



TOWN COUNCIL MEETING

Monday, October 03, 2022 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

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

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

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

B. Moment of Silent Prayer

C. Announcements from the President

1. Election of the Randolph Town Council Vice President

D. Presentations

1. Recognition of Randolph Resident Jailen Branch

E. Public Hearings

1. 6:15 PM: Special Permit Application for a Drive-Through at 106 Mazzeo Drive - Proposed New Burger King Drive Through
2. 6:15 PM: Council Order 2022-038- Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Density Requirements in the Union Crossing Transit District Pursuant to M.G.L. ch. 40A, sec. 5

F. Public Comments/Discussions

G. Motions, Orders, and Resolutions

H. Town Manager's Report

I. New Business

- [1.](#) Council Order 2022-043: Appropriation and Approval of Borrowing for Tri-Town Water Treatment Plant
- [2.](#) Council Order 2022-044 Authorizing The Randolph Town Council to Petition The General Court To Enact Special Legislation Regarding The Disability Retirement of Officer Casey L'Italien

J. Correspondence

- [1.](#) Randolph Pack the Pantry 5k

K. Committee Reports

L. Open Council Comments

M. Adjournment

Notification of Upcoming Meeting Dates

October 17

November 7 and 21

December 5 and 19

Resolution: 2022-005

**Introduced By: Councilor Katrina Huff-Larmond
October 3, 2022**



RECOGNITION OF JAILEN BRANCH

Whereas, Jailen Branch is be recognized for his acts of humanity on the campus of Bentley University and in the Randolph community; and

Whereas, Jailen Branch has also been recognized by the 31st Allstate AFCA Good Works Team for the work he does off the field; and

Whereas, Jailen Branch is seen as a pioneer to uplift the voices of athletes of color to address societal issues; and

Whereas, Jailen Branch serves as a leader at Bentley University and in the Randolph community; and

Whereas, Jailen Branch provided opportunities to those in need of internships and mentorship; and

Whereas, Jailen Branch has proven to be a role model to all, on and off the field; and

Whereas, his dedication and hard work as a student-athlete has been recognized by the 31st Allstate AFCA Good Works Team, for his commitment to social justice; and

Whereas, Jailen Branch is a decorated football player at Bentley University, where his stellar contributions have enriched the Bentley community; and

Whereas, the Allstate AFCA Good Works Team describes him as a person "dedicated to lifting Black athletes' voices by partnering with Bentley alumni to create summer internship and mentorship opportunities" and as a leader both on the Bentley football team and as the President of the Bentley Black Student-Athletes organization; and

Whereas, Jailen Branch's football career started in Randolph, Massachusetts, on the Randolph/Holbrook Pop Warner Football and Cheer League; and

Whereas, he has also served the Randolph community through the Town of Randolph High School Internship Program, where he worked in the Town Treasurer's Office;

NOW, THEREFORE, we, the Randolph Town Council, hereby recognize, honor and congratulate Jailen Branch for all of his contributions, both on and off the field.

Date of Recognition:

Cheryl D. Sass
Town Clerk & Registrar

APD ENGINEERING | ARCHITECTURE

APD Project No. 21-0407

June 20, 2022

Michelle Tyler
Director of Planning
Town of Randolph
41 South Main Street
Randolph, MA 02368

RE: Burger King (106 Mazzeo Drive) – Special Permit Amendment

Dear Michelle,

On behalf of our Client, JSC Management Group, LLC, we are enclosing (12) copies of the Site Plan, special permit application, and \$500 application fee for the proposed Burger King at the above-referenced property. The site is comprised of (2) separate parcels, one within the Town of Randolph and one within the Town of Stoughton, collectively totaling approximately 1.04 acres. The proposed project will lease both parcels to provide enough space for the proposed development. On June 15th, the Town of Randolph Zoning Board of Appeals reviewed the project and conditionally approved the necessary zoning relief to continue proceeding forward.

This site was formerly home to Honey Dew Donut, with associated parking and a single drive-thru lane. As part of the scope of work for this project, the existing $\pm 1,125$ SF building will be renovated, and a $\pm 1,650$ SF addition will be added to the front building. The existing access on Mazzeo Drive will remain as-is, pending MassDOT confirmation, and a new driveway on Technology Center Drive is being proposed. Additional site improvements for the overall development include a parking lot, a double drive-thru, stormwater, landscaping, and lighting.

This application is requesting an amendment to the Special Permit (initially issued for the single drive-thru on June 27, 1996), due to the proposed building and site modifications, including the proposed double-drive thru. Based on recent trends in the industry and metrics collected by Burger King, approximately 75% - 85% of their business is conducted through the drive-thru with minimal customers using the dining room. The installation of a double-drive thru will improve operation efficiency, decrease wait/idling times, and minimize vehicle queuing, benefitting Burger King and the community.

The proposed double-drive thru is located in the rear of the building, and would include (2) separate lanes that each contain a clearance bar, preview board, order confirmation unit, and menu board. Vehicles would stack in each lane (up to 14 in total without encroaching into the proposed drive aisle or Technology Center Drive), place their order, and then merge into the single lane that approaches the 1st drive-thru window. The current operation of the double drive-thru allows the employees to see a photo of each vehicle, driver, and their associated food order superimposed, thus minimizing any confusion at the pay window and pickup window.

We request that the Town Council waivers be answered during the Site Plan Review by the Planning Board.

For your convenience, we have summarized the potential waivers below in italics and provided our associate responses in bold text.

Headquarters

615 Fishers Run, Victor, NY 14564
phone 585.742.2222 • fax 585.924.4914
web www.apd.com • email info@apd.com

Office Locations

P.O. Box 11626, Santa Ana, CA 92711 • phone/fax 714.987.1380

Town Council Site Plan Requirements

1. *Other features including; slope, geological features, unique vegetation, existing (six [6] inch trunk diameter or greater measured four [4] feet above grade) trees, stone walls, easements, fencing, cemeteries, buildings (including historic background if any), septic systems, rock outcroppings, vistas and other natural features;*

A topographic survey for this site, including these items, has not been performed at this time. The intent would be to perform this after securing a conditionally approved and special permit. The required approval process through both the Town of Randolph and Town of Stoughton is significant, allowing sufficient time and opportunity for the review of the project's technical details that do not necessarily impact amending the existing special permit that pertains to use, i.e., the drive-thru.

2. *Existing and proposed topography contour lines at one (1) or two (2) foot intervals on the parcel to be developed and within fifty (50)' thereof. Information and location of benchmark(s) used shall also be provided;*

A topographic survey for this site, including contours, has not been performed as noted above. A grading plan will be presented as part of the Site Plan Review before the Planning Board and analyzed by multiple other review agencies as part of the approval process for this project.

3. *Information on the location, size, type and number of existing and proposed landscape features. A Landscaping Plan shall be provided. Said plan may be required to be prepared, stamped and signed by a Landscape Architect registered in the Commonwealth of Massachusetts;*

A topographic survey for this site including landscape features, nor a proposed landscaping plan signed by a licensed Landscape Architect has been performed as noted above. These items will be presented as part of the Site Plan Review before the Planning Board and analyzed by multiple other review agencies as part of the approval process for this project.

4. *Elevation and façade treatment plans of all proposed buildings. A listing of materials and specific colors to be used;*

The proposed building has not been designed at this time, and will be prepared and submitted for review during the additional review and approvals required through the Town. The current submittal, however, does include elevations of the model restaurants that the applicant has been using in the region. This project will be developed in the same, aesthetically pleasing, manner.

5. *The location of existing or proposed building(s) on the lot(s) with the total square footage and dimensions of all buildings, all building elevations and floor plans, and perspective renderings;*

The proposed building has been sited on the project site to the furthest extent possible at this time, but has not been fully designed. As the applicant continues along in the approval process, plans for the proposed building will be prepared and submitted for review by Town agencies.

6. *A photometric plan showing the parcel to be developed and within fifty (50) feet thereof. The plan shall include the following: location of all existing and proposed exterior light(s), including building ground and parking lot light(s); noting height, initial foot-candle readings on the ground and data on the types of fixtures to be used;*

A topographic survey to determine locations of existing light poles has not been performed and proposed parking lot lighting has not been designed. Lighting fixtures on a site plan will be presented as part of the Site Plan Review before the Planning Board and analyzed by multiple review agencies as part of the approval process for this project. Notably,

the applicant intends to install exterior lighting with appropriate shields to ensure only downlighting, which does not project off the project site.

Special Permit Additional Documentation

1. That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;

There is existing similar-use retail with drive-thrus nearby, and the adjacent uses are all commercial.

2. That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;

See response above. In addition, the site is currently a vacant building with little upkeep, whereas the new tenant and associated restaurant will be new construction and a vast improvement to the area. JSC Management was voted the #1 Burger King operator in the world. This title is based on their overall operation, store cleanliness, building maintenance, and high quality of food and service. They strive to make each location the best it can be.

3. Adequate and appropriate facilities will be provided for the proper operation of the proposed use;

Based on typical store sizing, Burger King looks for approximately 15-30 parking stalls per restaurant and drive-thru car stacking ranging from 8-10 vehicles with a double drive-thru to alleviate stacking backups.

4. That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances

The neighboring properties are commercial zoning with similar uses. There are multiple fast-food restaurants nearby, including Dunkin, Subway, and Popeyes, as well as gas stations (Mobil and Shell) within 1,000 feet of the site. The Burger King site will operate similarly with lighting to conform to Town requirements and refuse to be stored in a masonry enclosure to limit the visual detriment to the roadway and minimize trash from blowing around the site.

5. That the proposed use would not cause undue traffic congestion in the immediate area;

The site's prior use as a Honey Dew Donuts with a single drive-thru would generate approximately 45-50 peak morning trips per hour based on ITE Generation, 11th edition. A Burger King would generate approximately 60-65 peaking morning trips per hour using the same reference. These values do not account for pass-by trips, which include 50% of trips for fast-food restaurants. Thus, the anticipated increase in morning trips would be approximately 7-8 vehicles.

We believe this project is a great fit for the site and surrounding community, and look forward to working with the Town through the approval process. Should you have any comments, questions, or are in need of additional information, please feel free to contact me at (585) 742-2222. x 220

Sincerely,

Todd Markevicz

Todd Markevicz, P.E.
Member/Owner

PLANNING DEPARTMENT

APPLICATION FOR A SPECIAL PERMIT OR SITE PLAN & DESIGN REVIEW



Project Type	<input type="radio"/> Tier 1 Review <input type="radio"/> In-Law <input type="radio"/> Tier 2 Review <input type="radio"/> Two-Family <input type="radio"/> Tier 4 Site Plan/Design Review <input checked="" type="radio"/> Special Permit		
Assessor Parcel ID <i>map-block-parcel</i>	58-A-006	Norfolk County Registry of Deeds	<i>Book/Page or Cert #</i> C#738/0196
Parcel Address	106 Mazzeo Dr.		
Current use	Fast Food Restaurant		
Zoning District		Size of Parcel	0.70 acres
Parcel Attributes	<input type="radio"/> Wetland <input type="radio"/> Flood Plain <input type="radio"/> Wetland Resource		
Project Description	<p>This site was formerly home to Honey Dew Donut with associated parking and a single drive-thru lane. As part of the scope of work for this project, the existing $\pm 1,125$ SF building will be renovated with a new $\pm 1,650$ SF front expansion and double drive-thru in the rear of the site. The existing access on Mazzeo Drive will remain as-is, pending MassDOT confirmation.</p> <p>Due to the limited size of the parcel, our Client will also be leasing the adjacent parcel to the west (located in the Town of Stoughton) to provide associated parking, driveway access to Technology Center Drive, trash enclosure, and any required stormwater facilities. The intent is to develop both parcels for the common use, and enter into separate lease agreements with the respective owner's in lieu of a formal subdivision or lot consolidation.</p>		
Applicant	JSC Management Group, LLC		
Contact person	James Cammilleri		
Applicant Status	<input type="radio"/> Owner <input checked="" type="radio"/> Tenant <input type="radio"/> Licensee <input type="radio"/> Buyer <input type="radio"/> Other _____		
Address	PO Box 217 Lyndonville NY 14098		
Phone	585-735-7198	Email	james.cammilleri@jscmg.com

Surveyor			
Contact person			
Address			
Phone		Email	

Engineer	APD Engineering & Architecture		
Contact person	Steven Songer		
Address	615 Fishers Run Victor NY 14564		
Phone	585-742-0215	Email	ssonger@apd.com

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

Property Owner	Susan Freiday		
Address	7655 Maywood Crest Dr, Palm Beach Gardens FL 33412		
Phone	772-913-3133	Email	girlfreiday@msn.com

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 rules and any conditions of the Planning Board.

DocuSigned by:

James Cammilleri

02BD380F1CC64A8...

Applicant

4/19/2022

Date

DocuSigned by:

Todd Markewicz

01B62138E189...

Agent/Representative

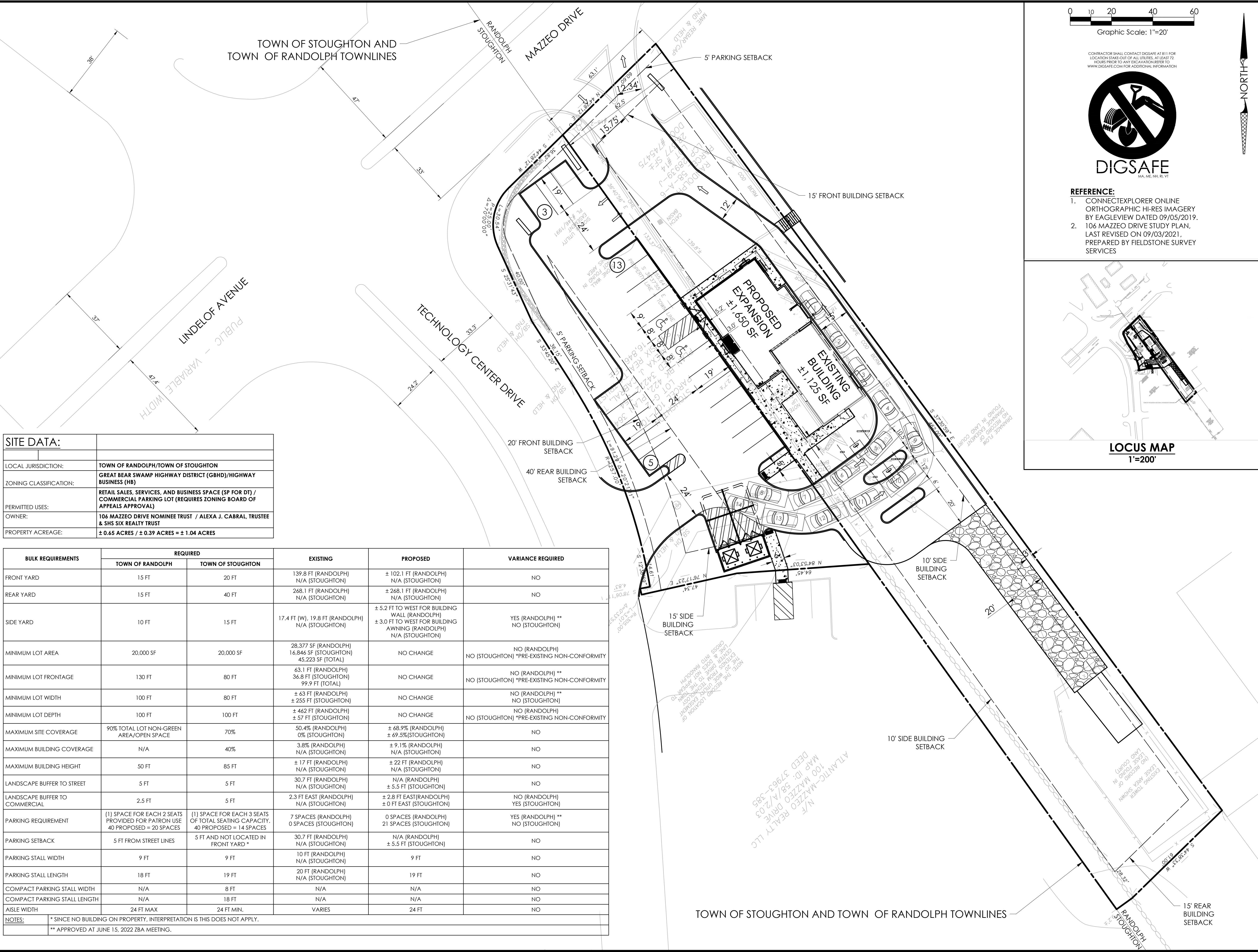
4/20/2022

Date

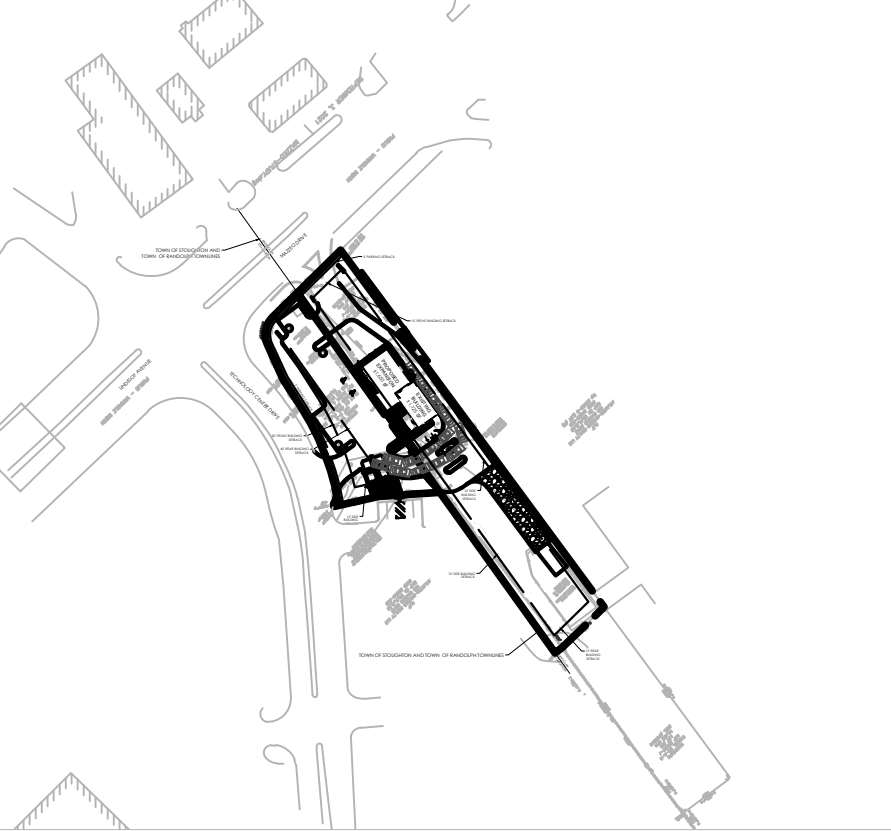
SITE DATA:	
LOCAL JURISDICTION:	TOWN OF RANDOLPH/TOWN OF STOUGHTON
ZONING CLASSIFICATION:	GREAT BEAR SWAMP HIGHWAY DISTRICT (GBHD)/HIGHWAY BUSINESS (HB)
PERMITTED USES:	RETAIL SALES, SERVICES, AND BUSINESS SPACE (SP FOR DT) / COMMERCIAL PARKING LOT (REQUIRES ZONING BOARD OF APPEALS APPROVAL)
OWNER:	106 MAZZEO DRIVE NOMINEE TRUST / ALEXA J. CABRAL, TRUSTEE & SHS SIX REALTY TRUST
PROPERTY ACREAGE:	± 0.65 ACRES / ± 0.39 ACRES = ± 1.04 ACRES

BULK REQUIREMENTS	REQUIRED		EXISTING	PROPOSED	VARIANCE REQUIRED
	TOWN OF RANDOLPH	TOWN OF STOUGHTON			
FRONT YARD	15 FT	20 FT	139.8 FT (RANDOLPH) N/A (STOUGHTON)	± 102.1 FT (RANDOLPH) N/A (STOUGHTON)	NO
REAR YARD	15 FT	40 FT	268.1 FT (RANDOLPH) N/A (STOUGHTON)	± 268.1 FT (RANDOLPH) N/A (STOUGHTON)	NO
SIDE YARD	10 FT	15 FT	17.4 FT (W), 19.8 FT (RANDOLPH) N/A (STOUGHTON)	± 5.2 FT TO WEST FOR BUILDING WALL (RANDOLPH) ± 3.0 FT TO WEST FOR BUILDING AWNING (RANDOLPH) N/A (STOUGHTON)	YES (RANDOLPH) ** NO (STOUGHTON)
MINIMUM LOT AREA	20,000 SF	20,000 SF	28,377 SF (RANDOLPH) 16,846 SF (STOUGHTON) 45,223 SF (TOTAL)	NO CHANGE	NO (RANDOLPH) NO (STOUGHTON) *PRE-EXISTING NON-CONFORMITY
MINIMUM LOT FRONTAGE	130 FT	80 FT	63.1 FT (RANDOLPH) 36.8 FT (STOUGHTON) 99.9 FT (TOTAL)	NO CHANGE	NO (RANDOLPH) ** NO (STOUGHTON) *PRE-EXISTING NON-CONFORMITY
MINIMUM LOT WIDTH	100 FT	80 FT	± 63 FT (RANDOLPH) ± 255 FT (STOUGHTON)	NO CHANGE	NO (RANDOLPH) ** NO (STOUGHTON)
MINIMUM LOT DEPTH	100 FT	100 FT	± 462 FT (RANDOLPH) ± 57 FT (STOUGHTON)	NO CHANGE	NO (RANDOLPH) NO (STOUGHTON) *PRE-EXISTING NON-CONFORMITY
MAXIMUM SITE COVERAGE	90% TOTAL LOT NON-GREEN AREA/OPEN SPACE	70%	50.4% (RANDOLPH) 0% (STOUGHTON)	± 68.9% (RANDOLPH) ± 69.5% (STOUGHTON)	NO
MAXIMUM BUILDING COVERAGE	N/A	40%	3.8% (RANDOLPH) N/A (STOUGHTON)	± 9.1% (RANDOLPH) N/A (STOUGHTON)	NO
MAXIMUM BUILDING HEIGHT	50 FT	85 FT	± 17 FT (RANDOLPH) N/A (STOUGHTON)	± 22 FT (RANDOLPH) N/A (STOUGHTON)	NO
LANDSCAPE BUFFER TO STREET	5 FT	5 FT	30.7 FT (RANDOLPH) N/A (STOUGHTON)	N/A (RANDOLPH) ± 5.5 FT (STOUGHTON)	NO
LANDSCAPE BUFFER TO COMMERCIAL	2.5 FT	5 FT	2.3 FT EAST (RANDOLPH) N/A (STOUGHTON)	± 2.8 FT EAST (RANDOLPH) ± 0 FT EAST (STOUGHTON)	NO (RANDOLPH) YES (STOUGHTON)
PARKING REQUIREMENT	(1) SPACE FOR EACH 2 SEATS PROVIDED FOR PATRON USE 40 PROPOSED = 20 SPACES	(1) SPACE FOR EACH 3 SEATS OF TOTAL SEATING CAPACITY. 40 PROPOSED = 14 SPACES	7 SPACES (RANDOLPH) 0 SPACES (STOUGHTON)	0 SPACES (RANDOLPH) 21 SPACES (STOUGHTON)	YES (RANDOLPH) ** NO (STOUGHTON)
PARKING SETBACK	5 FT FROM STREET LINES	5 FT AND NOT LOCATED IN FRONT YARD *	30.7 FT (RANDOLPH) N/A (STOUGHTON)	N/A (RANDOLPH) ± 5.5 FT (STOUGHTON)	NO
PARKING STALL WIDTH	9 FT	9 FT	10 FT (RANDOLPH) N/A (STOUGHTON)	9 FT	NO
PARKING STALL LENGTH	18 FT	19 FT	20 FT (RANDOLPH) N/A (STOUGHTON)	19 FT	NO
COMPACT PARKING STALL WIDTH	N/A	8 FT	N/A	N/A	NO
COMPACT PARKING STALL LENGTH	N/A	18 FT	N/A	N/A	NO
AISLE WIDTH	24 FT MAX	24 FT MIN.	VARIES	24 FT	NO

NOTES: * SINCE NO BUILDING ON PROPERTY, INTERPRETATION IS THIS DOES NOT APPLY.
** APPROVED AT JUNE 15, 2022 ZBA MEETING.



- REFERENCE:**
- CONNECTEXPLORER ONLINE ORTHOGRAPHIC HI-RES IMAGERY BY EAGLEVIEW DATED 09/05/2019.
 - 106 MAZZEO DRIVE STUDY PLAN, LAST REVISED ON 09/03/2021, PREPARED BY FIELDSTONE SURVEY SERVICES



Issued:	
A	
B	
C	
D	
E	
F	
G	
H	

Revisions:	Date:
1 Add cars to Site Plan	4/07/22
2 Include Town SP Requirement Items	6/20/22
3 Add Site Dimensions	7/11/22
4	
5	
6	
7	
8	

Seal of the Commonwealth of Massachusetts, Civil Engineer of Record, Todd G. Markevich, No. 54189, Exp. Date: June 30, 2022.

FOR APPROVAL ONLY/NOT FOR CONSTRUCTION

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APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

Burger King
JSC MANAGEMENT GROUP
ATTN: JAMES CAMILLERI
BURGER KING FRANCHISEE
585.755.3950

Burger King Store #:
106 Mazzeo Drive
Randolph, MA 02368 (Norfolk County)
Towns of Randolph & Stoughton
Project Name & Location:

Site Plan
Drawing Name:
Date: 03/11/22
Type: Sketch
Drawn By: SAS
Scale: 1"=20'

Project No.
21-0407
C2
Drawing No.

**106 MAZZEO DRIVE
LEGAL NOTICE**

The Randolph Town Council will conduct a public hearing on Monday, August 22, 2022 at 6:15pm via ZOOM on the request by JSC Management Group, LLC of Lyndonville, NY for a special permit to install a two lane drive-through window at a proposed Burger King to be located at 106 Mazzeo Drive, Randolph, MA. Plans and information can be viewed during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph. The link to connect to the meeting may be found on the Town of Randolph website calendar two days prior

AD#7528416

PL 07/19, 07/26/2022



August 9, 2022

Town of Randolph, MA
Attn: Mr. William Alexopoulos
President and Member-at-Large
Town Council
41 South Main Street
2nd floor, Town Hall
Randolph, MA 02368

Dear Mr. Alexopoulos:

Please allow me to introduce ourselves. HollandTrotta, Inc. has been commissioned to move forward with the proposed Burger King project located at 106 Mazzeo Drive in your township. APD Engineering and Architecture, from this point forward, will no longer be associated with this development including, but not limited to approvals and/or design.

In the spirit of moving forward, we have discussed with our client the best ways to make the project successful for both the Township, future customers, and Client which would entail some additional time to create a better site layout and circulation for the proposed development. This process will unfortunately cause a slight delay beyond the previously scheduled August 22nd, 2022 (Zoom) meeting.

That being said, and pursuant to my phone conversation with Christine Griffin, Town Attorney, on the afternoon of August 4th, 2022, we are kindly requesting a continuance of the project until the October 3rd, 2022 Town Council meeting.

Please feel free to contact me with any questions and/or concerns you may have with this project or current request.

Sincerely:

Ray

R.F. Trotta
the HollandTrotta project
277 Alexander Street Suite 210
Rochester, NY 14607
Ray@htprojectsolutions.com
(585) 703-6562 Cell
(716) 507-8741 Office

CC: Christine M. Griffin
Stephen LaFond, JSC Management Group, LLC



September 29, 2022

Town of Randolph, MA
Attn: Mr. William Alexopoulos
President and Member-at-Large
Town Council
41 South Main Street
2nd floor, Town Hall
Randolph, MA 02368

Dear Mr. Alexopoulos:

This letter is to request the withdrawal of my client's application. Our client which is the Applicant (JSC Management) no longer intends on moving forward with the Special Permit Application nor this location for their proposed new Burger King restaurant. We appreciate your efforts to this point, but unfortunately this location is no longer a viable option for our client.

Please feel free to contact me with any questions and/or concerns you may have with this project or current request.

Sincerely:

Ray

R.F. Trotta
the HollandTrotta project
277 Alexander Street Suite 210
Rochester, NY 14607
Ray@htprojectsolutions.com
(585) 703-6562 Cell
(716) 507-8741 Office

CC: Christine M. Griffin
James Cammilleri, JSC Management Group, LLC

Michelle Tyler
Director of Planning
Town of Randolph
41 South Main Street
Randolph, MA 02368

September 30, 2022

Dear Michelle,

I am writing to assign Susan Freiday, owner of 106 Mazzeo Drive, as the applicant for the special permit initiated by JSC Management Group, LLC. If possible, I would ask for your approval before the hearing scheduled on October 3rd, 2022.

If that is not possible, I would like to authorize Susan Freiday and APD Engineering & Architecture, PLLC, as representatives for JSC Management, LLC, for the sake of moving toward a completed permit, with the understanding that the inevitable goal is to transfer this application. If my withdrawal is needed to complete this process, please accept this letter for that purpose, assuming the timing of transfer to Susan Freiday is seamless.

Please let me know if you need further information or clarification.

Thank you,



James Cammilleri

CEO, JSC Management Group, LLC

585.512.6397

James.Cammilleri@JSCMG.COM

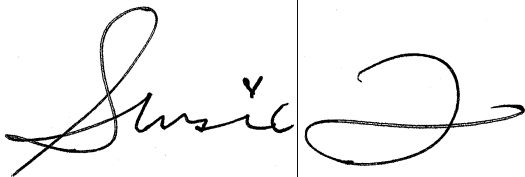
10/3/2022

Town of Randolph
41 S. Main Street
Randolph, MA 02368
ATTN: Town Council

Town Council,

Please accept this letter as a formal request, on behalf of JSC Management Group, LLC, to request an extension to the next available hearing date.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Susie" followed by a large, stylized flourish.

Susie Freiday
Trustee
106 Mazzeo Drive Nominee Trust
7655 Maywood Crest Drive
Palm Beach Gardens, FL 33412
772.913.3133
girlfreiday@msn.com

Council Order: 2022-038

Introduced By: Council President William Alexopoulos
July 25, 2022

Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
Concerning Density Requirements in the Union Crossing Transit District
Pursuant to M.G.L. ch. 40A, sec. 5

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, pursuant to M.G.L. ch. 40A, Section 5, concerning density requirements in the Union Crossing Transit District and hereby amends the Zoning Ordinance as follows:

1. Zoning § 200-14.3(F), which currently reads as follows, is hereby deleted:

F. Development intensity.

- (1) The maximum residential density of a UCTD project shall be fifteen (15) dwelling units per acre.

2. A new zoning § 200-14.3(F) is hereby inserted, as follows:

F. Development intensity.

- (1) The maximum residential density of a UCTD project shall be fifteen (15) dwelling units per acre.
- (2) Permitted basic density shall be calculated as follows:
 - a. Total area of the lot(s) less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).



Town of Randolph
PETITION FOR ZONING AMENDMENT

~Clerk's Use~
Date referred to Planning ____/____/____
Order # _____

RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)

- ☐ TOWN COUNCIL ☐ BOARD OF APPEALS ☒ PLANNING BOARD
☐ SUBJECT LAND OWNER(s)*

PETITIONER'S NAME Randolph Planning Board

AGENT/REPRESENTATIVE/CONTACT (if any) Michelle Tyler

ADDRESS 41 South Main Street, Randolph, MA02368

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

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

This amendment would further define Development Intensity in a UCTD development by considering the existence of wetlands on any parcel and eliminating it from buildable parcel size. Without this amendment, if wetlands covered half of a lot, the effective density on the buildable portion could be significantly higher and defeat the intent of a "village style" development.

PETITIONER'S SIGNATURE *Michelle R Tyler* DATE 7-13-2022
*all parties must sign

ZONING TEXT AMENDMENT (if applicable)

ARTICLE(s)/SECTION(s) 200-14.3.F

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

ZONING MAP AMENDMENT (if applicable)

PROPERTY LOCATION/STREET ADDRESS _____

CURRENT ZONING _____ TOTAL ACREAGE TO BE REZONED _____

PROPOSED ZONING _____

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

CURRENT USE(s) _____

ANTICIPATED USE (if known) _____

DESCRIPTION OF EXISTING LAND USES OF SURROUNDING AREA _____

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

Proposed amendment to 200-14.3 Union Crossing Transit District (UCTD)

F. Development intensity.

- (1) The maximum residential density of a UCTD project shall be fifteen (15) dwelling units per acre.**
- (2) Permitted basic density shall be calculated as follows:**
 - a. Total area of the lot(s) less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).**



PLANNING BOARD Report to Town Council

Order: 2022-038

Petitioner: Planning Board

Date referred: July 25, 2022

Date hearing opened: August 23, 2022

Date hearing closed: August 23, 2022

Date of report: August 30, 2022

PETITION

To amend Chapter 200 of the General Code of Randolph pursuant to M.G.L. Chapter 40A, Section 5 to amend the Town of Randolph Zoning Ordinances concerning the calculation of density in the Union Crossing Transit District.

BACKGROUND

Zoning Ordinance section 200-14.3(F) affecting the Union Crossing Transit District (UCTD) references the maximum number of residential units that can be constructed within an applicable parcel. The proposed amendment further clarifies density limitations by considering non-buildable areas (e.g., wetlands) and incorporating a zone of protection around such areas.

AMENDMENTS TO ZONING ORDINANCE(S)

The Planning Board recommends adoption of the order.

RECOMMENDATION

The Planning Board voted 4-1-0 **to RECOMMEND** adoption of order 2022-038.

DISCUSSION

In a UCTD project, the calculation of density maximum that fails to consider the impact of wetlands or other non-buildable areas within the associated parcel(s) could result in a heavily compact development that does not meet one of the stated purposes of the district: to create a “village-style environment”.

The zoning amendment recommends language that:

1. Retains the maximum density of 15 units per acre
2. Defines the calculation of the area by subtracting wetlands and land within fifty (50) feet of a bordering vegetated wetland

An example of this method in practice is as follows:

1. A 10-acre parcel built at 15 units per acre would be permitted 150 units
2. A 10-acre parcel with a 2-acre pond would be permitted **up to 120** units. The number of units would likely be fewer when the BWV is identified and included into the calculation.

This recommended amendment does not affect:

- Any decision made by the Conservation Commission under their authority.
- Any building setbacks or buffers further defined in the Zoning Ordinance.

Public Notices

573 - 585 Washington St. Quincy
**LEGAL NOTICE
 NOTICE OF PUBLIC
 HEARING**
 573-585 Washington Street
 Planning Board Case No.
 2022-08

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on Wednesday, September 14, 2022, at or after 6:00 PM, in the 1st Floor Boards and Commissions Room, Old Town Hall, 1305 Hancock Street, Quincy, MA, on the application of 573 Washington St LLC, 50 Stone Crest Dr, Braintree, MA 02184, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and Special Permit under Section 5.1.17 (Parking Waiver). The Applicant proposes to demolish the existing one (1) story commercial building and construct one (1) three (3) story mixed-use building with ground level commercial space and sixteen (16) two-bedroom residential units above with parking under the building for thirty-one (31) spaces. The proposal will also include professionally designed drainage improvements and landscaping improvements. The properties contain 17,860 +/- square feet of land and are located at 573-585 Washington Street. The subject properties are located within a Business B Zoning District and shown on Assessors Map 2067A, Lot 6, Plot 1.

A copy of the Applicant's plans may be examined at the Department of Planning and Community Development, Quincy City Hall, 34 Coddington Street, 3rd Floor, Quincy, Monday through Friday during regular working hours 8:30 AM to 4:30 PM or on the Planning Department's website at: Planning_and_Community_Development@revize.com.

Any person interested or wishing to be heard on the application, should appear at the time and place designated and can do so via email directed to slaracy@quincyma.gov or regular first-class mail addressed to the Planning Department 34 Coddington Street Quincy MA, 02169, ATTN: Susan Laracy. Written communications must be received prior to noontime on the date of the meeting to be considered by members.

Quincy Planning Board

AD# 7690612
 PL 08/31 & 09/07/2022

95 & 109 Franklin St. Quincy
**LEGAL NOTICE
 NOTICE OF PUBLIC
 HEARING**
 95 & 109 Franklin Street
 Planning Board Case No.
 2022-11

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on Wednesday, September 14, 2022, at or after 6:00 PM, in the 1st Floor Boards and Commissions Room, Old Town Hall, 1305 Hancock Street, Quincy, MA, on the application of Bike Realty LLC, 95 Franklin Street, Quincy, MA 02169, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review). The Applicant proposes to move the existing Dunkin Donuts located at 95 Franklin Street next door to 109 Franklin Street, currently occupied by three (3) existing commercial spaces and a multi-family residential home. Applicant will use 95 Franklin Street for commercial use and will provide twenty-three (23) ground level parking spaces. The properties contain 40,399 +/- square feet of land and are located at 95 & 109 Franklin Street. The subject properties are located within a Business B Zoning District and shown on Assessors Map 3006, Lot 17, Plot 18.

A copy of the Applicant's plans may be examined at the Department of Planning and Community Development, Quincy City Hall, 34 Coddington Street, 3rd Floor, Quincy, Monday through Friday during regular working hours 8:30 AM to 4:30 PM or on the Planning Department's website at: Planning_and_Community_Development@revize.com.

Any person interested or wishing to be heard on the application, should appear at the time and place designated and can do so via email directed to slaracy@quincyma.gov or regular first-class mail addressed to the Planning Department 34 Coddington

Public Notices

Street Quincy MA, 02169, ATTN: Susan Laracy. Written communications must be received prior to noontime on the date of the meeting to be considered by members.

Quincy Planning Board
 AD# 7690771
 PL 08/31 & 09/07/2022

**BLACKER ESTATE
 LEGAL NOTICE**
 Commonwealth of Massachusetts
 The Trial Court
 Norfolk Probate and Family Court
 35 Shawmut Road
 Canton, MA 02021
 (781) 830-1200
 Docket No. NO21P2481EA
**INFORMAL PROBATE
 PUBLICATION NOTICE**

Estate of: Phyllis Blacker
 Date of Death: 03/16/2021

To all persons interested in the above-captioned estate, by Petition of Petitioner Clifford Blacker of North Easton MA Clifford Blacker of North Easton MA has been informally appointed as the Personal Representative of the estate to serve with surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
 AD#7722921
 PL 09/07/2022

**CORKERY ESTATE
 LEGAL NOTICE**
 Commonwealth of Massachusetts
 The Trial Court
 Norfolk Probate and Family Court
 35 Shawmut Road
 Canton, MA 02021
 (781) 830-1200
 Docket No. 22P1930PO
CITATION
 Estate of: Robert James Corkery

To all interested persons: A petition has been filed by Michael P. Corkery of Stoughton MA Requesting AMENDED General Probate Petition for Reasons more Fully Stated in Said Petition

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 09/21/22
 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: August 17, 2022
 Colleen M. Brierley
 Register of Probate

AD#7723893
 PL 09/07/2022

**PUBLIC HEARING
 NOTICE**
 Town of Randolph, MA
 Council Order 2022-040

The Randolph Town Council will conduct a public hearing on Monday, September 12, 2022 at 6:15 PM via ZOOM on Council Order: 2022-040 FY 2023 Randolph Community Preservation Projects to see if the Town Council will vote to appropriate funding for the projects recommended by the Community Preservation Committee in the amounts shown below and from the reserves identified next to each project: Stetson Hall Insulation/\$20,000/Historic Reserve; Stetson Hall Gutter Installation/\$40,000/Historic Reserve; Stetson Hall HVAC Renovation/\$70,000/Historic Reserve; Stetson Hall Roof & Wood Repair/\$100,000/Historic Reserve; Belcher House ADA Rehabilitation/\$161,000/Historic Reserve; Theodore Luddington Memorial Park-Phase I/\$25,000/Open Space-Recreation Reserve; Belcher Park Girl Scout House Rehabilitation/\$29,850/Open Space-Recreation Reserve; Open Space & Recreation Plan/\$15,000/Open Space-

Public Notices

Recreation Reserve; Signage- South Randolph & Other Areas/\$9,500/Open Space-Recreation Reserve; Shared Housing Services/\$11,520/Housing Reserve.

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

AD# 7728541
 PL 09/07/2022

**DESIGNER SERVICES
 LEGAL NOTICE**
TOWN OF SCITUATE
 Robert Dutch, EdD.
 Scituate Public Schools
 606 Chief Justice Cushing Hwy.
 Scituate, MA 02066
**ADVERTISEMENT FOR
 DESIGNER SERVICES**

The Town of Scituate ("Owner") is seeking the services of a qualified "Designer" within the meaning of M.G.L. Chapter 7C, Section 44 to provide professional design and construction administration services for the Hatherly Elementary School in Scituate, Massachusetts. Selection of a Designer will be made by the Designer Selection Panel of the Massachusetts School Building Authority ("MSBA") in accordance with the MSBA's Designer Selection Procedures.

The Owner is seeking design services initially for feasibility study and schematic design services as those services are detailed in the standard contract of the MSBA. The Project consists of either the construction of a new Elementary School on the current site, a site to be determined or an addition and/or renovation of the existing Elementary School. The estimated project cost is \$35M - \$85M. The time period for completed work will be 17 months for feasibility study/schematic design.

A complete Request for Services (RFS) will be available after 11:00 AM on Wednesday, September 7, 2022, by email request to Diane Guenther from The Vertex Companies, LLC at dguenther@vertexeng.com.

An informational briefing session will commence on Wednesday, September 14, 2022, at 3:00 PM at Hatherly Elementary School, 72 Ann Vinal Road, Scituate, MA 02066.

Sealed responses will be received on or before 2:00 PM on October 5, 2022 by Robert Dutch, EdD., Scituate Public Schools, 606 Chief Justice Cushing Hwy., Scituate, MA 02066.

AD# 7713.52
 PL 09/07/2022

Hearing 09/12/22
LEGAL NOTICE
TOWN OF RANDOLPH
HEARING 9/12/2022

The Randolph Town Council will conduct a public hearing on Monday, September 12, 2022 at 6:15 pm via ZOOM on Council Order 2022-038- to amend the Town of Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - Concerning Density Requirements in the Union Crossing Transit District Pursuant to M.G.L. ch. 40A, sec. 5. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting may be found on the Town of Randolph website calendar.

AD# 7702394
 PL 09/07/2022

**HIGGINS ESTATE
 LEGAL NOTICE**
 Commonwealth of Massachusetts
 The Trial Court
 Norfolk Probate and Family Court
 35 Shawmut Road
 Canton, MA 02021
 (781) 830-1200
 Docket No.
 NO21P3036EA
**INFORMAL PROBATE
 PUBLICATION NOTICE**

Estate of: LINDA L HIGGINS

Also Known As: Linda De FRUSCIO

Date of Death: AUGUST 17, 2021

To all persons interested in the above-captioned estate, by Petition of Petitioner ROBERT P HIGGINS, JR. of WEYMOUTH a Will has been admitted to informal

Public Notices

probate.

ROBERT P HIGGINS, JR. of WEYMOUTH has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

AD#7744420
 PL 9/7/22

**LUSSIER 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. NO22P2105EA
**CITATION ON PETITION
 FOR
 FORMAL ADJUDICATION**

Estate of: Gail C. Lussier
 Also known as: Claudia Gail Lussier
 Date of Death: 06/28/2022

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Elizabeth A. White of Pembroke 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: Elizabeth A. White of Pembroke MA be appointed as Personal Representative(s) of said estate to serve With Corporate 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 09/28/2022. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

Date: August 24, 2022
 Colleen M. Brierley
 Register of Probate

AD#7722136
 PL 09/07/2022

**CONTRACT PW22002S
 LEGAL NOTICE**
**ADVERTISEMENT FOR
 BIDS**

Town of Weymouth, Massachusetts requests sealed bids for construction of 2022 Pump Station Improvements Project, Contract PW-22-002-S. Bids will be received at the Department of Public Works, Sewer Office, 120 Winter Street, Weymouth, Massachusetts 02188 until 11:00 A.M. prevailing time, on Wednesday, October 12, 2022.

The Base Bid scope of work includes equipment and structure rehabilitations, demolition and replacements and appurtenant work at the Alton Terrace sewer pump station and the Witwamut Road sewer pump station in

Public Notices

the Town of Weymouth.

The Alternate Bid 1 scope of work includes equipment and structure rehabilitations, demolition and replacements and appurtenant work at the Seaver Road sewer pump station in the Town of Weymouth.

The Alternate Bid 2 scope of work includes equipment and structure rehabilitations, demolition and replacements and appurtenant work at the Healy Road sewer pump station in the Town of Weymouth.

Estimated construction cost: \$ 1,150,000.00.

Contract Documents may be viewed and downloaded as a Portable Document Format (PDF) file free of charge at www.accentblueprints.com or at Accent Printing located at 99 Chelmsford Road, North Billerica, MA 01862 (978-362-8038), from 9 a.m. to 4 p.m.

Questions addressed to Weston & Sampson Engineers, Inc., Attn: Carolyn Mahoney (mahoney.carolyn@wseinc.com) 978-532-1900

All bids for this project are subject to applicable bidding laws of Massachusetts, including General Laws Chapter 149, Section 44A to 44J inclusive, as amended.

DCAMM General Contractor's CATEGORY OF CERTIFICATION: PUMP-ING STATION

Filed Sub-Bids: Roofing and Flashing, Heating and Ventilating, and Electrical.

Filed sub bids will be received at the Department of Public Works, Sewer Office, 120 Winter Street, Weymouth, Massachusetts 02188 until 11:00 A.M., on Wednesday, September 28, 2022.

AD# 7739470
 PL 09/07/2022

**BIDS EXTERIOR DOORS
 LEGAL NOTICE**
NOTICE TO CONTRACTORS

The Halifax Housing Authority, invites sealed bids from General Contractors for the 667-1 Exterior Door & Intercoms & Keyless Entry System, #118060 #231 in Halifax, Massachusetts, in accordance with the documents prepared by Studio Umbra LLC. The Project consists of: Demolition and replacement of apartment building entry doors and keyless security system.

The work is estimated to cost \$104,814. Bids are subject to M.G.L. c.149 §44A-J & to minimum wage rates as required by M.G.L. c.149 §26 to 27H inclusive.

THIS PROJECT IS BEING ELECTRONICALLY BID AND HARD COPY BIDS WILL NOT BE ACCEPTED.

Please review the instructions in the bid documents on how to register as an electronic bidder. The bids are to be prepared and submitted at www.biddocsonline.com. General Bids will be received until 10:00 AM on Wednesday, 28 September 2022 and publicly opened online, forthwith. All Bids should be submitted online at www.biddocsonline.com and received no later than the date and time specified above.

General bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (considering all alternates), and made payable to the Halifax Housing Authority.

Bid Forms and Contract Documents will be available for pick-up at www.biddocsonline.com (may be viewed electronically and hardcopy requested) or at Nashoba Blue, Inc. at 433 Main Street, Hudson, MA 01749 (978-568-1167).

There is a plan deposit of \$50.00 per set (maximum of 2 sets) payable to BidDocs ONLINE Inc. Plan deposits may be electronically paid or by check. This deposit will be refunded for up to two sets for general bidders and for one set for sub-bidders upon return of the sets in good condition within thirty (30) days of receipt of general bids. Otherwise the deposit shall be the property of the Awarding Authority. Additional sets may be purchased for \$50.00. Bidders requesting Contract Documents to be mailed to them shall include a separate check for \$ 40.00 per set for UPS Ground (or \$65.00 per set for UPS overnight), non-refundable, payable to the BidDocs ONLINE Inc., to cover mail handling costs. PRE-BID CONFERENCE / SITE VISIT: Date and Time: Wednesday,

Public Notices

21 September 2022 at 10:00 AM Address: 1 Parsons Ln, Halifax
 The Contract Documents may be seen, but not removed at:

Nashoba Blue Inc. 433 Main Street
 Hudson, MA 01749
 978-568-1167

AD# 7738674
 PL 09/07/2022

**SLY, JR 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. NO21P0605EA
**CITATION ON PETITION
 FOR
 ORDER OF COMPLETE
 SETTLEMENT**

Estate of: Edmund J Sly, Jr.
 Date of Death: 01/25/2021

To all interested persons: A Petition for Order of Complete Settlement has been filed by Edward Sly of Bridgewater MA

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 10/05/2022. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
 WITNESS, Hon. Patricia Gorman, First Justice of this Court.
 Date: August 31, 2022
 Colleen M. Brierley
 Register of Probate

**SOARES ESTATE
 LEGAL NOTICE**
 Commonwealth of Massachusetts
 The Trial Court
 Norfolk Probate and Family Court
 35 Shawmut Road
 Canton, MA 02021
 (781) 830-1200
 Docket No. NO22P1579EA
**INFORMAL PROBATE
 PUBLICATION NOTICE**

Estate of: Maria A. Soares
 Date of Death: 07/30/2021

To all persons interested in the above-captioned estate, by Petition of Petitioner Livia D. Soares of Stoughton MA Livia D. Soares of Stoughton MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
 AD#7730683
 PL 09/07/2022



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Council Order 2022-043**Introduced By: Town Manager Brian Howard
October 3, 2022****Appropriation and Approval of Borrowing for Tri Town Water Treatment Plant**

To see if the Randolph Town Council will vote to appropriate \$14,228,600 to pay the Town of Randolph's share of the additional costs of designing, constructing, equipping, and furnishing of the Tri-Town Regional Water Treatment Plant including without limitation all costs incidental or related thereto: which amount shall be expended in addition to all other amounts previously appropriated by the town for this project. To meet this appropriation, the Treasurer with the approval of the Town Manager is authorized to borrow \$14,228,600 and issue bonds or notes therefore under M.G.L. c.44 section 7 (1), section 8 (4), 44 of the General Laws and/or Chapter 29C of the General Laws, or pursuant to any other enabling authority, that the Treasurer with the approval of the Town Manager is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust established pursuant to Chapter 29C; and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Town Manager is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project.

classifieds

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■ business & services email: **PatriotLedgeBusServ@gannett.com**

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Thurs.-Sun. 9/29-10/2,
287 Oak St., 10-3. Furn.,
glass, china, steins, country,
yard tools, household,
jewelry, Oriental Rugs, etc.

Hanover, 671 Webster St.
Sat 10/1, 9-1pm.
Household items,
Plus much more!

Holbrook- Moving Yard Sale!
23 Bradford St. Sat 10/1 &
Sun 10/2 9a-3p. Lawn tools,
furn, baby stuff, outdoor
furn. Everything Must Go!

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\$899,500.
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Norwell Sunday, 10/2 1-3p.m
Success Real Estate Alice
Mallen 781-582-7617
alicemallen257@gmail.com

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(781) 830-1200
Docket No. NO22C0284CA
CITATION ON PETITION
TO CHANGE NAME

In the matter of: Gracia
Herard Deralus
A Petition to Change Name
of Adult has been filed by
Gracia Herard Deralus of
Quincy MA requesting that
the court enter a Decree
changing their name to:
Geoffrey Hanon Rougico

WITNESS, Hon. Patricia
Gorman, First Justice of this
Court
Date: September 09, 2022

Colleen M Brierley
Register of Probate
AD# 7850382
PL 10/01/2022

HEARING 10/06/2022
LEGAL NOTICE
PUBLIC HEARING
NOTICE
Town of Randolph, MA
Council Order 2022-043

The Randolph Town Council
will hold a public hearing on
Thursday, October 6, 2022 at
6:00 PM via ZOOM on Council
Order: 2022-043 regarding
the Appropriation and
Approval of Borrowing for
Tri Town Water Treatment
Plant to see if the Randolph
Town Council will vote to
appropriate \$14,228,600 to
pay the Town of Randolph's
share of the additional costs
of designing, constructing,
equipping, and furnishing of
the Tri-Town Regional Water
Treatment Plant including
without limitation all costs
incidental or related thereto:
which amount shall be
expended in addition to all
other amounts previously
appropriated by the town for
this project. To meet this
appropriation, the Treasurer
with the approval of the
Town Manager is authorized
to borrow \$14,228,600 and
issue bonds or notes there-
fore under M.G.L. c.44
section7 (1), section 8 (4), 44
of the General Laws and/or
Chapter 29C of the General

Public Notices

Laws, or pursuant to any
other enabling authority,
that the Treasurer with the
approval of the Town
Manager is authorized to
borrow all or a portion of
such amount from the Mass-
achusetts Clean Water Trust
established pursuant to
Chapter 29C; and in connec-
tion therewith to enter into a
financing agreement and/or
a security agreement with
the Trust and otherwise to
contract with the Trust and
the Department of Environ-
mental Protection with
respect to such loan and for
any federal or state aid
available for the project or
for the financing thereof;
that the Town Manager is
authorized to enter into a
project regulatory agree-
ment with the Department of
Environmental Protection, to
expend all funds available
for the project and to take
any other action necessary
or convenient to carry out
the project. Additional infor-
mation on this Council Order
may be found on the Town of
Randolph website and is also
available through the
Randolph Town Clerk's
Office during regular busi-
ness hours at the offices of
the Town Clerk, 41 South
Main Street, Randolph, MA.
The Zoom link to connect to
the meeting and to the public
hearing may be found on the
Randolph website calendar.

AD# 7858145
PL 10/01/2022

ST. PIERRE MATTER
LEGAL NOTICE
Commonwealth of Massa-
chusetts
The Trial Court
Probate and Family Court
Norfolk Probate and Family
Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO20P2954PM
CITATION GIVING
NOTICE OF
CONSERVATOR'S
ACCOUNT

In the matter of: Charles A.
St. Pierre
Of: Quincy, MA

Protected Person/Disabled
Person/ Respondent

To the named Respondent
and all other interested
persons, you are hereby noti-
fied pursuant to Rule 72 of
the Supplemental Rules of
the Probate & Family Court,
that the First and Final
(Temporary and perma-
nent) account(s) of Randy
Brinson, Jr. of Hyde Park,
MA as Conservator of the
property of said Respondent
has or have been presented
to the Court for allowance.

You have the right to object
to the account(s). If you
wish to do so, you or your
attorney must file a written
appearance at this court on
or before 10:00 A.M., on the
return date of 10/19/2022.
This day is NOT a hearing
date, but a deadline date by
which you have to object to
the account(s). If you fail to
file the written appearance
by the return date, action
may be taken in this matter
without further notice to you,
including the allowance of
the account(s).

Additionally, within thirty
days after said return day
(or within such other time as
the Court upon motion may
order), you must file a writ-
ten affidavit of objections
stating the specific facts and
grounds upon which each
objection is based and a copy
shall be served upon the
Conservator pursuant to
Rule 3 of the Supplemental
Rules of the Probate &
Family Court.

You have the right to send to
the Conservator, by regis-
tered or certified mail, a
written request to receive a
copy of the account(s) at no
cost to you.

IMPORTANT NOTICE
The outcome of this
proceeding may limit or
completely take away the
above-named person's right
to make decisions about
personal affairs or financial
affairs or both. The above-
named person has the right
to ask for a lawyer. Anyone
may make this request on
behalf of the above-named
person. If the above-named
person cannot afford a
lawyer, one may be
appointed at State expense.

WITNESS, Hon. Patricia
Gorman, First Justice of
this Court.
Date: September 16, 2022

Colleen M. Brierley
Register of Probate

AD# 7851366
PL 10/01/2022

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Order 2022-044

Introduced By: Town Manager Brian Howard
October 3, 2022

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

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

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

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

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

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

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

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

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

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

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



RANDOLPH POLICE DEPARTMENT

Randolph, Massachusetts

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



Anthony T. Marag
Chief of Police

September 28, 2022

To: Randolph Town Council

From: Chief Anthony T. Marag

Re: Officer Casey L'italien

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

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

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

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

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

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

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

Sincerely,

Handwritten signature of Anthony T. Marag in blue ink.

Chief Anthony T. Marag



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



To: Randolph Town Council

September 25, 2022

From: Robert C. LeGrice

Re: Officer Casey L'Italien Home Rule Petition

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

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

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

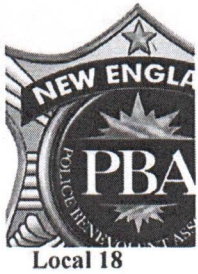
Unfortunately, Officer Casey L'Italien had been seriously injured when she was assaulted and battered by the defendant. As a result of this permanent injury, this once, dedicated, compassionate, and professional Police Officer can no longer serve our community and the Commonwealth of Massachusetts.

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

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

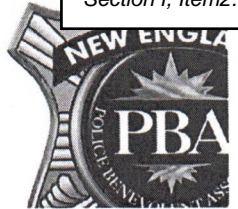
Respectfully,

Robert C. LeGrice, Sergeant
President, Local 34



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

Section 1, Item 2.



To Whom It May Concern,

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

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

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

Thank you for your time and consideration in this matter,

Respectfully submitted,

Officer Kevin Donnelly
NEPBA Local #18 Union President

Dear Randolph Town Council Members,

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

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

Respectfully submitted,

Officer Casey L'Italien #113

RANDOLPH PACK THE PANTRY



A FUN, HOLIDAY RUN AND WALK HOSTED BY
THE RANDOLPH RUNNERS TO RAISE MONEY FOR
THE BENEFIT OF THE FRIENDLY FOOD PANTRY OF RANDOLPH

SATURDAY
NOVEMBER 5, 2022

RACE STARTS AT 10:00AM



RANDOLPH INTERGENERATIONAL COMMUNITY CENTER
128 PLEASANT ST, RANDOLPH, MA 02368

REGISTRATION

ONLINE - \$25
ENDS NOVEMBER 3, 2022

ONSITE - \$30

FOR MORE INFORMATION AND TO REGISTER
WWW.RANDOLPHRUNNERS.COM