



TOWN COUNCIL MEETING

Monday, July 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>

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

Or One tap mobile: +13017158592, 86495385600#

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

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

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

B. Moment of Silent Prayer

C. Approval of Minutes

1. Meeting Minutes of Town Council Meeting July 15, 2024

D. Announcements from the President

E. Public Hearings

1. 6:15 PM - 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

F. Public Comments/Discussions

G. Appointments

H. Motions, Orders, and Resolutions

I. Town Manager's Report

J. Old/Unfinished Business

- [1.](#) Council Order 2024-041: Acceptance of Local Option Statute M.G.L. Ch. 59, Section 5, Clause Twenty-second G Concerning Veterans and Domiciles Held By a Fiduciary

K. New Business

L. Correspondence

- [1.](#) Save the Date: Paul K. Fernandes Golf Outing - Saturday, August 24, 2024
- [2.](#) The H.E.A.R.T Internship Program of the Randolph Community Wellness Project Presents the HIVE Independence Initiative

M. Committee Reports

N. Open Council Comments

O. Adjournment

Notification of Upcoming Meeting Dates

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: Monday, July 15, 2024, at 6:00 p.m.

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

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

Roll Call – Council Members Present: William Alexopoulos, (Via Zoom), Richard Brewer (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person).

Pledge of Allegiance: Pledge of Allegiance led by Councillor Thompson.

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of Tina Fox, Tarrah Burke, and Peter Clapp.

Approval of Meeting Minutes:

1. Meeting Minutes of Town Council Meeting June 24, 2024

Motion to approve the minutes of the Town Council meeting on June 24, 2024, made by Councillor O’Connell, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

Presentation:

1. Proclamation for Stajez

The Town Council presented a Proclamation to Stajez Cultural Arts Center “Stajez” and BSR Queens. Stajez and BSR Queens have participated in countless Town events over the years which bring a vibrant and unifying energy to all. Stajez and BSR Queens have been selected to compete in the Junior category of the World Hip Hop International Dance Competition in August and are seeking donations to assist with the costs associated with this trip. Donations can be made by making checks payable to: Stajez Cultural Arts Center for BSR Queens Dance Crew. Mailing address: Stajez Cultural Arts Center, 97 North Main Streert, Randolph, MA 02368. For questions: call 508-649-7334.

2. Proclamation for Kerri Anne Berry

The Town Council presented a Proclamation to Kerry Anne Berry in recognition of her dedication and contributions to the Town of Randolph and its residents through her kindness, generosity, and unwavering spirit. Ms. Berry has assisted many Town Departments, including the Randolph School Department by conducting regular clothing drives, and more recently, the Randolph

Police Department in fundraising for the Michael Beal Scholarship Fund, which is d students pursuing a career in criminal justice.

Public Hearings:

1. **6:15 PM - 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**

Council Order 2024-023 was introduced at the Town Council meeting on April 29, 2024, and referred to the Planning Board and Town Council Ordinance Subcommittee. Council Vice-President Brewer opened the public hearing on this matter on June 24, 2024, and the Town Council Clerk referenced the legal advertisements published in the Patriot Ledger on June 7, and June 14, 2024. The Planning Board has not submitted its report regarding this Council Order yet so the public hearing was continued to July 15, 2024, at 5:15 PM. The Planning Board since then submitted its report on June 27, 2024. The Town Planning Director was present to discuss Council Order 2024-023 and present additional information. The Planning Board voted 5-0-0 to amend the original order and recommend rezoning the rear portion of the parcel currently zoned industrial to residential single-family high density. The result is that the entire 9-acre parcel is zoned residential single-family high density (RSFHD).

Council Vice-President Brewer opened the public comments portion of the public hearing.

1. Joe Burke, 54 Hills Street: If this is only residential, how much money does the Town loose by not making it zoned for commercial?

There were no more public comments. Council Vice-President Brewer closed the public comments portion of the public hearing and opened it to the Council for questions and comments.

Councillor Brewer: Could that be dedicated as a private road so we're not responsible for plowing? Ms. Tyler: If that road meets the criteria, then the planning board will recommend it as a public way and then the Town Council is responsible for making that final decision.

Councillor Thompson: So it was requested for it to be zoned as multi-family? What was the reason the Planning Board recommended the single-family zoning? Ms. Tyler: It was a discussion that was held with me through the Planning Board about what potentially could occur with the seven acres of land. Otherwise it would have been spot zoning. When you change zoning of a single parel, it cannot be done to benefit only that one parcel. Changing that parcel to create a new district would be nonconfirming to the abutters of that neighborhood.

Council Vice-President Brewer continued this public hearing to the Town Council meeting on July 29, 2024, at 6:15 PM.

Public Comments:

1. Guerlince Semezzer, Mills Street: I want to congratulate everyone on their work for the Night Before the Fourth Parade. Everyone did an amazing job and it was a wonderful experience.
2. Sandy Cohen, 63 Bittersweet Lane: 1. Cars are driving down Perly Evens Drive too fast and at times not stopping at the stop sign. Can we look into adding speed bumps to this street? 2. The foliage on Memorial Parkway has not been tended to. This area is representative of the Town and it should be cleaned up.

3. Joe Burke, 54 Hills Street: Thank you to the Town and the Council for their support for my daughter.
4. Ketty Malary, Chestnut West, Randolph, MA: There was a petition going around for a shuttle bus to transport people in apartment complexes to different locations and I don't know why there is a hurdle for getting that. I live with my mother who is over 90 years old and she cannot walk from our apartment to Shaws.

Old/Unfinished Business:

1. Council Order 2024-035: Appropriation of Public, Education, Government (PEG) Access Funds

Council Order 2024-035 was introduced at the Town Council meeting on June 24, 2024. The Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on July 9, 2024. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-035 as presented made by Councillor C. Alexopoulos, seconded by Councillor O'Connell.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

New Business:

1. Council Order 2024-039: Request for the Town Council to Initiate Amendments to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - To add a new Section 200-14.5 Randolph Community Multifamily Overlay District (RCMOD) and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200- 6 Establishments to comply with the requirements of MGL Chapter 40A Section 3A Multi-family zoning as-of-right in MBTA Communities

Town Manager Howard introduced Council Order 2024-035 and was joined by Town Planning Director Michelle Tyler to provide additional information regarding the purpose of this Council Order. We need to be compliant with the State by December 31, 2024, to continue receiving state funding. Attached you will find the proposed Council Order that was put together as a result of the various meetings held with participating members of the Town Council, Planning Board, and the public.

The public hearing with the Planning for this matter will be held on August 13, 2024, in the Washington Room at Town Hall and the link to connect to the meeting virtually will be on the Town's website on the day of the meeting.

Councillor Gordon: I'd like to encourage the public to come to this meeting to learn more about the MBTA zoning. The public rejected this in several other Towns.

Council Vice-President Brewer: This Council Order will be referred to the Planning Board and Ordinance Subcommittee for their review.

2. Council Order 2024-040: FY24 Year-End Transfers

Town Manager Howard introduced Council Order 2024-040 and Town Accountant/Finance Director Janine Smith provided additional information regarding the purpose of this Council Order that is voted every year.

Councillor Huff-Larmond asked about the Town's Manager salary budget and whether or not it effected the salary of an Assistant Town Manager.

Motion to approve Council Order 2024-040 as presented made by Councillor O'Connell, seconded by Councillor Thompson.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

3. Council Order 2024-041: Acceptance of Local Option Statute M.G.L. Ch. 59, Section 5, Clause Twenty-second G Concerning Veterans and Domiciles Held By a Fiduciary

Town Manager Howard introduced Council Order 2024-041 and provided additional information regarding the purpose of this Council Order.

Council Vice-President Brewer: This Council Order will be continued to the next agenda for a vote after it has been advertised.

4. Council Order 2024-042: Acceptance of Gift of a Truck from the Randolph Housing Authority to the Town of Randolph

Town Manager Howard introduced Council Order 2024-042 and provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-042 as presented made by Councillor C. Alexopoulos, seconded by Councillor Thompson.

Roll Call Vote: 7-0-0 (Absent: Burgess and Egan)

Motion passes.

Correspondence:

- 1. Randolph Hiking Adventures**, a program run by the RICC and Randolph Mass in Motion Initiative is hosting one more hiking adventure on August 18, 2024, at the Blue Hills. Meet at Shea Memorial Rink, 651 Willard Street, Quincy, MA, 02169, at 1:00 PM.
- 2. Randolph Recreation Presents Randolph Summer Sounds: Concerts & Farmers Artisan Markets:** On the first Sunday of every month from June to September, stop at the Joseph J. Hart Memorial Park at 240 North Street in Randolph for concerts and Farmers Artisan Markets. The concerts specifically are from 1:30 to 3:30 PM, and the Farmers Market runs from 1 PM to 4 PM.
- 3. Massachusetts Department of Public Utilities Notice of Public Hearing and Evidentiary Hearing, and Request for Comments:** The Department will conduct a public hearing on Eversource Gas Company's petition for authorization and approval: 1. to issue long-term debt securities in an amount not to exceed \$325 million, pursuant to G.L. c. 164 § 14; and 2. for an exemption from the the advertising requirements of G.L. c. 164 § 15. The public hearing will take place on Thursday, July 18, 2024, beginning at 2:00 p.m. to receive comments on the Company's filing. The public hearing will be immediately followed, if necessary, by an evidentiary hearing. Attendees can join by Zoom or by phone. If you anticipate providing comments via Zoom during the public hearing, please send an email by Tuesday, July 16, 2024, to jennifer.cargill@mass.gov with your name, email address, and mailing address. If you anticipate commenting by telephone, please leave a voicemail message by Tuesday, July 16, 2024, at 617-305-3732 with your name, telephone number, and mailing address. Alternatively, any person interested in commenting on this matter also may submit written comments no later than the close of business (5:00 p.m.) on Friday, July 19, 2024

4. **Randolph Council on Aging Logo Design Contest:** Each person can submit up to five logos. Images must be simple, easily recreated, and include something historically significant about Randolph. It can be a picture, words, or a combination of both. All submissions must be sent to joansmith@msn.com and must be received by August 31, 2024. The final decision will be announced on Wednesday, September 18, 2024, after the Council on Aging meeting.
5. **Comcast Xfinity Program Changes:** 1. Outside TV features will increase the cost of its Subscription Video On Demand package from \$1.99 per month to \$4.99 per month; 2. Gaia will increase the cost of its Subscription Video On Demand package from \$11.99 per month to \$13.99 per month; 3. Warner Brothers Discovery will increase the cost of its Max (ad-free tier) and HBO subscriptions from \$15.99 per month to \$16.99 per month.

Committee Reports:

1. Councillor Gordon: Environmental requested that correspondence regarding the Green Communities process be added to an agenda packet. Councillor Gordon also requested that his proposed resolution concerning street paving and sidewalk paving go to the Public Safety Subcommittee.
2. Councillor Huff-Larmond requested a meeting for the Ordinance Subcommittee on July 22, 2024 at 5:30 PM.

Council Comments:

Councillor Gordon: 1. What is the next step regarding the mobility hub petition? I'd like to see a public hearing on that because I will certainly introduce a Council Order suggesting what I'd like to do so we can have a proper discussion about which action we want to take. 2. The Council Order regarding Unaccepted Streets which passed in 2022 was never implemented. We were supposed to receive a report in February 2023 and February 2024 and we have not seen it. I think it's a very important report. Additional discussion of the Council was held regarding how the Mobility Hub would be funded.

Councillor Huff-Larmond: Can we get an update on the Assistant Town Manager position? Town Manager Howard: The new job posting and application have been posted on the website. We are reaching out to folks who applied recently to make sure there is still interest and then we are moving forward! 2. July 3rd was a great event! Thank you to Liz LaRosee and her team. 3. Interviews are happening this Wednesday for the High School Internship program. 4. The Randolph Pride Festival was great with great entertainment. Thank you to the First Congressional Church for partnering with the Diversity Equity and Inclusion Coalition to make it all happen. 5. The Diversity Equity and Inclusion Coalition will continue to work on items throughout the Town. 6. The Blue Hills NAACP is reactivating. Meetings are starting to happen to get it started. If you want to be a member, contact me.

Councillor O'Connell: 1. Has the school department sent out notices to residents yet for where their child will be going to school? Do parents have the ability to decide if their child attends the new school? 2. Thank you to the police department for their barbeque cookout on the Night Before the Fourth. 3. I attended the Ribbon Cutting for the new Rubbington Memorial Park. I arrived early and the library was hosting an awesome event with Owls and it was fantastic to see. I want to encourage everyone to check out the Turner Free Library for fun events. 4. Destiny African Food Market had a great event. I'm a customer now and happier in my district because I don't have to go far.

Councillor Thompson: I had a great time walking in the parade for the first time. Thank you to all departments involved in making the night happen. Thank you to the Department of Public Works for taking care of the Lafayette and West Street stop sign. It was great to see that quickly get fixed. 3. If you see zombies on North Main Street, TV shows are being filmed.

Councillor Brewer: I am amazed at how well the Night Before the Fourth went. I was able to attend online. 2. Can we get the Department of Public Works to visit the dog park for some maintenance? The walkway to Grove Street has been in major disrepair.

Section C, Item 1.

Adjournment:

Motion to adjourn made by Councillor C. Alexopoulos, seconded by Councillor O'Connell.

Roll Call Vote: 6-0-0 (Absent during vote: W. Alexopoulos, Absent: Burgess and Egan)

Meeting adjourned at 7:45 PM.

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

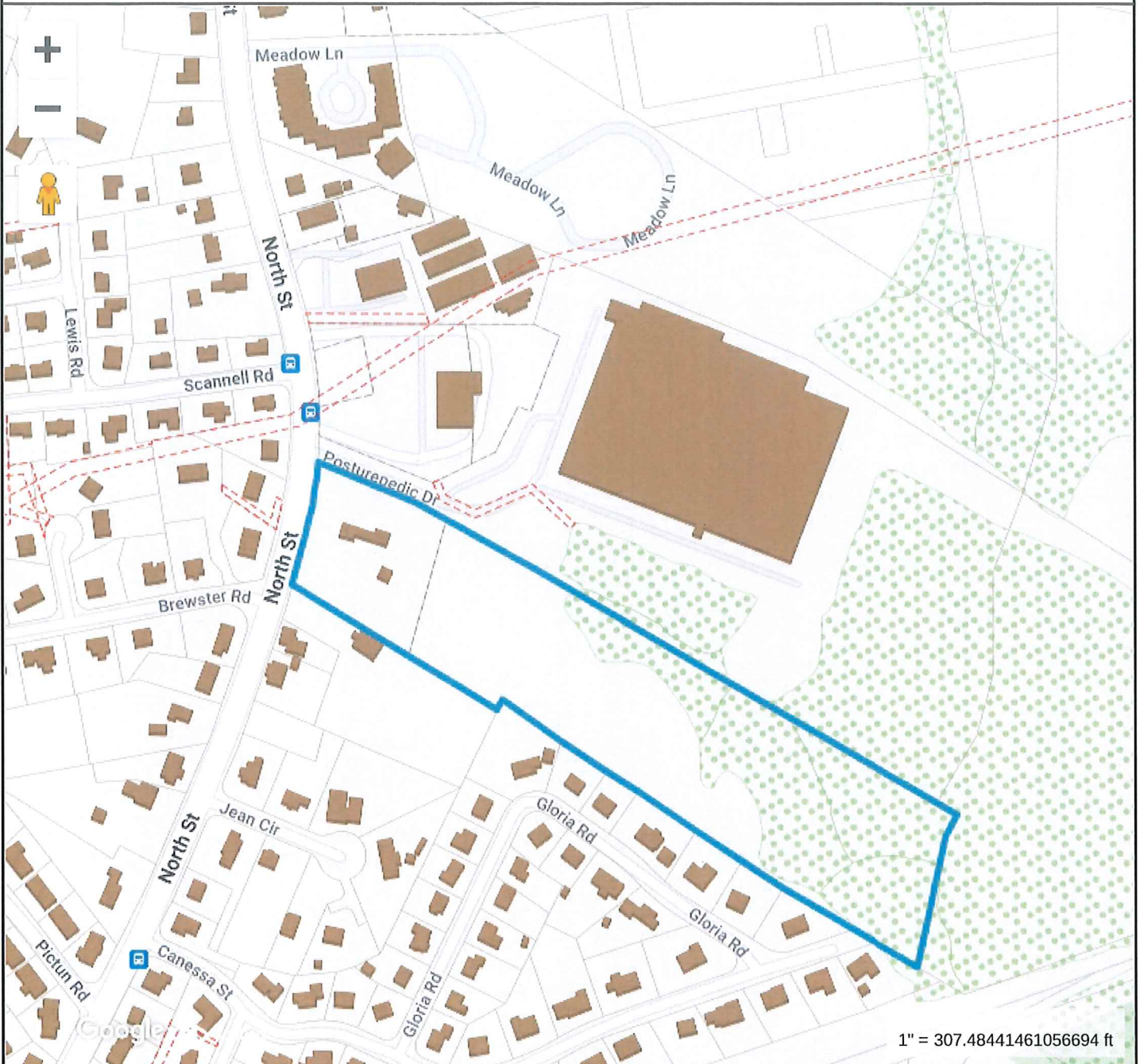
PROPOSED ZONING RMFD – Residential multifamily District

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

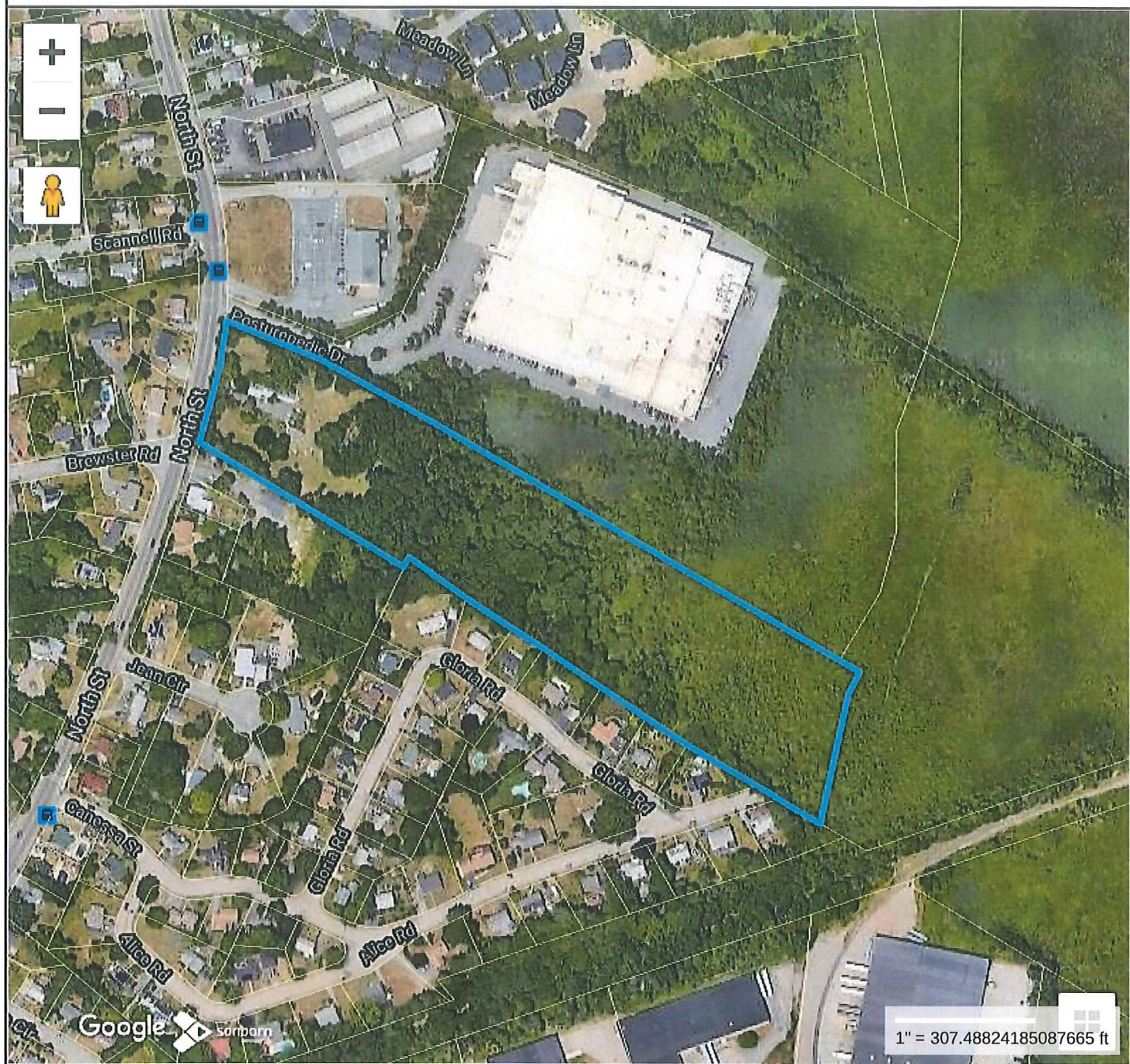


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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
 Owner 661 NORTH ST REALTY TRUST



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CITY OF QUINCY
SCHEDULE FOR WATER & SEWER
FISCAL YEAR – 2025
(EFFECTIVE JULY 1, 2024)

WATER USAGE: \$8.65 per hundred cubic feet
SEWER USAGE: \$17.00 per hundred cubic feet

New Connection Charge \$375
Application and inspection of a new connection to the sewer system.

Unauthorized Sewer Connection \$5,000
Unauthorized connection to the sewer system for which an application was not submitted and approval was not granted by the Commissioner of Public Works.

Unauthorized Sewer Use
Any discharge to the sewer system that does not come from an approved connection. Examples would be dumping of waste directly into the sewer system via a sewer manhole, a sump pump that drains directly into the sewer, or downspouts from gutters that drain directly into the sewer system.
1st Offense \$500
2nd Offense \$1000
3rd Offense \$2500

Sewer Pipe Inspection \$200 per day - Site visit to inspect sewer connections.

Denial of Access to Premise/Property \$25 per visit
Site visit necessary to determine the extent and cause of a sewer system issue and access has been denied by the customer or the property owner(s).

Private Infrastructure Analysis - Cost of Labor & Materials
Inspection and/or analysis of a private sewer. The property owner(s) will be responsible for reimbursing the Sewer Department for the cost of labor and materials used.

Private Infrastructure Repair - Cost of Labor & Materials
Repair by the City of a private sewer. The property owner(s) will be responsible for reimbursing the Sewer Department for the cost of labor and materials used.

Lateral Maintenance-Residential (4 units or fewer) - \$375
Property owner(s) are responsible for maintenance and repair of the sewer line between their foundation and the edge of the sidewalk. In the event that cleaning of the sewer line is required, the City will clean out the sewer line once per fiscal year at no cost to the customer. Property owner(s) will be charged for subsequent cleanings.

Lateral Maintenance-Large Residential and Mixed Use Residential (5 units or more) \$500 or \$250/hr whichever is greater.
The property owner(s) are responsible for maintenance and repair of the sewer line between their foundation wall and the edge of the sidewalk. Upon request, the City will clean the sewer line for the charge identified above.

Lateral Maintenance-Non-residential \$1000 or \$500/hr, whichever is greater
The property owner(s) are responsible for maintenance and repair of the sewer line from their foundation wall to the point where the line connects to the sewer main (generally in the center of the street). Upon request, the City will clean the sewer line for the charge identified above.
Lateral Repair or Replacement - Cost of Labor & Materials
Upon request, the City will repair or replace a lateral sewer line. The property owner will be charged for the cost of labor and materials used.

Prohibited discharges include all substances, waters, or wastes that may harm or interfere with any wastewater system. They include cooking fat, bacon grease, oil, fuel, etc. A complete listing of prohibited discharges can be obtained from the DPW at 55 Sea St.

Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - First Offense \$1,000
Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - 2nd Offense \$2,500
Prohibited Discharge—Residential and Large Residential or Residential Mixed Use - 3rd and Subsequent Offense \$5,000
Prohibited Discharge—Non-residential First Offense - \$2,500
Prohibited Discharge—Non-residential 2nd Offense - \$5,000
Prohibited Discharge—Non-residential - 3rd and Subsequent Offense \$7,500

Water Service Turn On/Turn Off \$75.00
Manual Meter Read \$100.00 per billing interval
Water Meter Test – Meter 1” or smaller \$100.00
Water Meter Test – Meter larger than 1”
If commercial customer fails to comply with city’s request to test meter, then the city is authorized to engage a private vendor to disassemble and test the meter and charge the cost of same to commercial customer
Meter Freeze Up \$100.00 plus cost of meter
Damaged, tampered, or missing meter \$150.00 plus cost of meter
Damaged, tampered, or missing meter reading device \$175.00 which includes replacement of meter reading device
Valve Replacement \$150.00 which includes labor, parts and valves
Lawn Service Application \$75.00
Water Service Application – 1” or smaller \$75.00
Water Service Application - 1 1/4” to 3” \$100.00
Water Service Application - 4” or larger \$150.00
Unauthorized Water Connection \$550.00 plus cost of meter
Massachusetts Water Resource Authority Special Assessment Water Service Line Leak Repair
After notice to customer to repair a leak on the customer’s property, if customer does not repair same, then the city shall complete the repairs and charge the customer for the cost of said labor
Fire Service Application \$300.00
Fire Flow Test Observation and Assistance \$250.00
Hydrant Meter Application \$75.00
Hydrant Meter Deposit – Meter 1” or smaller \$500.00 Deposit
Hydrant Meter Deposit – Meter larger than 1” \$3500.00
Hydrant Meter Late Return \$10.00 per calendar day
Hydrant Meter Service \$100.00
Hydrant Meter – Minimum Monthly Usage - 5/8” meter \$75.00 per month
Hydrant Meter – Minimum Monthly Usage - 3/4” & 1” meter \$100.00 per month
Hydrant Meter – Minimum Monthly Usage - Meter larger than 1” \$300.00 Minimum Monthly Usage
Unauthorized Hydrant Use – 1st Offense \$1000.00
Unauthorized Hydrant Use – 2nd Offense \$5000.00
Cross Connection/New Construction – Initial Survey \$200.00
Backflow Prevention Device Test & Inspection – Double Check Valve \$75.00
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - First five (5) \$100.00
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - Next ten \$50.00 each
Backflow Prevention Device Test & Inspection – Reduced Pressure Devices (each) - Sixteen or more \$25.00
Water/Sewer Pipe Inspection – single instance \$600.00
Combined Inspection
Water/Sewer Pipe Inspection – multi-day \$100.00 per day
Denial of Access to Premises/Property \$25.00 per visit
Private Infrastructure Analysis - Cost of analysis/leak detection charged to customer
Private Infrastructure Repair - Cost of repair: including labor, repair and materials
Street/Sidewalk Opening Application \$75.00
Water Testing \$25.00
Final Meter Read \$50.00

AD# 10222488
PL 06/07 & 06/14/2024

Public Notices

AUDI A6
LEGAL NOTICE
To be auctioned off on
06/15/2024
AUDI A6
V.I.N.
WAUSG74FX9N052356
Pursuant to MGL
C.255, S.39A.
Express Towing
(781) 843-6909

AD# 10223308
PL 05/31,06/07,06/14/2024

BURKE 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. NO24P1370EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: James Edward Burke
Date of Death: 04/09/2019

To all interested persons: A

238 Pleasant St, Pembroke
LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by James W. Davis to MetLife Home Loans, a Division of MetLife Bank, N.A., dated December 22, 2009 and recorded in Plymouth County Registry of Deeds in Book 38077, Page 215 (the “Mortgage”) of which mortgage GITSIT Solutions LLC is the present holder by Assignment from MetLife Home Loans, a Division of MetLife Bank, N.A. to Nationstar Mortgage LLC dated August 6, 2012 and recorded at said Registry of Deeds in Book 41894, Page 177, and Assignment from Nationstar Mortgage LLC to Secretary of Housing and Urban Development dated October 2, 2017 and recorded at said Registry of Deeds in Book 49002, Page 346, and Assignment from The Secretary of Housing and Urban Development to GITSIT Solutions, LLC dated January 25, 2024 and recorded at said Registry of Deeds in Book 58658, Page 288, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 238 Pleasant Street, Pembroke, MA 02359 will be sold at a Public Auction at 12:00 PM on June 21, 2024, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon, in Pembroke, Plymouth county, Massachusetts, shown as Lot 7 on a plan entitled, "Land in Pembroke to be conveyed to Highland Park Estate, Scale 1" = 80", November 13, 1963, Delano & Keith, Surveyors, duly recorded with Plymouth County Registry of Deeds as Plan 829 of 1963, Pion Book 13, Page 20.

Meaning and intending to convey the same premises described in a deed dated 10/13/1993, and recorded with the said Registry in Book 12284, Page 75.

For mortgagor’s title see deed recorded with the Plymouth County Registry of Deeds in Book 12284, Page 75.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

GITSIT Solutions LLC
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Davis, Estate of James W., 24-044756

AD# 10182703
PL 05/24, 05/31, 06/07/2024

Public Notices

ISTRATION UNDER THE
MASSACHUSETTS
UNIFORM PROBATE
CODE (MUPC)

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

WITNESS, Hon. Patricia Gorman , First Justice of this Court.
Date: May 24, 2024
Colleen M. Brierley
Register of Probate

AD#10241557
PL 06/07/2024

BURKE 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. NO24P1323EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Robert Burke
Date of Death: 04/21/1999

To all interested persons: A Petition for Formal Adjudication of Intestacy has been filed by William Burke of Holbrook MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/26/2024. 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 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: May 22, 2024
Colleen M. Brierley
Register of Probate

AD#10241818
PL 06/07/2024

Public Notices

BURNHAM 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. NO24P1444EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Robert Jean Burnham
Also known as: Robert J. Burnham
Date of Death: 02/13/2024

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Pavel Krajhanzl of Quincy 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: Pavel Krajhanzl of Quincy MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/26/2024. 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 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: May 24, 2024
Colleen M. Brierley
Register of Probate

AD#10223791
PL 06/07/2024

Council Order 2024-023
LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2024-023

The Randolph Town Council will conduct a public hearing on Monday, June 24, 2024, at 6:15 P.M., which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368, or virtually by Zoom or phone, on Council Order 2024-023 - Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance – Chapter 200 of the

Public Notices

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.

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.

AD# 10230200
PL 06/07 & 06/14/2024

TOWN OF RANDOLPH
TOWN COUNCIL
LEGAL NOTICE

The Randolph Town Council will hold a public hearing on Monday, June 24, 2024, at 6:15 p.m. on Council Order 2024-027: ORDERED that the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for Fiscal Year 2025.

The public hearing 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 by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meetings.
AD#10250017
PL 06/07/2024

CURLEY 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. NO24P1487EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Brian Anthony Curley
Also known as: Brian A. Curley
Date of Death: 05/14/2021

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Paul F. Curley, Jr. of Quincy 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: Paul F. Curley, Jr. of Quincy MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 07/03/2024.

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 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: May 31, 2024
Colleen M. Brierley
Register of Probate

DOULOS ESTATE
LEGAL NOTICE
Commonwealth of Massachusetts

The Trial Court
Probate and Family Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021

Public Notices

(781) 830-1200
Docket No. NO24P1407EA
CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Charles James Doulos
Also known as: Charles Doulos, Charles J. Doulos
Date of Death: 02/05/2024

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Reni Cadigan of Milton 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: Reni Cadigan of Milton MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/26/2024. 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 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: May 24, 2024
Colleen M. Brierley
Register of Probate

AD#10222574
PL 06/07/2024

FERNANDES MATTER
LEGAL NOTICE
Commonwealth of Massachusetts

The Trial Court
Probate and Family Court
Plymouth Probate and Family Court
52 Obery Street
Suite 1130
Plymouth, MA 02360
(508) 747-6204
Docket No. PL24A0119AD
CITATION
G.L. c.210, § 6

In the matter of: Nathan Alves Fernandes

To Antonio Fernandes Andrade
Any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said court by Antunes Barbosa Fernandes of Marshfield MA; Nilsa Alves Fernandes of Marshfield MA requesting for leave to adopt said child and that the name of the child be changed to

If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.

An indigent person is defined by SJC Rule 3:10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran’s benefits, Medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT PLYMOUTH ON OR BEFORE TEN O’CLOCK IN THE FORENOON (10:00 AM) ON 07/15/2024

WITNESS, Hon. Patrick W. Stanton, First Justice of this Court. Date: May 17, 2024
Matthew J McDonough
Register of Probate

AD#10204171
PL 05/31, 06/07, 06/14/2024

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PLANNING BOARD Report to Town Council

Order: 2024-023

Petitioner: Planning Board

Date referred: April 29, 2024

Date hearing opened: June 25, 2024

Date hearing closed: June 25, 2024

Date of report: June 27, 2024

PETITION

For the Town Council to amend section 200-5, Zoning Map, to include 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 (RSFHD) zoning district and Industrial District (I) and shall henceforth be included in the Residential Multi-Family District (RMFD).

BACKGROUND

The subject parcel contains approximately 9 acres of land, a dwelling unit that is greater than 100 years in age, affiliated outbuildings and a significant wetland on the east side of North Street. The parcel has a zoning line running through it with the westerly most portion that fronts on North Street zoned for residential single family high density and the remaining rear acreage zoned for industrial use. The property owner and a number of developers have indicated a desire to redevelop the property given its significant acreage.

RECOMMENDATION

The Planning Board voted 5-0-0 to **amend** the original order and **recommend** rezoning the rear portion of the parcel currently zoned industrial to **residential single family high density**. The result is that the entire 9-acre parcel is zoned residential single family high density (RSFHD).

DISCUSSION

The land uses abutting the subject parcel are industrial (Frito Lay) and commercial (strip mall) to the north; faith-based (Beraca Church) and residential to the west and south. The Planning Board understands that the size of the subject parcel could accommodate multifamily housing as permitted in the zoning ordinance for RMFD but that the rezoning of a single parcel would be considered “*spot zoning*” where “*a small section of land to be used in a completely different fashion than the surrounding land for the sole benefit of the landowner and the disadvantage of nearby landowners*”.

The Planning Board reviewed the possibility of incorporating adjacent parcels to establish a larger multifamily zoning district and determined that doing so would render the included parcels non-conforming. This would result in a burden to property owners for renovation/redevelopment of their land.

The Board also considered the option to change the zoning of the westerly portion of the parcel from residential to industrial rendering the entire parcel eligible for those proscribed uses outlined in the Table of Allowable Activity for Industrial Districts. Given the abutting residential properties and wetlands within the parcel, the Board found that not to be a viable option.

Considering existing land uses, development restrictions and size of the subject parcel, the Board believes that the most appropriate zoning for the entire parcel is residential single family high density permitting those proscribed uses outlined in the Table of Allowable Activity.

Council Order: 2024-041

**Introduced by: Town Manager Brian Howard
July 15, 2024**

**Acceptance of Local Option Statute
M.G.L. Ch. 59, Section 5, Clause Twenty-second G
Concerning Veterans and Domiciles Held By a Fiduciary**

The Randolph Town Council, with the recommendation of the Town Manager, hereby accepts the provisions of M.G.L. Ch. 59, Section 5, Clause Twenty-second G, which states as follows:

Twenty-second G. In any city or town that accepts this clause, real estate that is the domicile of a person but is owned by a trustee, conservator or other fiduciary for the person's benefit if the real estate would be eligible for exemption under clause Twenty-second, Twenty-second A, Twenty-second B, Twenty-second C, Twenty-second D, Twenty-second E or Twenty-second F if the person were the owner of the real estate.

Public Notices

Modern Craftsman, Inc.
LEGAL NOTICE
DISSOLUTION OF CORPORATION

You are hereby notified that The Modern Craftsman, Inc., has filed a motion in the action, In re: *The Modern Craftsman, Inc.*, Norfolk Superior Court C.A. No. 2482CV00619, which if granted, will permit The Modern Craftsman, Inc. to dissolve after the transfer of its remaining property and assets to Modern Craftsman LLC for its general use without restriction. If you wish to object to such transfer or dissolution, you must appear at the hearing on the motion, which is scheduled for 2 P.M. on August 1, 2024. You may appear in person at Room 10 of the Norfolk County Superior Court, 650 High St., Dedham, MA, or via <https://zoomgov.com/> by using the meeting ID: 160 489 5466. Walter F. Timilty, Clerk of Courts.

AD# 10352868
PL 07/10, 07/17, 07/24/2024

GOULD FAMILY TRUST
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. NO24P1892PO

CITATION

In re: Gould Family Reality Trust

To all interested persons: A petition has been filed by: Sara Spooner of Auburn, MA requesting: Reasons for relief more fully stated in the General Trust Petition filed July 10, 2024.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on August 14, 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 date, action may be taken without further notice to you.

WITNESS, Hon. Patricia Gorman, First Justice of

Public Notices

this Court.

Date: July 11, 2024

Colleen Brierley
Register of Probate

AD#10398206
PL 7/24/2024

Project #27359884
LEGAL NOTICE
TOWN OF STOUGHTON
Notice of Hearing

A public hearing will be held by the Select Board on Tuesday, August 6, 2024 at 8:00 p.m., to consider the joint petition of National Grid and Verizon New England, Inc., who are requesting permission to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way: Canton Street – Relocate one JO pole on Canton Street. Beginning at a point approximately 200 feet Southeast of the centerline of the intersection of Pratts Ct. Relocate Pole 53, Canton Street. Project #27359884. The hearing will be conducted in 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:
Stephen M. Cavey, Chair
Select Board

#10400109
PL 7/24/24

TOWN OF RANDOLPH
TOWN COUNCIL
LEGAL NOTICE

The Randolph Town Council will conduct a meeting that may be attended virtually by Zoom or telephone or in-person at Randolph Town Hall, 41 South Main Street, Randolph, MA 02368 on Monday, July 29, 2024, at 6:00 p.m. on Council Order 2024-041: The Randolph Town Council, with the recommendation of the Town Manager, hereby accepts the provisions of M.G.L. Ch. 59, Section 5, Clause Twenty-second G, which states as follows: Twenty-second G. In any city or town that accepts this clause, real estate that is the domicile of a person but is owned by a trustee, conservator or other fiduciary for the person's benefit if the real estate would be eligible for exemption under clause Twenty-second, Twenty-second A, Twenty-second B, Twenty-second C, Twenty-second D, Twenty-second E or Twenty-second F if the person were the

Public Notices

owner of the real estate.

Additional information on this Council Order is available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link and telephone number to connect to the meeting may be found on the Randolph website calendar, on the day of the meeting.

AD#10393875
PL 07/24/2024

Sandra M. Gould Revocable Trust

LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Norfolk Division

Docket No. NO24P1893PO

CITATION

In re: Sandra M. Gould Revocable Trust

To all interested persons:

A petition has been filed by: Sara Spooner of Auburn, MA requesting: Reasons for relief more fully stated in the General Trust Petition filed July 10, 2024.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on August 14, 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 date, action may be taken without further notice to you.

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

Date: July 11, 2024

Colleen M. Brierley
Register of Probate

#10398635
PL 7/24/24


TGI Friday's
LEGAL NOTICE
TOWN OF STOUGHTON
Notice of Hearing

A public hearing will be held by the Select Board on August 6, 2024 at 8:00 p.m. to consider the applications of Sugarloaf Hospitality, LLC dba TGI Friday's, located at 2 Hawes Way, Stoughton, MA 02072, for the change of ownership from TGI Friday's, Inc. to Sugarloaf

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Public Notices

Hospitality, LLC and for the change of manager from Derwin Tucker to Thomas J. Wright Jr. 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:
Stephen M. Cavey
Select Board
Acting as the Local Licensing Authority

#10400806
PL 7/24/24

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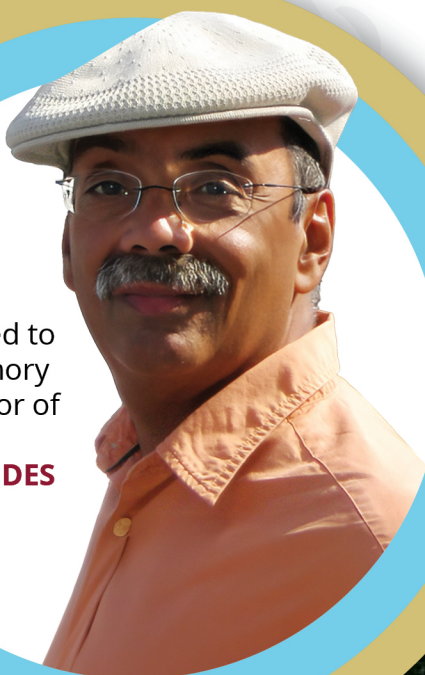
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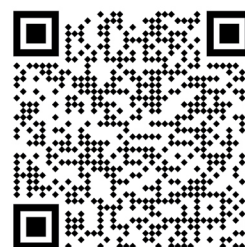
AUGUST 24, 2024
8AM – 2PM

Little Harbor Golf Course
1 Little Harbor Rd. Wareham, MA 02571


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sites.google.com/view/paulfernandesfoundation




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**Tuesday,
August
6th**

Ages 14-25

**We're here
from 3-5pm**



RICC ROOM 1B
Randolph Intergenerational Community
Center 128 Pleasant St, Randolph
MA 02368

Hosted by HEART Interns