 8,220	\$ 133,980
Veterans' Benefits	\$ 95,966	\$ 255,000	\$ 350,966
Disabilities Commission	\$ -	\$ 1,000	\$ 1,000
Turner Free Library	\$ 931,944	\$ 224,496	\$ 1,156,440
Community Programs	\$ 834,737	\$ 216,089	\$ 1,050,826
Stetson Hall	\$ -	\$ 65,000	\$ 65,000
Historic Commission	\$ -	\$ 450	\$ 450
Debt & Interest	\$ -	\$ 4,440,551	\$ 4,440,551
Contractual Obligations	\$ -	\$ 245,000	\$ 245,000
Utilities	\$ -	\$ 910,886	\$ 910,886
Vehicle Fuel	\$ -	\$ 218,800	\$ 218,800
FICA & Retirement	\$ -	\$ 9,169,347	\$ 9,169,347
Other Benefits	\$ -	\$ 652,500	\$ 652,500
Health Insurance	\$ -	\$ 13,567,390	\$ 13,567,390
		TOTAL	\$ 117,355,432

Council Order: 2024-022

**Introduced By: Town Manager Brian Howard
April 29, 2024**

**FY24 Budget Transfer
Transfer of ARPA Revenue Loss Funds**

To see if the Randolph Town Council will vote to transfer \$90,000 from the ARPA Coronavirus State and Local Fiscal Recovery Funds Revenue Loss to increase the FY24 Legal expense budget by \$50,000 and to fund an independent Human Resources Review and Audit for \$40,000.

Explanation:

Legal Expenses: The Town has had a significant number of labor and employment matters this year that have required work by outside labor counsel, including conducting investigations, participating in hearings, and assisting with arbitration. Primarily as the result of these labor and employment matters, the legal expense budget is not currently sufficient to cover outside counsel costs through the end of this fiscal year. This transfer should cover all outside counsel costs through the end of FY 2024.

Human Resources Review and Audit: The Town seeks to retain a consultant to assist with various HR functions in the absence of having a full-time Human Resources Director. The primary purpose of the project is to update and, in some cases, develop current job descriptions for all positions for the Town of Randolph with the exception of school department employees. There are approximately 100 positions with job descriptions that need significant review. The majority of the existing job descriptions are out of date and not in compliance with various employment laws that are in place today. The project includes a kick-off meeting with department heads (tentatively planned for May 8th) to explain the process, developing a questionnaire for employees to complete, review of the questionnaires and existing job descriptions, drafting of new job descriptions, and final edits to complete each new description.

Other HR work will include development of template documents such as job offer letters, onboarding materials, and exit interview materials, for each class of employee, reviewing existing HR documents and recommending updates, assistance in developing an intranet with forms and documents needed by employees and supervisors, creating employment document templates for supervisors/Department Heads and other related work.

Council Order: 2024-023

**Introduced By: Town Manager Brian Howard
on behalf of the Planning Board
April 29, 2024**

**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 –
To Amend Section 200-5, Zoning Map,
to include 661 North Street in the Residential Multi-Family District (RMFD)
Pursuant to M.G.L. ch. 40A, sec. 5**

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 661 North Street, Randolph, MA, parcel ID number 34-A-5, so that said parcel is rezoned and shall no longer be included in the Residential Single Family High Density District (RSHDD) and Industrial District (ID) and shall henceforth be included in the Residential Multifamily District (RMFD).

A map showing the designated parcel is attached hereto.

PETITION FOR ZONING AMENDMENT



RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)

☐ TOWN COUNCIL ☐ BOARD OF APPEALS ☒ PLANNING BOARD

☐ SUBJECT LAND OWNER(s)*

PETITIONER'S NAME Planning Board on behalf of AC Land Development, LLC

AGENT/REPRESENTATIVE/CONTACT (if any) Michael Khoury, Esq. of MADOFF & KHOURY LLP

ADDRESS 124 Washington Street, Suite 202, Foxborough MA 02035

PHONE (508) 543-0040 EMAIL khoury@mandkllp.com

REASON FOR PROPOSED AMENDMENT (attach additional justification as warranted) The parcel is a large 9-acre lot with split zoning, a significant wetland and an historic structure. Rather than changing the zoning to INDUSTRIAL and further encroaching on the adjacent residential parcels, and, rather than limiting the use of 9 acres for one single family home, amending the zoning map to permit multifamily housing on the upland. The land is under agreement for sale and the potential owners have developed a plan to maintain the historic structure (there have been initial conversations and reviews with the Historical Commission) while permitting additional housing units. Further, the potential owners are considering the donation of 2-3 acres of wetland to the Conservation Commission. This proposed rezoning is an effective use of land for housing while preserving green space and historic inventory.

PETITIONER'S SIGNATURE Anthony Flippo DATE 4/9/24
**all parties must sign*

ZONING TEXT AMENDMENT (if applicable)

ARTICLE(s)/SECTION(s) _____

☐ 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 661 North Street

CURRENT ZONING Residential High Density AND Industrial TOTAL ACREAGE TO BE REZONED 9 acres

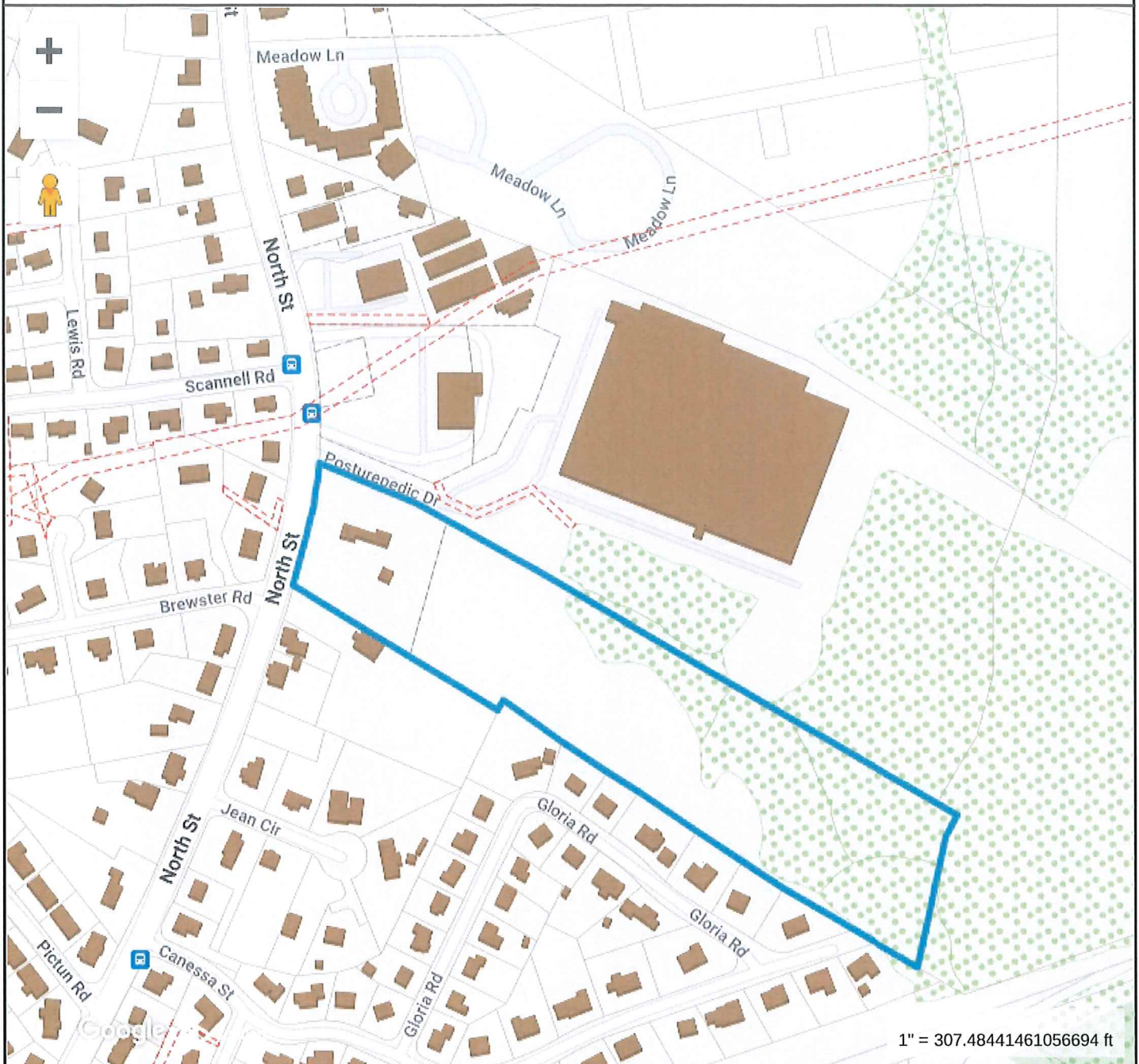
PROPOSED ZONING RMFD – Residential multifamily District

ASSESSOR'S MAP(s) & PARCEL(s) 34-A-5

CURRENT USE(s) Residential single family

ANTICIPATED USE (if known) Townhouse development

DESCRIPTION OF EXISTING LAND USES OF SURROUNDING AREA The parcel to the north is zoned industrial (Stacy's Pita Chips). The parcels to the south are a church (Beraca Evangelical) and residential single family (abutting Gloria Road). Parcels to the east are residential

**Property Information**

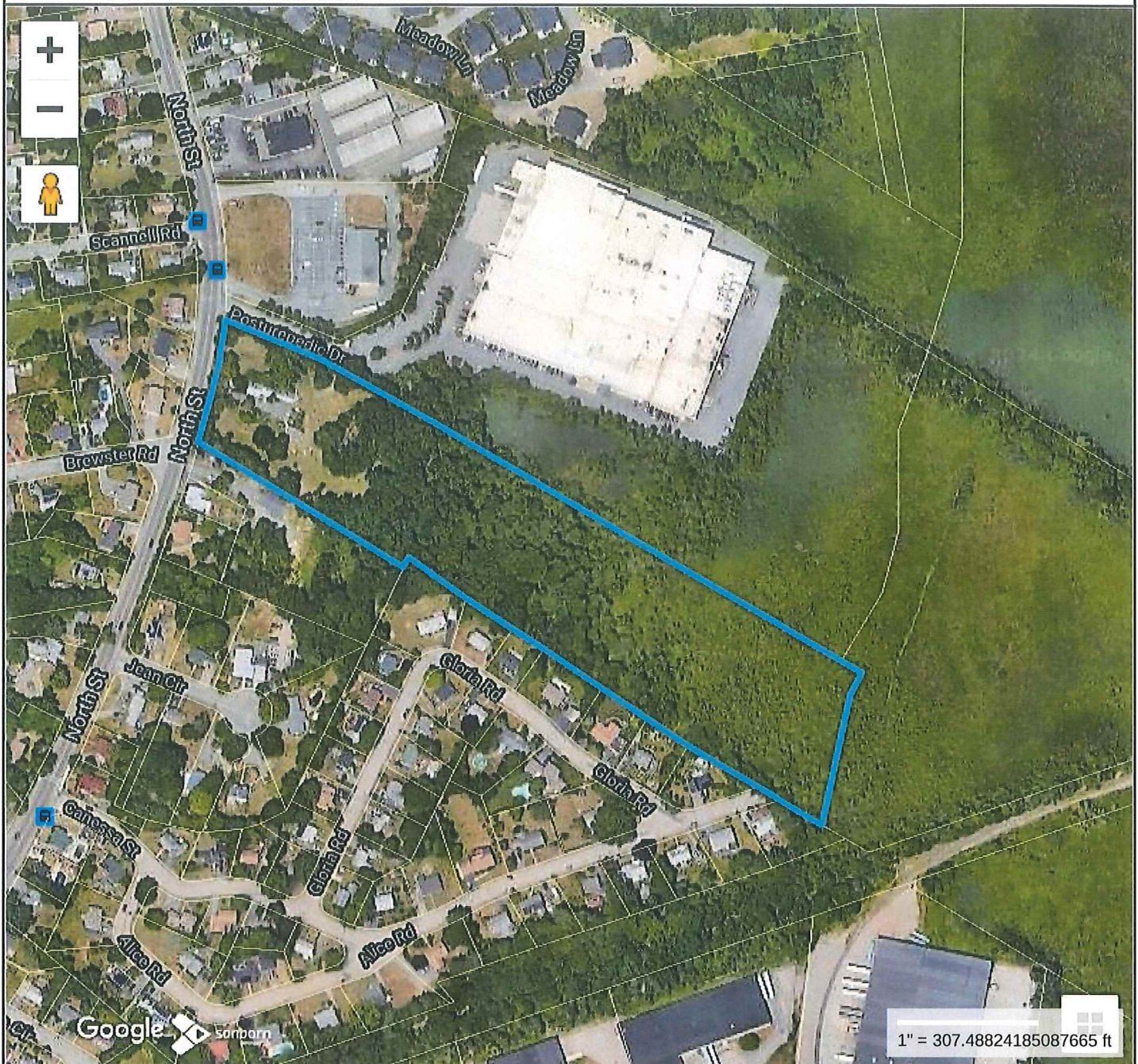
Property ID 34-A-5
Location 661 NORTH ST
Owner 661 NORTH ST REALTY TRUST

**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 08/04/2023
Data updated 08/04/2023

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

**Property Information**

Property ID 34-A-5
Location 661 NORTH ST
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