

TOWN COUNCIL MEETING

Monday, February 09, 2026 at 6:00 PM

Town Hall -Chapin Hall- Second Floor- 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>

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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.](#) Approval of Meeting Minutes from January 2, 2026
- [2.](#) Approval of Meeting Minutes from January 12, 2026
- [3.](#) Approval of Meeting Minutes from January 26, 2026

D. Announcements from the President

1. Subcommittee and Other Appointments

E. Presentations

- [1.](#) Redevelopment Authority Presentation

F. Public Hearings

- [1.](#) 6:15 PM Council Order 2026-001: National Grid Pole Petition at Turner Ln
- [2.](#) 6:15 PM Council Order 2026-002: National Grid Pole Petition at Mazzeo Dr, Ohmans Ln, and Circuit Drive
- [3.](#) 6:15 PM Request for Extension of Special Permit for 502 S. Main Holdings, LLC
- [4.](#) 6:15 PM Presentation and Public Input for FY2027 Budget

G. Public Comments/Discussions

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

H. Proclamations

I. Appointments

J. Motions, Orders, and Resolutions

K. Old/Unfinished Business

- [1.](#) Council Order 2026-003: Proposed Amendment To Town Council Rules Pertaining to Committees and Suspension of the Rules

L. New Business

- [1.](#) Council Order 2026-010: Request From Scott Burgess for Letter of Approval
- [2.](#) Council Order 2026-011: Approval of Amendment to Employment Agreement With Finance Director/Town Accountant
- [3.](#) Council Order 2026-012: Prior Years Unpaid Bills
- [4.](#) Council Order 2026-013: Transfer of Free Cash to the Town Manager Department Salary Budget
- [5.](#) Council Order 2026-014: Establishment of Gift Fund to Provide Housing Assistance to Veterans
- [6.](#) Discussion/Decision for Night Before the Fourth Parade

M. Town Manager's Report

N. Correspondence

O. Committee Reports

P. Open Council Comments

Q. Executive Session

The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A section 21(a)(2), which permits a public body to go into executive session to discuss

strategy in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel if an open meeting may have a detrimental effect on the public body and the chair so declares

R. Adjournment

Notification of Upcoming Meeting Dates

February 23 - Regular and Joint Meeting with School Committee

March 9 and 23

April 13 and 27

May 4, 11 and 18 - May 11th is Joint with School Committee

June 8 and 22

July 13 and 27

August 10 and 24- August 10th Regular and Joint Meeting with School Committee

September 14 and 28

October 5 and 19

November 2 and 23

December 7- Regular Meeting and Joint Meeting with School Committee



Randolph Inauguration

DRAFT Meeting Minutes

**Meeting Date: Friday, January 2, 2026, at 6:00 p.m.
Stetson Hall-6 S. Main St, Randolph MA 02368**

This is an in-person meeting only. The public is invited to attend this meeting in person. Please note that this meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering this meeting for any purpose, including participating, viewing, listening, or testifying, grants permission to the Town to record and televise or otherwise publish their presence and testimony

- I. Procession of Elected Officials**
 - A. Town Council: Christos Alexopoulos, Richard Brewer, James F. Burgess Jr., Natacha Clerger, Ryan Egan, Jesse Gordon, Katrina Huff-Larmond, Kevin O’Connell and Brandon Thompson
 - B. School Committee: Kirby Christian, Beverly Coles-Roby, Ida V. Gordon, Lisa Millwood, and Natalie Oliveras
 - C. Stetson Hall Trustees: Henry Cooke and Marie Morisset
- II. Procession of the Color Guards**
 - A. Honor Guards from Randolph Police and Fire entered
- III. Pledge of Allegiance led by Henry and Luke Brewer**
- IV. National Anthem Sang by Blessing Akinyode**
- V. Invocation was read by Rev. Fr. Romanos Karanos, Ph.D.**
- VI. Oaths of Office By Town Clerk, Cheryl Sass**
 - A. Each member of the Town Council was sworn in individually.
 - B. Each member of the School Committee was sworn in individually.
 - C. Each member of the Stetson Hall Trustees was sworn in individually.
- VII. Organization of Committees- James F. Burgess**
 - A. Election of Council President and Vice President

Motion: Councilor Gordon nominated Councilor Huff-Larmond for President. This nomination was seconded by Councilor Huff-Larmond.

Roll Call: 2-7-0 (Nays: Alexopoulos, Brewer, Burgess, Clerger, Egan, O’Connell, Thompson)

Nomination falls.

Motion: Councilor Brewer nominated Councilor Egan for President. This nomination was seconded by Councilor O’Connell.

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

Nomination passes, Ryan Egan is the President of the Town Council.

Motion: Councilor Gordon nominated Councilor Huff-Larmond for Vice President. This nomination was seconded by Councilor Clerger.

Roll Call: 2-7-0 (Nays: Alexopoulos, Brewer, Burgess, Clerger, Egan, O’Connell, Thompson)

Nomination falls.

Motion: Councilor Egan nominated Councilor Brewer for Vice President. This nomination was seconded by Councilor Thompson.

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

Nomination passes, Richard Brewer is the Vice President of the Town Council.

- B. Gavel of Authority Transferred to Council President
 - 1. Gavel of Authority was transferred to Ryan Egan.

C. Election of Town Council Representative to the School Committee

Motion: Councilor Egan nominated Councilor O’Connell. Councilor O’Connell accepted the nomination. The councilors voted unanimously for Councilor O’Connell to be the School Committee representative.

D. Election of School Committee Chair and Vice Chair

Motion: Natalie Oliveras nominated Lisa Millwood for School Committee Chair. This nomination was seconded by Ida Gordon.

Roll Call Vote: 6-0-0

Nonomination passes, Lisa Millwood is the chair of the School Committee.

Motion: Natalie Oliveras nominated Kirby Christian for School Committee Vice Chair. This nomination was seconded by Ida Gordon.

Roll Call Vote: 6-0-0

Nomination passes, Kirby Christian is the vice chair of the School Committee.

E. Election of Officers for the Stetson Fund Trustees

Motion: Marie Morisett nominated Henry Cooke as chair of the Stetson Hall Trustees. This nomination was seconded by Henry Cooke.

Roll Call Vote: 2-0-0 (Yays: Cooke and Morisset Absent: Greene)

Nomination passes, Henry Cooke is the Stetson Hall Chair.

Motion: Henry Cooke nominated Marie Morisett as vice chair of the Stetson Hall Trustees. This nomination was seconded by Marie Morisett.

Roll Call Vote: 2-0-0 (Yays: Cooke and Morisset Absent: Greene)

Nomination passes, Marie Morisett is the Stetson Hall Vice Chair.

Motion: Marie Morisett nominated Ira Greene as clerk of the Stetson Hall Trustees. This nomination was seconded by Henry Cooke.

Roll Call Vote: 2-0-0

Nomination passes, Ira Green as the Stetson Hall Trustees Clerk.

VIII. Greetings by Town Manager, Brian P. Howard

- A. Town Manager Howard recognized the late William Alexopoulos who served for the town for many years and had a positive impact in town. A moment of silence was held for Mr. Alexopoulos. Town Manager Howard thanked all involved with the planning and set up for the

Inauguration, including the town hall staff, police, fire, DPW, and Stetson Trustees. Manager Howard thanked the Town Council for continuing to support the needs of the town. Finally, he thanked all members for what they do to make Randolph a better community.

IX. Benediction was read by Rev. Fr. Romanos Karanos Ph.D

X. Greetings by School Committee Chair

A. Lisa Millwood congratulated the newly elected officials on their election. Mrs. Millwood acknowledged the state representatives for their support in the town. Chairwoman Millwood thanked Jaime Ackles and Andrea Nixon for their time serving on the School Committee. Mrs. Millwood would like to work collaboratively with the Town Council, focusing on communication as we move forward through the year.

XI. Greetings and Closing Remarks from Town Council President

A. Ryan Egan welcomed and thanked the Town Council for their trust in him to lead the Council. President Egan thanked both his family and professional colleagues for their support throughout his municipal career. President Egan mentioned the state of the art elementary school, water treatment plant, road paving and community health center, all of which has been achieved under the leadership of the Town Council and Town Manager Howard over the years. President Egan hopes to tighten up town council processes, specifically for subcommittees. President Egan hopes to increase communication and transparency among departments this year. President Egan then thanked all involved in making tonight possible as well as the attendees.

XII. Adjournment

A. Council President Egan invited all to join them for photos and light refreshments.

XIII. Recessional

The Inauguration concluded at 7:08 PM.



**Randolph Town Council
Town Council Meeting**

DRAFT Meeting Minutes

**Meeting Date: Monday, January 12, 2026, at 6:00 p.m.
Randolph Town Hall-Chapin Hall 2nd Floor**

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

Call to Order: Council President Ryan Egan called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), Richard Brewer (In-Person), James F. Burgess Jr. (In-Person), Natacha Clerger (In-Person), Ryan Egan (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 Vice President Brewer.

Moment of Silent Prayer: Moment of Silent Prayer held in memory of an earthquake that killed thousands of Haitians in 2010 as well as the recent passing of Marina Baker.

Approval of Meeting Minutes:

1. Approval of Meeting Minutes for June 23, 2025
2. Approval of Meeting Minutes for July 18, 2025
3. Approval of Meeting Minutes for July 28, 2025
4. Approval of Meeting Minutes for August 11, 2025
5. Approval of Meeting Minutes for November 24, 2025
6. Approval of Meeting Minutes for December 8, 2025

Council President Egan requested that collective action be taken when making the motion to approve the above meeting minutes.

Motion: Councilor Alexopoulos motioned to collectively approve the meeting minutes of June 23, July 18, July 28, August 11, August 24 and December 8, 2025. This motion was seconded by Councilor Clerger.

Roll Call Vote: 9-0-0

Motion passes.

Announcements from the President:

1. Thanked his colleagues for their trust to be president of the Council. President Egan asked that the council treat each other kindly, fair and impartial as we face the upcoming year.

2. Subcommittee surveys have been circulated to councilors for their preferences.

Presentations: None

Correspondence:

1. Xfinity Notice- The Town Council received a notice of an increase in billing. This increase is due to sales tax now being charged on leased equipment. Customers will be made aware of this change with their January bills.

New Business:

1. Approval of Town Council Meeting Dates
 - a. President Egan asked for discussion on the meeting dates.
 - b. Town Attorney Christine Griffin stated that the school committee is aware of these meeting dates. President Egan added that there are four joint meetings with the school committee in this proposed schedule.
 - c. Councilor Burgess expressed concerns over the workshop meetings not being televised or recorded. He asked the Council President if they could be recorded and televised to remain consistent. President Egan stated that these meetings will have minutes taken and the public will be invited to attend.

This discussion was paused and will continue after the public hearing.

Public Hearings:

1. 6:15 PM - Community Development Block Grant (CDBG) FY26 - Authorization to Submit Application
 - a. Town Planner Michelle Tyler was present to ask for the Council's approval to apply for the grant again this year. Alicia Boyd was also present to give an overview of what this grant has been able to accomplish. The CDBG grant helps with housing rehabilitation via loans for low and moderate income residents. Lead paint removal and getting residential spaces up to code is a big part of this program. Another great benefit of this grant is that funds can be used for childcare. CDBG is a federally funded program which has been very successful.

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

- b. Guerlince Semezler, 60 Mill St; asked about the criteria for residents to participate in this program. Alicia Boyd stated that there is an income component to the program.

There were no further Public Comments. The Public Comments portion of the Public Hearing was closed.

- c. Councilor Gordon asked how to get more funds for Randolph. Mrs. Boyd stated that there is no formula for the money but that in order to qualify there is a population stipulation.
- d. Councilor Huff-Larmond asked about the amount per household? Mrs. Boyd stated that \$50,000 or \$70,000 with lead paint.
- e. Councilor Brewer asked if the low income rental units count towards our 10% affordable units required by the state, which was answered with a no.

Motion: Councilor Alexopoulos moved to submit an FY26 CDBG grant for housing rehabilitation and childcare subsidies and to authorize the Town Manager to sign the grant application and associated forms. This motion was seconded by Vice President Brewer.

Motion passes.

Public Comments/Discussions:

1. Guerlince Semezier, 60 Mill St: Congratulations to all members of the council and the newly appointed Council President. Mr. Semezier asked for the Council to support the voiceless members of the community given the recent nationwide events.

Proclamations: None

Appointments: None

Motions, Orders and Resolutions: None

Old/Unfinished Business: None

New Business: Continued

1. Approval of Town Council Meeting Dates (*Continued*)

Motion: Moved by Councilor Alexopoulos to approve the 2026 Town Council meeting dates as presented. This motion was seconded by Vice President Brewer.

Roll Call Vote: 9-0-0

Motion passes.

2. Approval of Proposed FY2027 Budget Schedule
 - a. President Egan went over the proposed dates and deadlines in regards to the budget.
 - b. Councilor Burgess asked how this schedule falls within the budget schedule in the Charter. Town Attorney Griffin stated that the goal of this schedule is to meet all the guidelines laid out in the Charter.
 - c. Councilor Gordon asked if the Budget Subcommittee was going to meet again?
 - d. Councilor Burgess would like clarification on the intentions of this schedule. Council President Egan wanted to take what was spoken on in the Budget Subcommittee meeting and create a schedule that would align with the expectation of the town manager, school committee and town departments.
 - e. Councilor Gordon would like to have the chance to make his priorities known for the FY2027 budget.
 - f. Councilor Burgess asked about when/if the department heads would be coming in front of the Council to explain the needs in their budgets. Council President Egan believes that the budget questions should be directed to the Town Manager.
 - g. Councilor Huff-Larmond thanked President Egan for having this discussion on the budget meeting schedule. She then asked if the Town Manager has received department budgets as stated in the proposed schedule. President Egan will inquire with the Town Manager.

- h. Councilor Burgess asked how capital planning fits into this proposed budget schedule. Egan states it is not listed on this chart but it could be amended with capital improvements if preferred. President Egan asked for the Town Managers input on dates that we could add to this proposed schedule for capital improvement plans. Town Manager Howards says that a capital plan in late summer would make the most sense.
- i. Town Accountant Janine Smith states that if we need a capital plan in August, we cannot use free cash for those projects. Free Cash would not be available until early/mid October, once free cash is certified. If we do the capital plan in August as mentioned then this would have to be funded by borrowing.

Motion: Councilor Gordon motioned to approve the calendar with the amendment of adding two CIP meeting dates, one in August and one in September as well as a November meeting to discuss the future budget. This motion was seconded by Councilor O’Connell.

Roll Call Vote: 9-0-0

Motion passes.

- 3. Council Order 2026-004: Municipal Aggregation-Authorization for the Establishment of Electricity Aggregation Program
 - a. Assistant Town Manager Monica Lamboy gave a presentation displaying what Municipal Aggregation is, our next steps and other communities who participate in aggregation. There is a public meeting being held on Wednesday for residents to gain more information. There will be a 30 day window for comments from Residents.
 - b. Councilor Gordon asked about the savings in other communities due to aggregation. Councilor Gordon asked if residents can opt out. Assistant Town Manager Lamboy stated that all residents will get a card that will allow them to check a box to opt out. Councilor Huff-Larmond clarified that replying is opting out.
 - c. Councilor Huff-Larmond asked how long until residents see the potential savings. Mrs. Lamboy will research and forward information to Councilor Huff-Larmond.
 - d. Councilor Alexopoulos asked if this creates the need for a municipal light board? Town Manager Howard states that this does not.

Motion: Councilor O’Connell moved to approve Council Order 2026-004, seconded by Councilor Alexopoulos.

Roll Call Vote: 8-0-0 (Absent at vote: Clerger)

Motion passes.

- 4. Council Order 2026-006: Transfer of General Fund Free Cash for Contract with BETA Engineers To Provide MS4 Year 8 Consulting and Engineering Services
 - a. Councilor Burgess asked about the storm water and what they are doing to make sure it is staying clean. Town Manager Howard will reach back out to Councilor Burgess with more information after speaking with the DPW.

Motion: Councilor Alexopoulos moved to approve Council Order 2026-006, seconded by Vice President Brewer.

Roll Call Vote: 9-0-0

Motion passes.

- 5. Council Order 2026-007: Transfer of Water/Sewer Retained Earnings To Bring Water Tanks Into Structural and Safety Compliance

Motion: Councilor Alexopoulos moved to approve Council Order 2026-007, seconded by Councilor Clerger.

Roll Call Vote: 9-0-0

Motion passes.

- 6. Council Order 2026-008: Transfer of General Fund Free Cash to the FY2026 Operations Expense Budget
 - a. These funds would be used to provide maintenance to the water tanks. We need to ensure the safety and compliance of these water tanks. This could potentially allow us to extend their service.
 - b. Councilor Burgess asked if another tank was being talked about. Town Manager Howard mentioned that Deer Park is being looked to see if a booster station would help with water pressures. Councilor Burgess then asked if Pond Street's water tower will be kept. Town Manager Howard stated at this time there has been no decision on whether or not this tank will be staying.
 - c. Councilor Gordon wanted confirmation that these funds were not being used for the Pond Street tank since there is a high possibility that the tank will not be needed with the new water treatment plant.

Motion: Councilor Alexopoulos moved to approve Council Order 2026-008, seconded by Councilor Clerger.

Roll Call Vote: 9-0-0

Motion passes.

Councilor Alexopoulos left the meeting at 7:58 PM.

- 7. Council Order 2026-009: Transfer of General Fund Free Cash to the FY 2026 Community Programs Expense Budget and the FY 2026 Library Expense Budget
 - a. A discussion was held on extending the hours and programs at the Randolph Intergenerational Community Center (RICC), Councilor Huff-Larmond and Councilor Gordon would like to explore the possibility of this.

Motion: Vice President Brewer moved to approve Council Order 2026-009, seconded by Councilor Thompson.

Roll Call Vote: 8-0-0 (absent at Vote: Alexopoulos)

Motion passes.

- 8. Council Order 2026-003: Proposed Amendment To Town Council Rules Pertaining to Committees and Suspension of the Rules

- a. President Egan introduced the Council Order and stated that this would need to be at meetings before any action can be taken. The hope is for this Council Order to be at the January 26th meeting for a vote of the Council. This amendment will help streamline the process and policy for subcommittees. President Egan went on to detail the proposed changes to the Council Rules pertaining to subcommittee meetings. This amendment includes removing, adding and changing the names of a few subcommittees. The meetings under this amendment would require subcommittee meetings to be televised, recorded and follow a schedule.
- b. Councilor Clerger asked how the Proclamation process would be under these new rules? President Egan stated that there would be a further discussion on how this subcommittee would operate should the amendment be passed.
- c. Councilor Thompson asked if the Veterans Representatives would overlap with the Veterans subcommittee. Town Attorney Griffin stated that at this time there are no proposed changes to the council representatives.
- d. Councilor Burgess requested that the appointments be added to the next draft.
- e. Councilor Clerger asked how many subcommittees a councilor could sit on? Town Attorney Griffin does not believe that there is a number for that but there is a cap for how many you can be a chair of.
- f. Councilor Gordon asked if the Finance Committee will still be a 9 member committee. This is still the Council President's intention. Councilor Gordon then asked about the meeting minute timelines for residents. Town Attorney Griffin mentioned that meeting minute timelines are part of Massachusetts General Law.
- g. Councilor Gordon would like to propose an ordinance that public comments be allowed on all meetings, specifically the Tri-water board.
- h. Councilor O'Connell asked for clarification on the flow of items on an agenda under these proposed rules.
- i. Councilor Burgess asked about the process of posting a public hearing within a subcommittee. President Egan would like to have the public hearings held at a regular meeting for logistical reasons. Councilor Burgess' main concern is that residents have ample time to be made aware of happenings around their property.
- j. Councilor Huff-Larmond would like to ensure that resident requests are being answered accordingly and in a timely manner.
- k. President Egan is open to hearing any amendments from councilors before the next meeting.

Town Managers Report:

- 1. MLK celebration is on Monday January 19th at Stetson Hall.
- 2. The application for the CDBG is on the town website.
- 3. Gave thanks to Town Council Clerk Emily, Assistant Town Manager Monica Lamboy, Councilor Clerger, DPW, Police, Fire and the Stetson Trustees for all the hard work that goes into planning the Inauguration.
- 4. Recommended going to a concert put on by the Randolph Community Band. They put on a great holiday concert. There are events upcoming for the band.
- 5. Friendly Food Pantry is hosting an event in February.

Committee Reports:

1. Councilor O’Connell says the School Committee did meet. Joe Sexton is the new facility director and looks forward to seeing what he does for the schools. The school committee has appointed all the members for their subcommittees. Councilor O’Connell is trying to move up the tour at the North Randolph School.
2. Councilor Gordon would like to have a presentation done by the Redevelopment Authority. Councilor Burgess asked if they have the means to raise their own funds?

Open Council Comments:

1. Councilor Huff-Larmond: happy new year! Residents should take advantage of the CDBG if they apply. Thank you to residents for attending the holiday events. The annual Randolph MLK celebration will be held on Monday from 12-3PM at Stetson Hall. Registration is required for this event. Friday January 16th there will be MLK events in the Boston Commons. Councilor Huff-Larmond congratulated herself as one of the Municipal Elected Women Leaders.
2. Councilor Thompson: Spoke on the recent current events going on mainly the cruelty that is going on.
3. Vice President Brewer: Stetson Hall looked great during the Inauguration and thank you to everyone who made that night possible.
4. Councilor Burgess: will have a letter next meeting for a vote from the council
5. Councilor O’Connell: Inauguration was beautiful. The holiday decor around town was amazing as well. January 24th youth basketball is starting up at the RICC. Randolph Community Band is coming up.
6. Councilor Gordon: February 1st at Stetson Hall at 2pm is the Children's concert performed by the Randolph Community Band. March 28th a fundraiser will be held for the community band at the Tirrell Room in Quincy at 6pm. Tickets are required for this event. Councilor Gordon suggested a few items for the capital plan such as a budget for the Redevelopment Authority, community shuttle and to keep the paving budget at 4 million per year. These will be requested formally during those discussions.
7. Councilor Clerger: still handing out food to residents that are in need, please just reach out to Councilor Clerger via text with your name and preferences. This will continue as long as the resources are there. Councilor Clerger does not accept money for the food, if you would like to make a monetary donation, these can be made to the food pantry.
8. Councilor Egan: Food is Love dinner event is coming up on February 21st. This will be held at the Bluehills Ballroom (former Lombardos). The event starts at 5PM. Thanks to the Town Manager, School Committee, Town Attorney and Town Finance Director for the support over the past weeks. Council President Egan gave a special thanks to Assistant Town Manager Lamboy for the work she has done for Randolph during her employment.

Adjournment:

Motion: Motion to adjourn made by Councilor Clerger, seconded by Vice President Brewer.

Roll Call Vote: 6-1-0 (Yays: Brewer, Clerger, Gordon, Huff-Larmond, O’Connell, Thompson Nays: Egan)

Motion passes.

The Town Council meeting adjourned at 9:08 PM.

Notification of Upcoming Council Meetings:

January 26

February 2, 9, 23

March 9 and 23
April 13 and 27
May 4 and 18
June 8 and 22
July 13 and 27
August 10 and 24
September 14 and 28
October 5 and 19
November 2 and 23
December 7



Randolph Town Council

DRAFT Meeting Minutes

**Meeting Date: Monday, January 26, 2026, at 6:00 p.m.
Meeting held via Zoom**

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

Call to Order: Town Council Clerk, Emily Lorgeree called the meeting to order.

Roll Call – Council Members Present: No Councilors were present.

The Town Council Clerk read into the record “Good evening, I am Emily Lorgeree, and I am the clerk to the Randolph Town Council. I am administratively opening this Town Council meeting for the purpose of continuing the public hearing scheduled for this evening. The Town Council meeting that was scheduled for today, January 26, 2026, at 6:00 p.m., has been canceled. The regular Town Council meeting is scheduled to be held on Monday, February 9th at 6:00 p.m., this is going to be the next regular Town Council meeting. There were several public hearings scheduled for 6:15 today. I will stay on the Zoom until that time. At 6:15 p.m., I will administratively open and continue each of those public hearings as instructed and authorized by the Town Council President”.

Public Hearings: At 6:15 p.m. on Monday, January 26th, 2026; Council Clerk Lorgeree administratively opening and continuing the following public hearings that were scheduled for this evening. The public hearing on the following:

- 1). Council Order 2026-001: National Grid Pool Petition at Turner Lane
- 2). 2026-002 National Grid Pole Petition at Mazzeo Drive, Ohmans Lane, and Circuit Drive
- 3). Public hearing regarding request for extension of special permit for 502 South Main Holdings, LLC
- 4). the public hearing regarding presentation and public input for the FY2027 budget.

Each of these public hearings will be continued until 6.15 p.m. on Monday, February 9th, 2026.

Adjournment : Council Clerk Lorgeree administratively adjourned the meeting.

Meeting adjourned at 6:16 PM

Redevelopment Authority Staffing, Financial Models, Funding Opportunities, & Costs

Presentation to RRA
Monday, December 15, 2025

Research Performed

- ▶ Phone conversations with:
 - ▶ Gardener
 - ▶ Holyoke
 - ▶ Somerville
 - ▶ Stoughton
 - ▶ Woburn
- ▶ Questions regarding staffing, financial administration, insights, etc.
- ▶ Internet research regarding funding opportunities

Staffing Models

- ▶ City / Town staff assigned to support the redevelopment authority
 - ▶ Holyoke
 - ▶ Somerville
 - ▶ Woburn
- ▶ City / Town staff receive stipend to serve as Executive Director
 - ▶ Gardener - Director of Community Development & Planning meets with City Council subcommittee 2x per month to provide oversight because has 2 roles
- ▶ Part time clerical and legal support via contract
 - ▶ Stoughton

Financial Structure

- ▶ No funds managed by redevelopment authority
 - ▶ Somerville - SRA has MOU with City
 - ▶ SRA has no bank account, no property, no assets
 - ▶ SRA has no bond rating, so cannot borrow
 - ▶ City funds land acquisition, issues bonds for infrastructure, accepts grants on behalf of redevelopment authority

- ▶ MGL121B §19. Municipal Appropriations to Defray Agencies' Initial Costs and Annual Administrative Expenses.
 - ▶ *Cities and towns may raise and appropriate money for the purpose of defraying the initial costs and annual administrative expenses of an operating agency authorized to be organized therein, including the expense of preparing any plans, studies, programs and surveys an operating agency is authorized to prepare and the expense of preparing plans in connection with one or more proposed projects.*

Financial Structure

- ▶ Have separate bank account from town / city
 - ▶ Gardener
 - ▶ Holyoke
 - ▶ Stoughton
 - ▶ Woburn

- ▶ Questions / Concerns
 - ▶ Signature authority? Should have 2 signatures on checks
 - ▶ CPA may be required for year end accounting / IRS reporting
 - ▶ How to handle grants so are not co-mingled?
 - ▶ May need to purchase Quickbooks for proper tracking

Grants & Other Funds

▶ MassDevelopment

- ▶ **Brownfields Redevelopment Fund** - Awards of up to \$250,000 in site assessment funding, and/or up to \$750,000 in remediation
- ▶ **Underutilized Properties Program** - from \$50,000 to \$1,000,000 for building capital improvements and up to \$250,000 for pre-development. Capital improvements essential to occupancy/increased occupancy of existing structures include: building stabilization, roof repair, HVAC system improvements, tenant improvements, compliance with building code(s), fire/life safety system regulations, accessibility requirements, seismic code and other similar regulations
- ▶ **Site Readiness Program** - supports efforts to support new, large-scale private development that can result in direct economic impact to the community in terms of new commercial, industrial, or mixed-use development. Projects that result in at least 50,000 square feet of commercial, industrial, or mixed-used development are most competitive
- ▶ **District Improvement Financing** - enables a municipality to identify and capture incremental tax revenues from new private investment

Grants & Other Funds

▶ Community One Stop for Growth

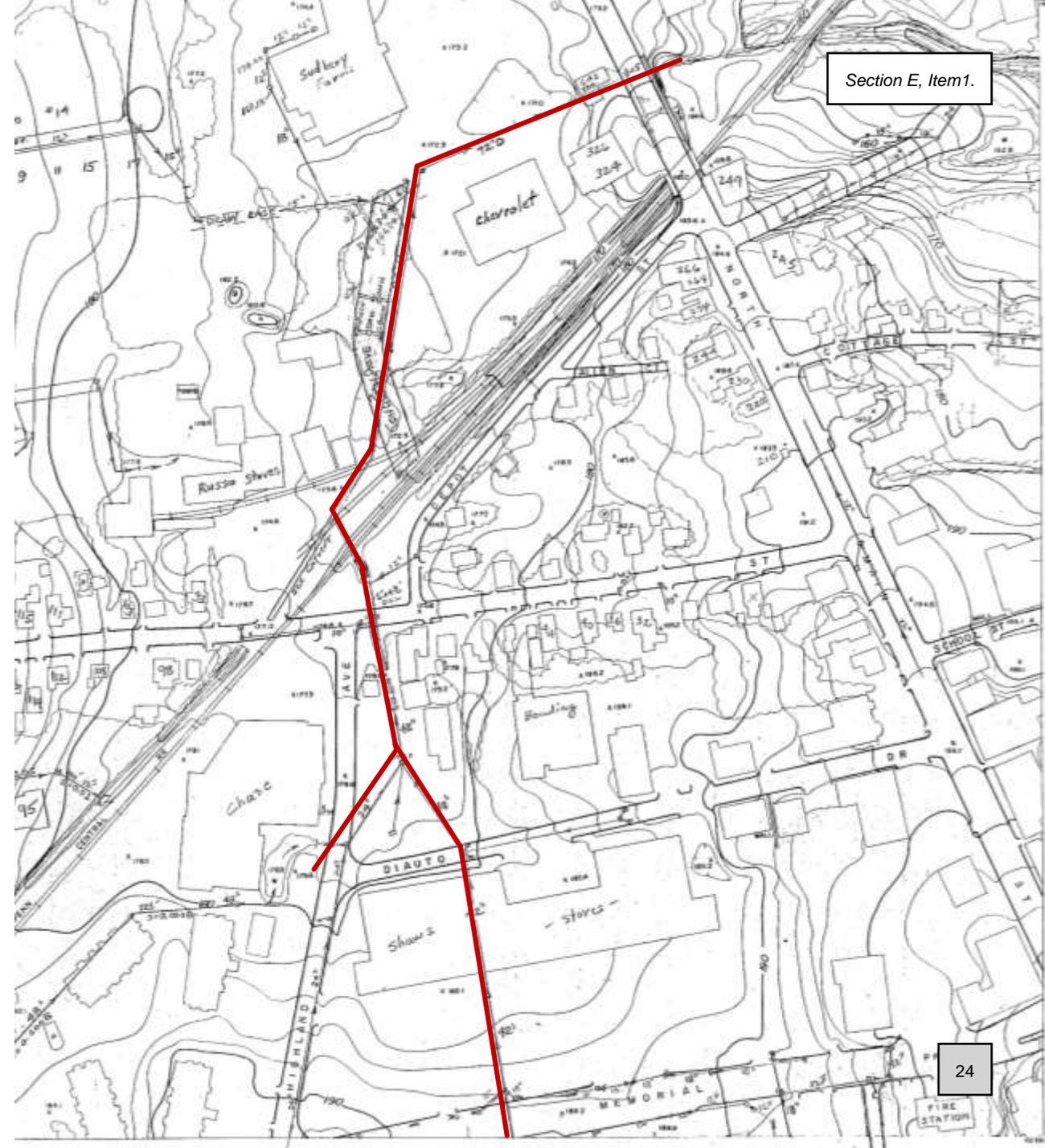
- ▶ **MassWorks** - competitive grant program that provides the largest and most flexible source of capital funds to municipalities and other eligible public entities primarily for public infrastructure projects that support and accelerate housing production, spur private development, and create jobs throughout the Commonwealth.
- ▶ **I-Cubed** - The Infrastructure Investment Incentive Program (“I-Cubed”) is an innovative public-private partnership created to spur economic development and job growth in the Commonwealth through support for large-scale private real estate development projects with significant new public infrastructure requirements estimated to be in the range of \$5 million to \$50 million.
- ▶ **MA Downtown Initiative** - BIDs, design, wayfinding, placemaking, downtown mobility, max of \$25,000-\$30,000
- ▶ **Vacant Storefront Program** - was created to aid municipalities in their efforts to revitalize their downtown and commercial areas by encouraging the occupancy of long-term vacant storefronts. The program allows municipalities to use refundable tax credits as a tool to attract businesses to prominent vacancies within a community’s downtown and/or commercial area.

Land / Property Acquisition

- ▶ Critical need to move forward
 - ▶ Cannot hire master developer without some ownership interest
 - ▶ Typically acquired by municipality and transferred to RA
 - ▶ If sold at equal value or profit, then can \$ be returned to municipality or land sales proceeds can be invested in infrastructure improvements

Implementation Issues

- ▶ Downzoning
- ▶ Potentially underestimated cost of infrastructure



Other Issues

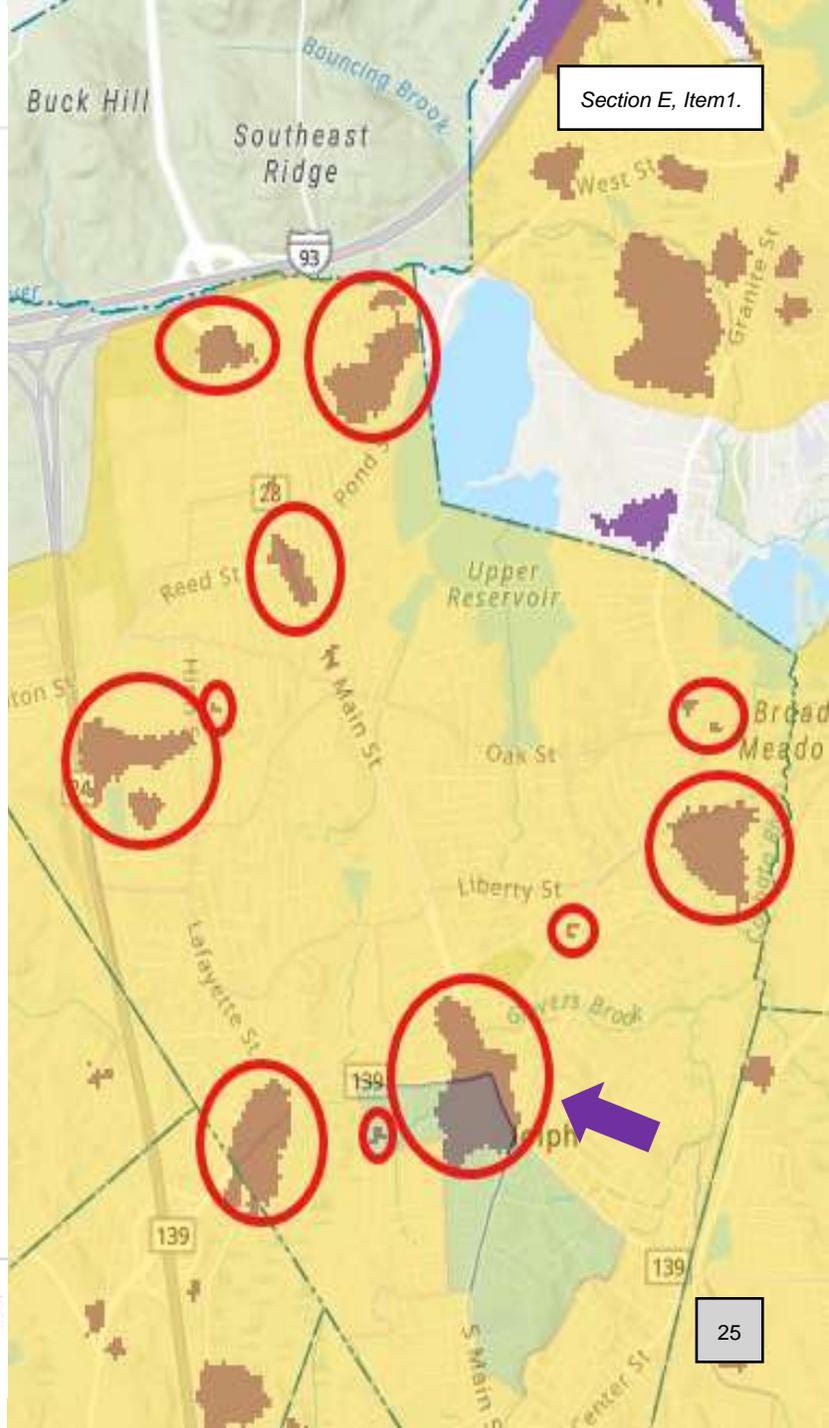
- ▶ Heat Island / Climate Change

Legend [X]

MA 2020 Environmental Justice Block Groups

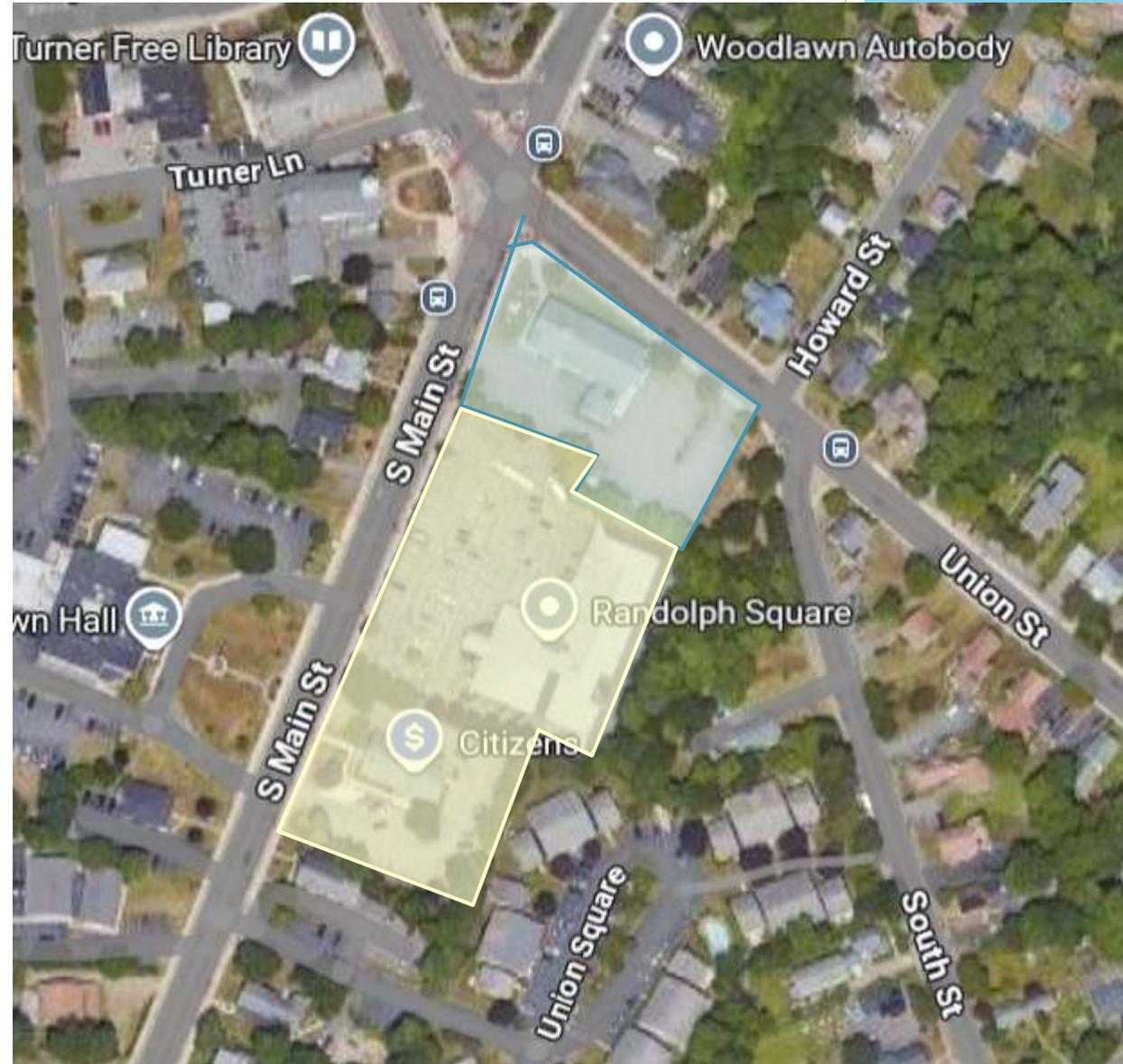
- Minority: the block group minority population is $\geq 40\%$, or the block group minority population is $\geq 25\%$ and the median household income of the municipality the block group is in is $< 150\%$ of the Massachusetts median household income
- Income: at least 25% of households have a median household income 65% or less than the state median household income
- Language isolation: 25% or more of households do not include anyone older than 14 who speaks English very well
- Minority and Income
- Minority and English isolation
- Income and English isolation
- Minority, Income and English isolation

Municipal Boundaries _Towns_ from Survey Points
Polygons



Other Issues

- ▶ Existing boundaries
 - ▶ Do not align exactly with Crawford Square zoning
 - ▶ Mini-market and bank are excluded from redevelopment area
 - ▶ Highland House apartments are also excluded



Comparison

	Assembly Row	Quincy Center	Crawford Square (per Town website)
Size	45 acres (out of 145 in redvt area)	55 acres	92.8 acres
Housing Units	1,500 to date; potential for 2,500 to 5,000 across area	2,645+ built or planned	137 planned
Residents	2,400 to date	5,700	295 planned??
Retail sf	800,000 sf retail	600,000+ sf built or planned	282,000 sf
Office sf	1.1 million sf (MassGeneral, Puma)		
Open space	Waterfront park w/private marina, 3 acre square	Hancock Adams Commons, Adams St pocket park, Ashlar Park, Newbury Ave	TBD
Other	12 screen theater, 200 room hotel	Grocery store, 260+ hotel rooms	TBD
Transit Access	Orange Line MBTA station	Red Line MBTA station	238 and 240 bus

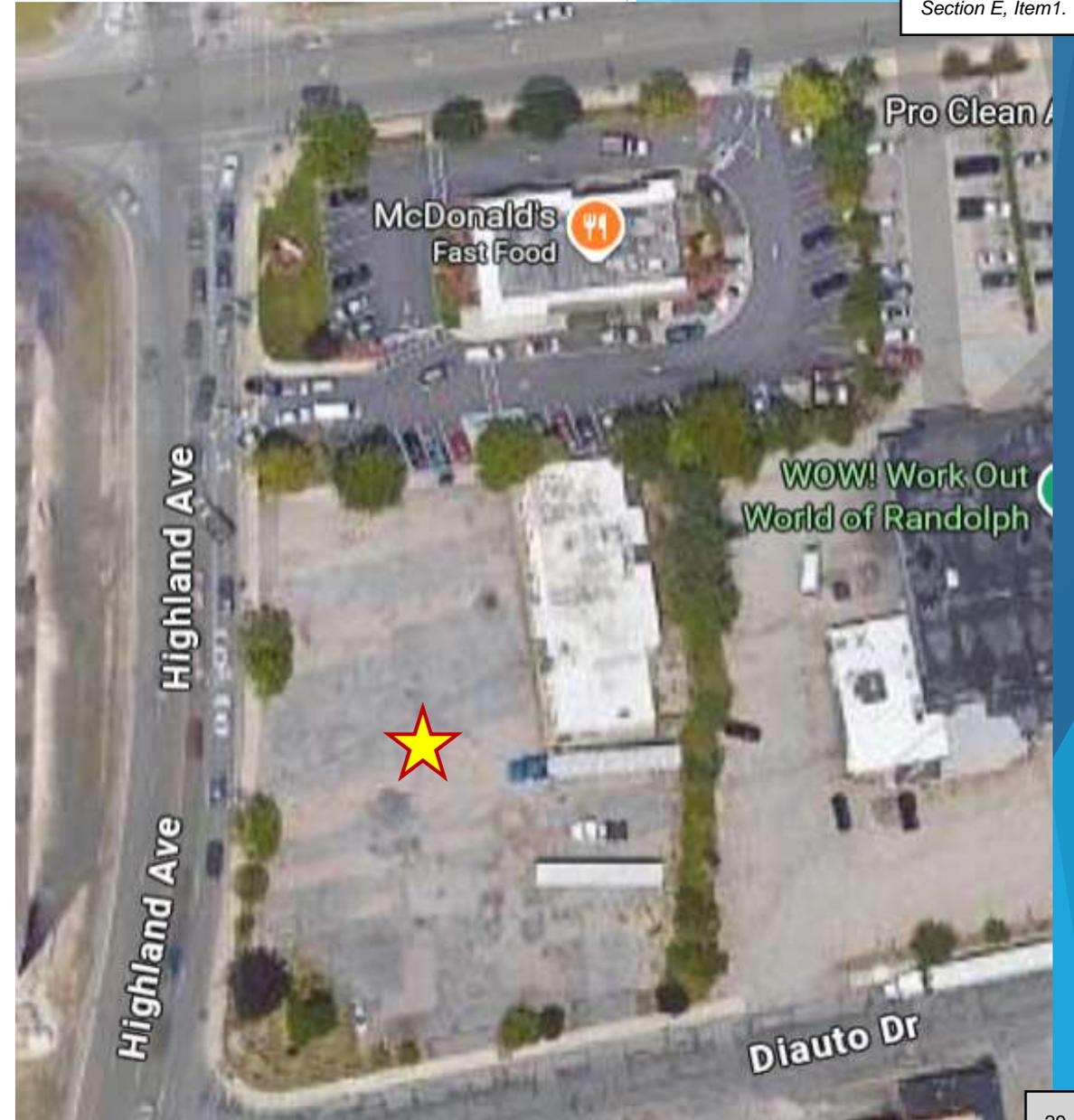
Recent Land Sales

- ▶ Was listed at \$1.8m including business - 9 North Street



Recommendation / Next Steps

- ▶ Use funds for financial analysis and recommendations on how to improve plan (as requested in grant application)
- ▶ Appraisal for 10 Highland Ave
(assessed value of \$703,000;
\$444,700 for land)



Questions & Comments

Council Order: 2026-001

**Introduced by:
Town Manager Brian Howard
February 9, 2026**

**Grant of Location to
Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc.
for new Joint or Identical Utility Pole Locations Within the Town of Randolph**

Consistent with the requirements of M.G.L. ch. 166, Section 22 and any other applicable law, The Randolph Town Council hereby grants joint or identical locations within the Town of Randolph as follows and hereby authorizes Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:
Turner Lane - National Grid to install 1 JO pole on Turner Lane beginning at a point approximately 100 feet Southwest of the centerline of the intersection of North Main Street.
National Grid to install pole to hold 3 phase bank to service businesses on Turner Lane.

Questions contact - Muhammad Jamous muhammad.jamous@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the Board of Selectmen
Of Randolph, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Turner Lane - National Grid to install 1 JO pole on Turner Lane beginning at a point approximately 100 feet Southwest of the centerline of the intersection of North Main Street. National Grid to install pole to hold 3 phase bank to service businesses on Turner Lane. Randolph, MA.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Turner Lane - Randolph, Massachusetts.

No.# 31011488

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Robert Leonida*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *Karen Levesque* _____
Manager / Right of Way

December 4, 2025

Questions contact – Central Design, Muhammad Jamous muhammad.jamous@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the Board of Selectmen of Randolph, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 29th day of July, 2024.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Turner Lane - Randolph, Massachusetts.

No.# 31011488

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Turner Lane - National Grid to install 1 JO pole on Turner Lane beginning at a point approximately 100 feet Southwest of the centerline of the intersection of North Main Street. National Grid to install pole to hold 3 phase bank to service businesses on Turner Lane. Randolph, MA.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 .

Massachusetts City/Town Clerk.
20 .

Received and entered in the records of location orders of the City/Town of
Book _____ Page _____

Attest:
City/Town Clerk

I hereby certify that on _____ 20 , at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....
.....
.....
.....

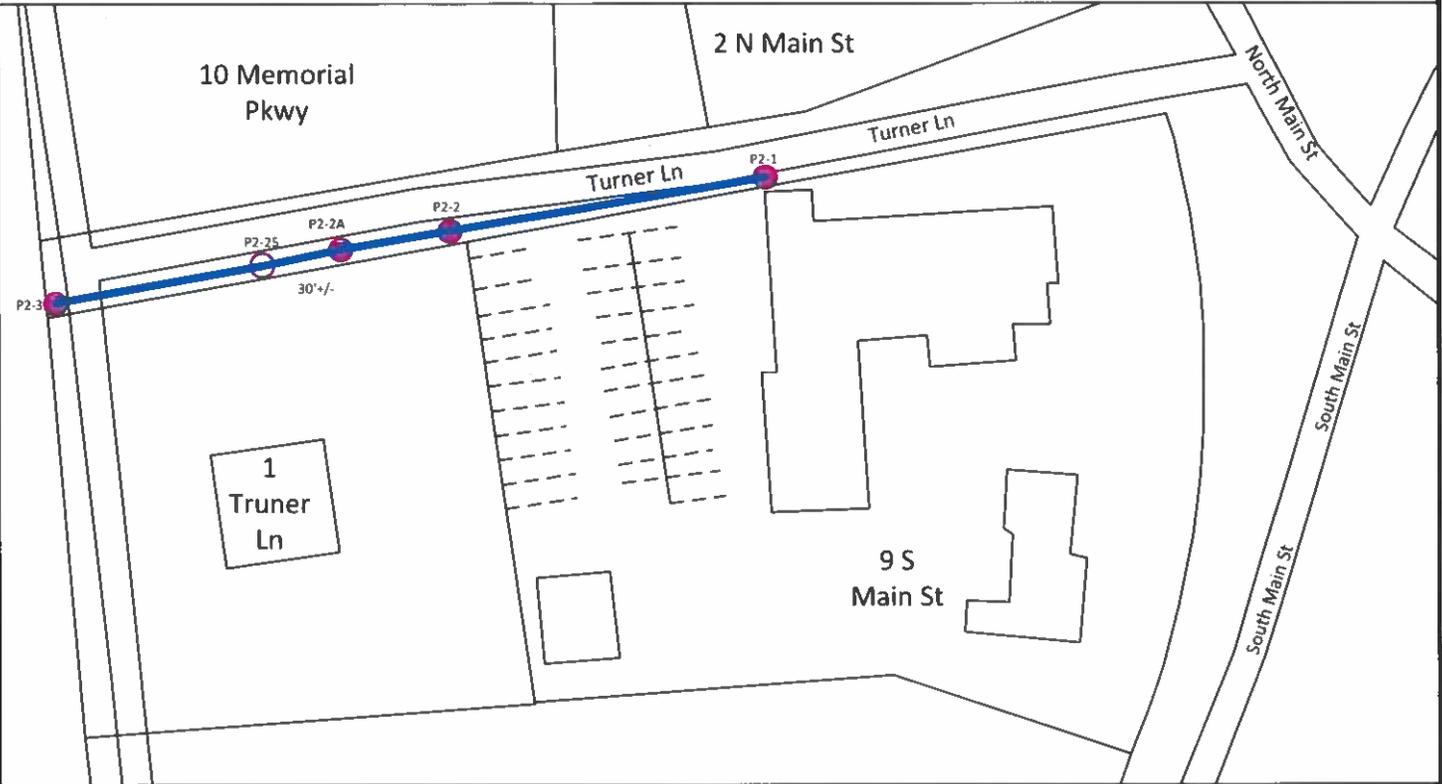
Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of
Massachusetts, on the _____ day of 20 _____ and recorded with the records of location
orders of the said City, Book _____, and Page _____. This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk

Exhibit "A" - Not to Scale
The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.



National Grid petitions to install one new pole (P2-25) in order to provide electrical service to new EV at 1 S Main St.

Distances are approximate

Legend

-  Proposed New JO Pole
-  Existing JO Pole
-  Primary Wire

Pole Petition	Date: 10/27/25 Designer: JAMOUM WR: 31011488
----------------------	--

Sheet 1 of 1
1 Turner Ln, Randolph, MA
New EV Charger
Church/Daycare



Classifieds

To Advertise, visit our website: Classifieds.patriotledger.com
 ■ Public Notices/Legals email: Legals@patriotledger.com
 ■ Business & Services email: PatriotLedgerBusServ@gannett.com
 ■ To post job openings, visit: Patriotledger.com/jobs



TO ADVERTISE
 Visit Our Website:
Classifieds.patriotledger.com

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

AUCTIONEERS - APPRAISERS
PAUL E. SAPERSTEIN CO., INC.
 144 Centre St. Holbrook MA, 02343 • Tel: 617-227-6553
www.pesco.com • MA Lic 295, N.H. 2508, R.I. 9246, VT 057-0002204

Mortgagee's Sale of Real Estate at Public Auctions
WEYMOUTH • VACANT COMM'L BLDGS
TWO PROPERTIES • TWO PROPERTIES
 167 Moore Rd., & 45 Finnell Dr., Weymouth, MA • Fri., Feb. 13, 2026 at 11AM

Properties being auctioned in Entirety. Auction to take place at 167 Moore Rd. 167 Moore Rd. 7.05+/- acres of land improved by a vacant 3-story 120,185+/- sq. ft. industrial facility. 45 Finnell Dr. 3.63+/- acres of land improved by a vacant 50,271+/- sq. ft. industrial facility. Terms of sale: A deposit of \$200,000.00 by bank or certified check will be required at the time & place of sale & additional deposit of 10% of purchase price is due within (5) five business days of sale & balance within (30) five days. All other terms announced at sale. Neither Auctioneer nor Attorney makes any representations as to the accuracy of the information contained herein. Poinsett, Boston, MA, Attorney for Mortgagee.

SALE TO BE HELD ON THE PREMISES
 Deposit by cash, certified or bank check required at time and place of sale and balance 30 days (unless otherwise specified). All other terms announced at sale. Neither Auctioneer, Mortgagee nor Attorney make any representations as to the accuracy of the information contained herein.

Public Notices

at 6:15 p.m. which may be attended by Zoom, by phone, or in-person at Randolph Town Hall, Chapin Hall, second floor, 41 South Main Street, Randolph, MA, 02368, on Council Order 2026-001, which reads essentially as follows: Consistent with the requirements of M.G.L. ch. 166, Section 22 and any other applicable law, The Randolph Town Council hereby grants joint or identical locations within the Town of Randolph as follows and hereby authorizes Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way: Turner Lane - National Grid to install 1 JO pole on Turner Lane beginning at a point approximately 100 feet Southwest of the centerline of the intersection of North Main Street - National Grid to install pole to hold 3 phase bank to service businesses on Turner Lane.

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/public hearing may be found on the Town of Randolph website's calendar on the day of the meeting.

AD# 11979902
 PL 01/17/2026

Council Order 2026-002
LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2026-002

Please take notice that the Randolph Town Council will hold a public hearing on Monday, January 26, 2026, at 6:15 p.m. which may be attended by Zoom, by phone, or in-person at Randolph Town Hall, Chapin Hall, second floor, 41 South Main Street, Randolph, MA, 02368, on Council Order 2026-002, which reads essentially as follows: Consistent with the requirements of M.G.L. ch. 166, Section 22 and any other applicable law, The Randolph Town Council hereby grants joint or identical locations within the Town of Randolph as follows and hereby authorizes Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way in Randolph: Mazzeo Drive - National Grid to install 1 JO pole on Mazzeo Drive beginning at a point approximately 70 feet Northeast of the centerline of the intersection of Circuit Drive and Ohmans Lane. National Grid to install 1 new pole, 11-2, approximately 40 feet right of pole 11 on 45 Mazzeo Drive, Randolph, MA 02368 for EV charging in the parking lot.

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/public hearing may be found on the Town of Randolph website's calendar on the day of the meeting.

AD# 11979882
 PL 01/17/2026

FORD ESCAPE
LEGAL NOTICE
To be auctioned off on
02/14/2026
V.I.N.
1FMCU9H93DUC10353
Pursuant to MGL
C.255, S.39A.
Express Towing
(781) 843-6909

AD# 12000422
 PL 01/17, 01/24,
 01/31/2026

GMC ACADIA
LEGAL NOTICE
To be auctioned off on
01/18/2026
V.I.N.
1GKK4SKD5DJ225377
Pursuant to MGL
C.255, S.39A.
Express Towing
(781) 843-6909

AD# 11958541
 PL 01/03, 01/10,
 01/17/2026

JEEP WRANGLER
LEGAL NOTICE
To be auctioned off on
02/14/2026
V.I.N.
1J4FA4959P718718
Pursuant to MGL
C.255, S.39A.
Express Towing
(781) 843-6909

AD# 12000452
 PL 01/17, 01/24,
 01/31/2026

PUBLIC NOTICES

Govt Bids & Proposals

BIDS/DEBORAH SAMPSON PARK

LEGAL NOTICE
 Town of Sharon Deborah Sampson Park Multipurpose Field

Construction of a natural grass field and softball field with skinned infield at Deborah Sampson Park in Sharon, MA. In addition to the new field space, work will include construction of a small parking lot and driveway, new walkways, a lacrosse wall, chain link fence, landscape and drainage improvements. Documents will be available electronically on Wednesday, January 14, 2026, after 2:00 p.m. Please contact via email olivia@activitas.com to request documents. Bids are due in the Sharon Town Administrator's Office by 12:00 p.m. on Friday, January 30, 2026. A pre-bid site meeting will be held on Wednesday, January 21, 2026, at 11:00 a.m. (weather permitting) at the project site.

#12004343
 PL 1/17/26

Public Notices

2015 BMW 528
LEGAL NOTICE
Auto Auction

Notice is hereby given by Rick's Automotive Towing, 1228 Park Street Stoughton, MA Pursuant to the provisions of G.L.C. 255, Section 39A that on January 26, 2026 at 9am at Rick's Automotive Towing, 1228 Park Street Stoughton, MA, a public auction will be held for the following motor vehicle to satisfy the garage keeper's lien thereon for storage, towing charges, care and expenses of notices ad sale of said vehicle: 2015 BMW 528 VIN #WBA5A7C51FD628277 Mass plate #4THR86. Last known owner Mohamed Mahmoud Zeidan. This notice has been given under the provisions of G.L.C 255 section 39A.

AD# 11955834
 PL 01/03, 01/10,
 01/17/2026

2025 Town Report
LEGAL NOTICE
TOWN OF SHARON, MASSACHUSETTS

The Select Board is seeking a Sharon-based civic or not-for-profit organization that would like to raise money by delivering a copy of the 2025 Annual Town Report to each residence within the Town. If your organization qualifies and is interested in participating in such a fundraising project, it should submit a written price proposal for which it would be willing to provide this service, not to exceed \$1,200.00, to the Select Board before February 2, 2026. Delivery will take place mid-April 2026.

SELECT BOARD
 Sharon, Massachusetts

AD# 11986748
 PL 01/17/2026

CHEVY CAMARO
LEGAL NOTICE
To be auctioned off on
02/14/2026
V.I.N.
2G1FP32P1T2129944
Pursuant to MGL
C.255, S.39A.
Express Towing
(781) 843-6909

AD# 12000437
 PL 01/17, 01/24,
 01/31/2026

CHEVY MALIBU
LEGAL NOTICE
To be auctioned off on
02/03/2026
V.I.N.
1G1ZE5E7XAF322695
Pursuant to MGL
C.255, S.39A.
Express Towing
(781) 843-6909

AD# 12005747
 PL 01/17, 01/24,
 01/31/2026

Council Order 2026-001
LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2026-001

Please take notice that the Randolph Town Council will hold a public hearing on Monday, January 26, 2026,

STUFF

Wanted to Buy

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



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

CASH FOR RECORD ALBUMS
33's, LP's & 45's WANTED
Call George
617-633-2862

Looking to Buy a Car?

Check the classified listings everyday.

FIND a JOB

SELL your CAR

BUY a HOME

FIND a TREASURE

SELL your COLLECTION

FIND a HANDYMAN

BUY a BOAT

FIND a PET

Check out the classified ads everyday.

Council Order: 2026-002

**Introduced by:
Town Manager Brian Howard
February 9, 2026**

**Grant of Location to
Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc.
for new Joint or Identical Utility Pole Locations Within the Town of Randolph**

Consistent with the requirements of M.G.L. ch. 166, Section 22 and any other applicable law, The Randolph Town Council hereby grants joint or identical locations within the Town of Randolph as follows and hereby authorizes Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way in Randolph: Mazzeo Drive - National Grid to install 1 JO pole on Mazzeo Drive beginning at a point approximately 70 feet Northeast of the centerline of the intersection of Circuit Drive and Ohmans Lane. National Grid to install 1 new pole, 11-2, approximately 40 feet right of pole 11 on 45 Mazzeo Drive, Randolph, MA 02368 for EV charging in the parking lot.

Questions contact - Stephen Felix stephen.felix@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the Board of Selectmen
Of Randolph, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Mazzeo Drive - National Grid to install 1 JO pole on Mazzeo Drive beginning at a point approximately 70 feet Northeast of the centerline of the intersection of Circuit Drive and Ohmans Lane. National Grid to install 1 new pole, 11-2, approximately 40 feet right of pole 11 on 45 Mazzeo Drive, Randolph, MA 02368 for EV charging in parking lot.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Mazzeo Drive - Randolph, Massachusetts.

No.# 31167557

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Robert Leonida*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *Karen Levesque* _____
Manager / Right of Way

December 3, 2025

Questions contact – Central Design, Stephen Felix stephen.felix@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the Board of Selectmen of Randolph, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 20th day of October, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Mazzeo Drive - Randolph, Massachusetts.

No.# 31167557

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Mazzeo Drive - National Grid to install 1 JO pole on Mazzeo Drive beginning at a point approximately 70 feet Northeast of the centerline of the intersection of Circuit Drive and Ohmans Lane. National Grid to install 1 new pole, 11-2, approximately 40 feet right of pole 11 on 45 Mazzeo Drive, Randolph, MA 02368 for EV charging in parking lot.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the

Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 _____.

Massachusetts City/Town Clerk.
20 _____

Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:
City/Town Clerk

I hereby certify that on _____ 20 _____, at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....
.....
.....
.....

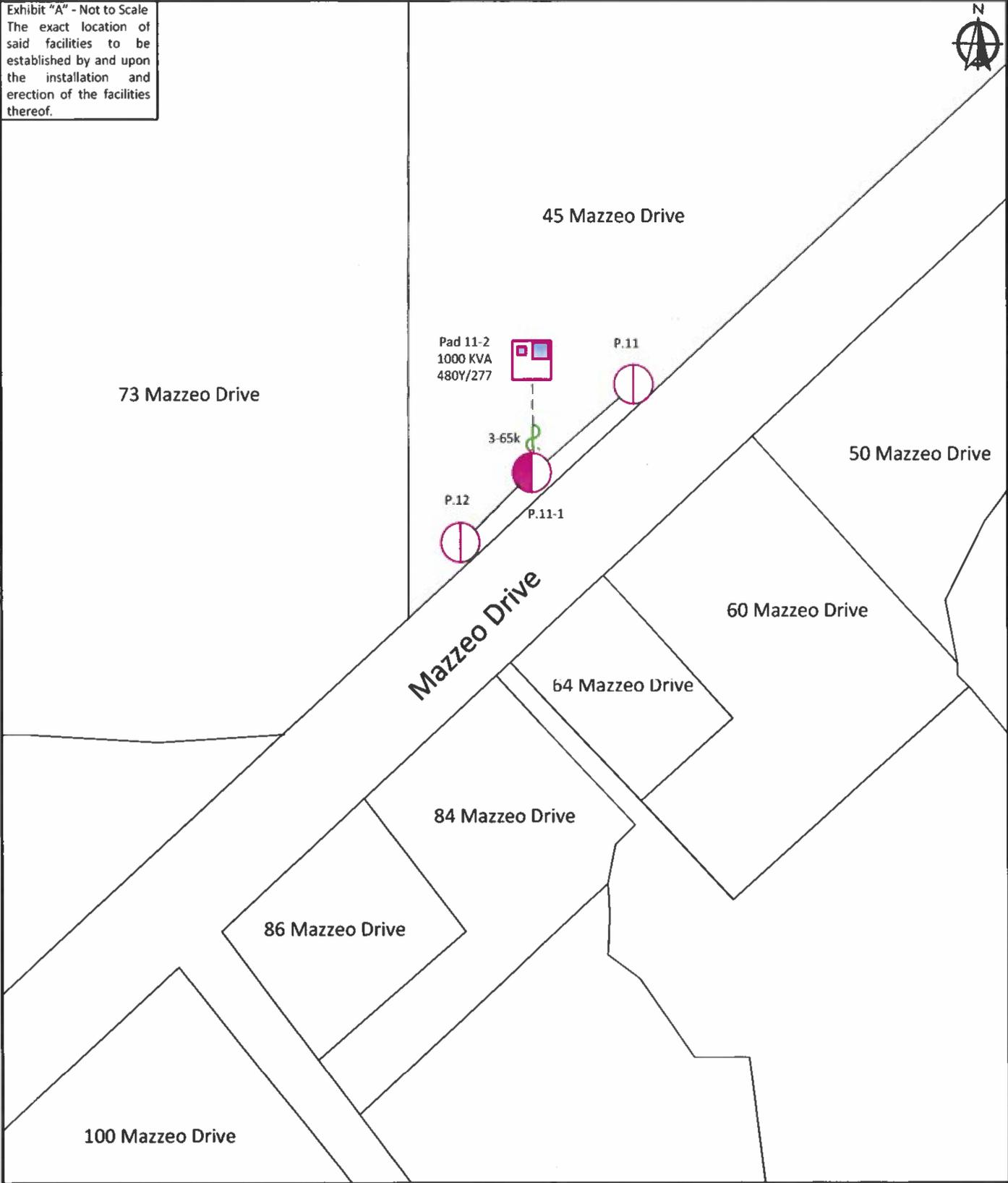
Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of _____
Massachusetts, on the _____ day of 20 _____ and recorded with the records of location
orders of the said City, Book _____, and Page _____. This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk

Exhibit "A" - Not to Scale
 The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.



Legend	
	Existing JO pole
	Proposed new 3ph pad
	Proposed JO pole
	Cut out
	Proposed 2-4" pvc conduit enc. In concrete
	Existing OH primary

Project/ Address

Date: 3/29/25
 Designer: Felixs1
 WR: 31167557

45 Mazzeo Dr, Randolph, MA 02368
 New EV Charger



Classifieds

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

Public Notices/Legals email: Legals@patriotledger.com

Business & Services email: PatriotLedgerBusServ@gannett.com

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



TO ADVERTISE
Visit Our Website:
Classifieds.patriotledger.com

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

AUCTIONEERS - APPRAISERS
PAUL E. SAPERSTEIN CO., INC.
144 Centre St. Holbrook MA, 02343 • Tel: 617-227-6553
www.pesco.com • MA Lic 295, N.H 2508, R.I 9246, VT 057-0002204

Mortgagee's Sale of Real Estate at Public Auctions
WEYMOUTH • VACANT COMM'L BLDGS
TWO PROPERTIES • TWO PROPERTIES
167 Moore Rd., & 45 Finnell Dr., Weymouth, MA • Fri., Feb. 13, 2026 at 11AM

Properties being auctioned in Entirety. Auction to take place at 167 Moore Rd. 167 Moore Rd. 7.05+- acres of land improved by a vacant 3-story 120,185+- sq. ft. industrial facility. 45 Finnell Dr. 3.63+- acres of land improved by a vacant 50,271+- sq. ft. industrial facility. Terms of sale: A deposit of \$200,000.00 by bank or certified check will be required at the time & place of sale & additional deposit of 10% of purchase price is due within (5) five business days of sale & balance within (30) five days. All other terms announced at sale. Neither Auctioneer nor Attorney makes any representations as to the accuracy of the information contained herein. Poinsett, Boston, MA, Attorney for Mortgagee.

SALE TO BE HELD ON THE PREMISES
Deposit by cash, certified or bank check required at time and place of sale and balance 30 days (unless otherwise specified). All other terms announced at sale. Neither Auctioneer, Mortgagee nor Attorney make any representations as to the accuracy of the information contained herein.

STUFF

Wanted to Buy

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



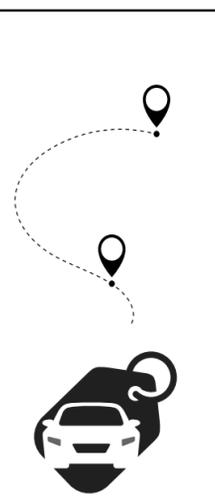
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Looking to Buy a Car?

Check the classified listings everyday.

PUBLIC NOTICES

Govt Bids & Proposals

BIDS/DEBORAH SAMPSON PARK

LEGAL NOTICE

Town of Sharon Deborah Sampson Park Multipurpose Field

Construction of a natural grass field and softball field with skinned infield at Deborah Sampson Park in Sharon, MA. In addition to the new field space, work will include construction of a small parking lot and driveway, new walkways, a lacrosse wall, chain link fence, landscape and drainage improvements. Documents will be available electronically on Wednesday, January 14, 2026, after 2:00 p.m. Please contact via email olivia@activitas.com to request documents. Bids are due in the Sharon Town Administrator's Office by 12:00 p.m. on Friday, January 30, 2026. A pre-bid site meeting will be held on Wednesday, January 21, 2026, at 11:00 a.m. (weather permitting) at the project site.

#12004343
PL 1/17/26

Public Notices

2015 BMW 528

LEGAL NOTICE

Auto Auction

Notice is hereby given by Rick's Automotive Towing, 1228 Park Street Stoughton, MA Pursuant to the provisions of G.L.C. 255, Section 39A that on January 26, 2026 at 9am at Rick's Automotive Towing, 1228 Park Street Stoughton, MA, a public auction will be held for the following motor vehicle to satisfy the garage keeper's lien thereon for storage, towing charges, care and expenses of notices ad sale of said vehicle: 2015 BMW 528 VIN #WBA5A7C51FD628277 Mass plate #4THR86. Last known owner Mohamed Mahmoud Zeidan. This notice has been given under the provisions of G.L.C 255 section 39A.

AD# 11955834
PL 01/03, 01/10,
01/17/2026

2025 Town Report
LEGAL NOTICE
TOWN OF SHARON, MASSACHUSETTS

The Select Board is seeking a Sharon-based civic or not-for-profit organization that would like to raise money by delivering a copy of the 2025 Annual Town Report to each residence within the Town. If your organization qualifies and is interested in participating in such a fundraising project, it should submit a written price proposal for which it would be willing to provide this service, not to exceed \$1,200.00, to the Select Board before February 2, 2026. Delivery will take place mid-April 2026.

SELECT BOARD
Sharon, Massachusetts

AD# 11986748
PL 01/17/2026

CHEVY CAMARO
LEGAL NOTICE
To be auctioned off on 02/14/2026

V.I.N.
2G1FP32P1T2129944

Pursuant to MGL C.255, S.39A.
Express Towing
(781) 843-6909

AD# 12000437
PL 01/17, 01/24,
01/31/2026

CHEVY MALIBU
LEGAL NOTICE
To be auctioned off on 02/03/2026

V.I.N.
1G1ZE5E7XAF322695

Pursuant to MGL C.255, S.39A.
Express Towing
(781) 843-6909

AD# 12005747
PL 01/17, 01/24,
01/31/2026

Council Order 2026-001
LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2026-001

Please take notice that the Randolph Town Council will hold a public hearing on Monday, January 26, 2026,

Public Notices

at 6:15 p.m. which may be attended by Zoom, by phone, or in-person at Randolph Town Hall, Chapin Hall, second floor, 41 South Main Street, Randolph, MA, 02368, on Council Order 2026-001, which reads essentially as follows: Consistent with the requirements of M.G.L. ch. 166, Section 22 and any other applicable law, The Randolph Town Council hereby grants joint or identical locations within the Town of Randolph as follows and hereby authorizes Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way: Turner Lane - National Grid to install 1 JO pole on Turner Lane beginning at a point approximately 100 feet Southwest of the centerline of the intersection of North Main Street - National Grid to install pole to hold 3 phase bank to service businesses on Turner Lane.

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/public hearing may be found on the Town of Randolph website's calendar on the day of the meeting.

AD# 11979902
PL 01/17/2026

Council Order 2026-002
LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2026-002

Please take notice that the Randolph Town Council will hold a public hearing on Monday, January 26, 2026, at 6:15 p.m. which may be attended by Zoom, by phone, or in-person at Randolph Town Hall, Chapin Hall, second floor, 41 South Main Street, Randolph, MA, 02368, on Council Order 2026-002, which reads essentially as follows: Consistent with the requirements of M.G.L. ch. 166, Section 22 and any other applicable law, The Randolph Town Council hereby grants joint or identical locations within the Town of Randolph as follows and hereby authorizes Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way in Randolph: Mazzeo Drive - National Grid to install 1 JO pole on Mazzeo Drive beginning at a point approximately 70 feet Northeast of the centerline of the intersection of Circuit Drive and Ohmans Lane. National Grid to install 1 new pole, 11-2, approximately 40 feet right of pole 11 on 45 Mazzeo Drive, Randolph, MA 02368 for EV charging in the parking lot.

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/public hearing may be found on the Town of Randolph website's calendar on the day of the meeting.

AD# 11979882
PL 01/17/2026

FORD ESCAPE
LEGAL NOTICE
To be auctioned off on 02/14/2026

V.I.N.
1FMCU9H93DUC10353
Pursuant to MGL C.255, S.39A.
Express Towing
(781) 843-6909

AD# 12000422
PL 01/17, 01/24,
01/31/2026

GMC ACADIA
LEGAL NOTICE
To be auctioned off on 01/18/2026

V.I.N.
1GKK4SKD5DJ225377
Pursuant to MGL C.255, S.39A.
Express Towing
(781) 843-6909

AD# 11958541
PL 01/03, 01/10,
01/17/2026

JEEP WRANGLER
LEGAL NOTICE
To be auctioned off on 02/14/2026

V.I.N.
1J4FA4959P718718
Pursuant to MGL C.255, S.39A.
Express Towing
(781) 843-6909

AD# 12000452
PL 01/17, 01/24,
01/31/2026

FIND
a **JOB**

SELL
your **CAR**

BUY
a **HOME**

FIND
a **TREASURE**

SELL
your **COLLECTION**

FIND
a **HANDYMAN**

BUY
a **BOAT**

FIND
a **PET**

Check out the classified ads everyday.

502 South Main Holdings, LLC.
502 South Main Street
Randolph Ma 02368
781-963-6017

December 8, 2025

Members of Randolph Town Council SPGA

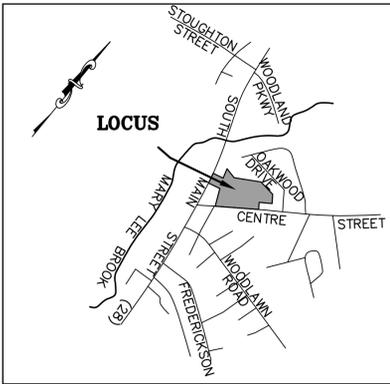
*I am requesting an extension of the **Special Permit** for 502 South Main Holdings LLC., The Village at Center Street Crossing, concerning the property that is identified on Assessor Map 70, Block A, Parcel 12.5421, which the Randolph Town Council issued.*

I am available for any questions.

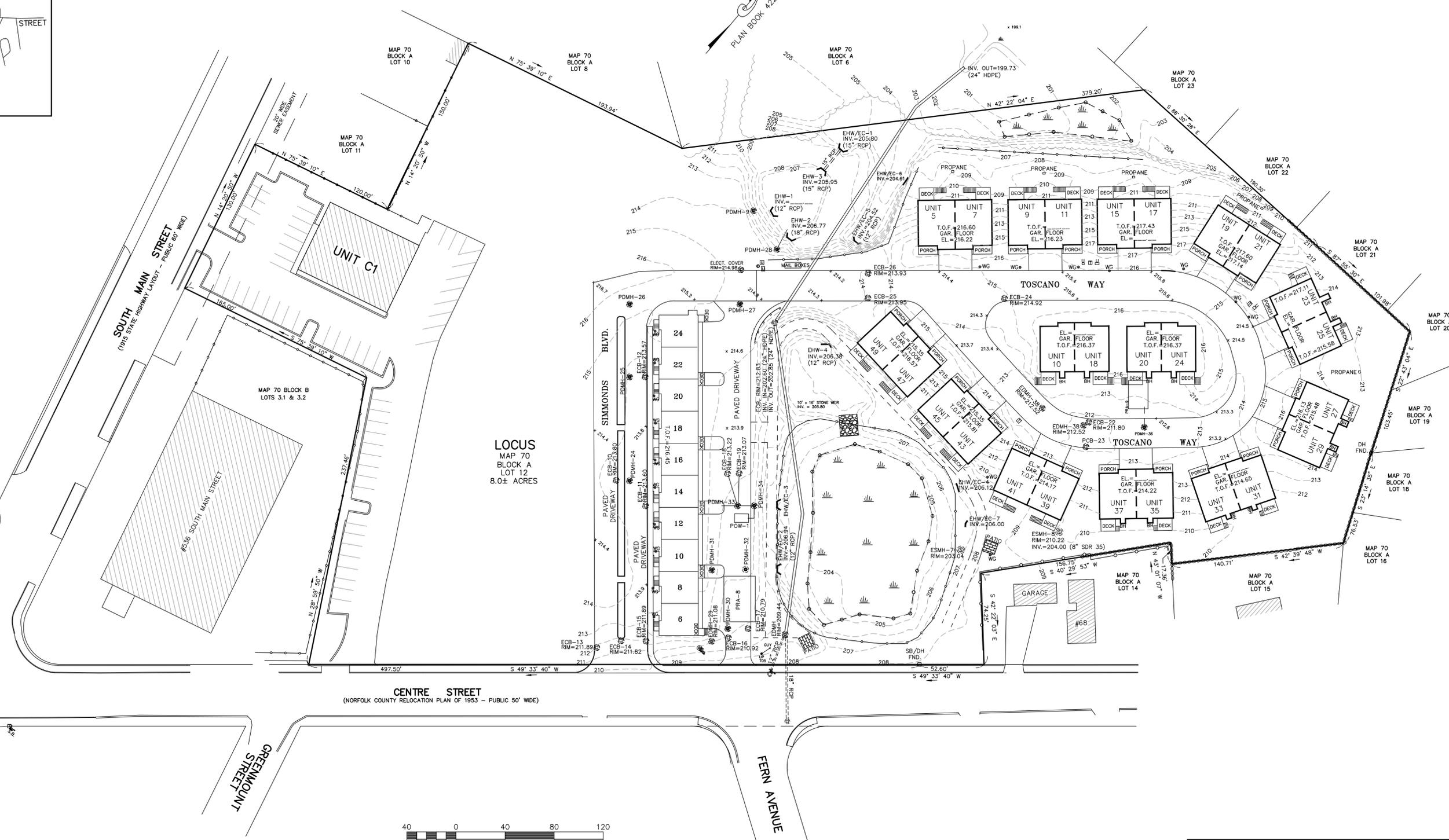
Regards,



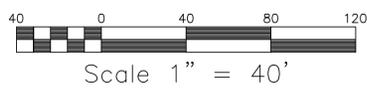
Mary Ellen Wells, Manager
maryellenwells@wellslandscaping.com
502 South Main Holdings, LLC
535 South Main Street
Randolph MA 02368
781-963-6017



LOCUS PLAN



LOCUS
 MAP 70
 BLOCK A
 LOT 12
 8.0± ACRES



UNDERGROUND UTILITY NOTE:
 ALL EXISTING UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THIS PLAN, ARE BASED ON CONTRACTOR PROVIDED INFORMATION. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT REPRESENT ALL UNDERGROUND UTILITIES OR SERVICE LINES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS, DEPTH, SIZE AND TYPE OF UTILITIES OR SERVICE LINES PRIOR TO ANY FUTURE CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE TOWN OF ANY DISCREPANCIES.



**PARTIAL AS-BUILT PLAN
 THE VILLAGE AT CENTRE
 STREET CROSSING CONDOMINIUM
 RANDOLPH, MASSACHUSETTS**

PREPARED FOR:
 502 MAIN STREET HOLDINGS LLC

SCALE: AS SHOWN DATE: 11-25-25
 PROJECT NO. 17-020-043

COLLINS CIVIL ENGINEERING GROUP, INC.
 BRAINTREE - FALMOUTH - WEST BRIDGEWATER, MA
 CIVIL ENGINEERING - LAND SURVEY - L.S.P. SERVICES
 225 SOUTH MAIN STREET, WEST BRIDGEWATER, MA 02379
 TEL: 508-580-2332 MOBILE: 617-347-1363 E-MAIL: GRCPE@AOL.COM



**SPECIAL PERMIT EXTENSION
DECISION DETAILED RECORD
THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF RANDOLPH
December 4, 2023**

The members of the special permit granting authority (SPGA), hereby certify that the following is a detailed record of all the board's proceedings regarding the Special Permit Extension Application of 502 South Main Holding LLC regarding property located at 502 South Main Street, Randolph, Massachusetts which is the property affected by the existing special permit and the request to extend the special permit.

The Randolph Town Council is the SPGA for the special permit and special permit extension request. The application to the SPGA for an extension of the special permit is dated October 11, 2023.

On December 11, 2020, the Randolph Town Council, in its capacity as the SPGA, issued a Special Permit to 502 South Main Holding LLC for a project to be located at 502 S. Main Street in Randolph pursuant to the Union Crossing Transit District Zoning Ordinance. That special permit contained the following condition:

- (11) The Special Permit is issued based on a construction period of 3 years. The Applicant may request an extension of that three year period in increments of 2 years from the Town Council. However, no extension shall be granted for items 1-8 of the phased construction plan as outlined in Section N of the PRA Report.

The application now requests an extension of the special permit decision, which expires on December 11, 2023. A true copy of the original special permit decision (with attachments) is attached as Exhibit 1 and is made a part of this record. A true copy of the special permit extension application is attached as Exhibit 2 and is made a part of this record.

A notice of public hearing was issued on this special permit extension application, a true copy of which is attached as Exhibit 3, and is made a part of this record. Other required notice was also provided.

The public hearing on this special permit extension application was held on November 20, 2023, at 6:15p.m. at Randolph Town Hall in a hybrid meeting where attendance was permitted in person, by internet or by phone. The Applicant presented the extension request and answered questions. The Town Council reviewed the Application, including the plan(s) and supporting materials, as well as materials and information submitted during the public hearing. The Town Council received and gave due consideration to the testimony given at the public

hearing. Opportunity was given to all those interested to be heard in favor or opposition to said special permit extension. The public comments portion of the hearing was closed. Substantial evidence was presented in support of the Applicant's Application for a Special Permit Extension. The Town Council then deliberated and the public hearing was closed.

The following members of the Town Council were present:

- Council Member Christos Alexopoulos
- Council Member William Alexopoulos
- Council Member James F. Burgess, Jr.
- Council Member Richard Brewer
- Council Member Natacha Clerger
- Council Member Ryan Egan
- Council Member Jesse Gordon
- Council Member Katrina Huff-Larmond
- Council Member Kevin O'Connell

After the close of the public hearing on November 20, 2023, the special permit granting authority granted the requested special permit extension until December 11, 2023, via the following vote:

Councilor Clerger moved to grant the requested special permit extension for a period of two (2) years, with an extended special permit extension date of December 11, 2023. Councilor Clerger's motion specifically states as follows: After due consideration of the Applicant's request for relief and based on the facts that have been submitted to the Town Council, including the Applicant's written submissions and the testimony and comments presented to the Council during the public hearing, and based on the recited findings in the original Special Permit Decision and as part of this extension, I move that the Town Council grant the requested Special Permit extension pursuant to the Randolph Zoning Ordinance and all other applicable law to permit the construction and operation of a Union Crossing Transit District Project at 502 South Main Street, Randolph, Massachusetts, as described in the Applicant's Application, and incorporating all findings from the original Special Permit Decision, with the following additional conditions to the Special Permit.

The Motion was seconded by Councilor Burgess.

The members present and voting were as follows:

Council Member Christos Alexopoulos voting to grant the special permit extension, with additional conditions.

Council Member William Alexopoulos voting to grant the grant permit extension, with additional conditions.

Council Member James F. Burgess, Jr. voting to grant the special permit extension, with additional conditions.

Council Member Richard Brewer voting to grant the special permit extension, with additional conditions.

Council Member Natacha Clerger voting to grant the grant special permit extension, with additional conditions.

Council Member Ryan Egan voting to grant the special permit extension, with additional conditions.

Council Member Jesse Gordon voting to grant the special permit extension, with additional conditions.

Council Member Katrina Huff-Larmond voting to grant the special permit extension, with additional conditions.

Council Member Kevin O'Connell voting to grant the special permit extension, with additional conditions.

Roll Call Vote:
9 in favor, 0 opposed
Motion is passed.

And the conditions being:

Special Permit Extension Condition 1: Within six months, the Applicant shall submit a revised plan to the Town which reflects the private ways that exist within the project. That plan shall reflect the private ways that are currently labelled, at the project site, as Simmonds Blvd and Toscano Way. These two private ways, with those names, are hereby permitted by the special permit granting authority as part of the Special Permit. The other paved passageways for automobiles within the project site are parking areas or driveways and shall be so labelled on the revised plan. All references to driveways in the Special Permit shall be private ways.

Special Permit Extension Condition 2: Within six months, the Applicant is to address any inconsistencies concerning the names of the private ways and the addresses of the existing and future dwelling units contained in the project, including resolving issues concerning the way the addresses are listed with the Town Assessor's Office, the Town Engineer's Office, the Town Planning Department, the Norfolk County Registry of Deeds (specifically, any deeds recorded at the Registry concerning dwelling units or private ways contained in the project), and with the Massachusetts E911 System.

Special Permit Extension Condition 3: Within six months, Applicant is to address any ambiguity about the ownership of parcels within the project site such that ownership records are accurate with the Town of Randolph Assessor's Office and the Norfolk County Registry of Deeds.

Special Permit Extension Condition 4: In accordance with Condition (10) of the Special Permit, Applicant is to provide "two sets of interim as-builts" as items 1-8 of Section N in the Report of the PRA are deemed completed. Updated as-builts to include duplex spacing, outside dimensions of duplexes, utility as-builts, etc., as listed in the Special Permit, to be provided within sixty days and with each extension of the permit.

Special Permit Extension Condition 5: On or before July 1, 2024, Applicant is to provide a plan for fulfilling the following commitment by the end of 2024: E.(5) "The Applicant has proposed walking trails throughout the parcel and on the adjacent lot (Town property) to allow convenient access to public transportation and commercial amenities. The walking trail on Town property shall be subject to the review and approval of applicable departments." Applicant shall work with the Town, including any departments with oversight over this Town property, to develop the walking trail as approved in the Special Permit.

Special Permit Extension Condition 6: Subcommittees of the PRA, to be appointed by the Chair of the PRA and currently to include Councilor Burgess, the Chair of the PRA and the District Councilor, are authorized to do ongoing reviews of the progress of the project under the Special Permit.

This list of conditions includes conditions that shall be applied to pre-construction, construction, post-construction and in perpetuity, respectively, each as noted in the PRA report, the original Special Permit Decision, or as otherwise noted above.

Based on the above vote, the Special Permit Extension was deemed granted.

FILING OF DECISION AND RIGHTS OF APPEAL:

This Decision is issued in compliance with the statutory requirements for the issuance of a Special Permit Extension.

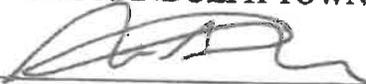
It is hereby certified that copies of this Decision have been filed with the Planning Board and Town Clerk of the Town of Randolph.

This Decision is filed with the Randolph Town Clerk on December 4, 2023.

A certified copy of this Decision shall be issued to the Property owner and to the Applicant.

APPEAL: M.G.L. c. 40A, §9 states that "appeals [of special permit decisions], if any, shall be made pursuant to section seventeen and shall be filed within twenty days after the date of filing of ... [the special permit granting authority's written decision] in the office of the ... town clerk.

**SPECIAL PERMIT DECISION ISSUED ON December 4, 2023
BY THE RANDOLPH TOWN COUNCIL:**



William Alexopoulos – President

Richard Brewer – Vice President

Christos Alexopoulos

James F. Burgess, Jr.

Natacha Clerger

Ryan Egan

Jesse Gordon

Katrina Huff-Larmond

Kevin O'Connell



2020 DEC 11 P 1:23

SPECIAL PERMIT DECISION DETAILED RECORD
THE COMMONWEALTH OF MASSACHUSETTS TOWN CLERK/REGISTRAR
TOWN OF RANDOLPH
December 11, 2020

The members of the special permit granting authority, hereby certify that the following is a detailed record of all the board's proceedings regarding the application of 502 South Main Holding LLC regarding property located at 502 South Main Street, Randolph, Massachusetts, which is the property affected by this special permit.

The application to the board is dated August 3, 2020. The application requests a special permit pursuant to Section 200-14.3 of the Town of Randolph zoning ordinances to permit a development consisting of 60 residential units in 17 buildings, 26 attached garages and 2 detached parking structures with 18 units total, 1 new commercial building and surface parking. A true copy of the special permit application is attached as Exhibit 1, and is made a part of this record.

A notice of public hearing was issued on this special permit, a true copy of which is attached as Exhibit 2, and is made a part of this record. That notice was:

1. Published in the Patriot Ledger, a newspaper of general circulation in the town on November 20, 2020 and November 27, 2020.
2. Posted in a conspicuous place in town hall at least 14 days before the hearing on November 20, 2020 and;
3. Mailed on November 20, certified, notification to abutters, whose property is located within 300 feet of the property line of the property in question. The notice was mailed to the names of persons at the addresses as provided by the most recent tax list kept by the town assessor, with the assessor certifying such names and addresses.

The Applicant filed a letter with the Town agreeing to extend all applicable deadlines under the Zoning Ordinances, M.G.L. ch. 40A or otherwise. The public hearing on this special permit application was held on December 7, 2020 at 6:15p.m. at which time opportunity was given to all those interested to be heard in favor or opposition to said special permit.

The following members of the Town Council were present:

- Council Member Christos Alexopoulos
- Council Member William Alexopoulos
- Council Member James F. Burgess, Jr.

- Council Member Richard Brewer
- Council Member Natacha Clerger
- Council Member Kenrick Clifton
- Council Member Ryan Egan
- Council Member Katrina Huff-Larmond
- Council Member Paul McDermott

A true copy of the minutes of that hearing is attached as Exhibit 3.

After close of the hearing on December 7, 2020, the special permit granting authority granted the requested special permit with the following members present and voting. Councilor McDermott moved to approve the Special Permit under the UCTD to 502 South Main Street Holdings as outlined in the PRA report with all conditions as stated wherin, and that upon the council approval 3 sets of plans approved shall be initiated by the Town Council.

- Council Member Christos Alexopoulos voting to grant the special permit.
- Council Member William Alexopoulos voting to grant the grant permit.
- Council Member James F. Burgess, Jr. voting to grant the special permit.
- Council Member Richard Brewer voting to grant the special permit.
- Council Member Natacha Clerger voting to grant the grant special permit.
- Council Member Kenrick Clifton voting to grant the special permit.
- Council Member Ryan Egan voting to grant the special permit.
- Council Member Katrina Huff-Larmond voting to grant the special permit.
- Council Member Paul McDermott voting to grant the special permit.

The special permit granting authority granted the above special permit based on the following findings and reasons:

That the use is in harmony with the intent and purpose of the zoning by-law, and that the use does meet the other provisions of the zoning by-law. Each member voting as follows:

- Council Member Christos Alexopoulos_ voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.
- Council Member William Alexopoulos voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.
- Council Member James F. Burgess, Jr. voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.
- Council Member Richard Brewer voting to find that the use is in with the intent and purpose of zoning because it conforms to zoning by-law.
- Council Member Natacha Clerger voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.
- Council Member Kenrick Clifton voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.
- Council Member Ryan Egan voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.

Council Member Katrina Huff-Larmond voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.

Council Member Paul McDermott voting to find that the use is in harmony with the intent and purpose of zoning because it conforms to zoning by-law.

The special granting authority voted to grant the special permit with conditions:

- Council Member Christos Alexopoulos voted to approve the special permit with conditions.
- Council Member William Alexopoulos voted to approve the special permit with conditions.
- Council Member James F. Burgess, Jr. voted to approve the special permit with conditions.
- Council Member Richard Brewer voted to approve the special permit with conditions.
- Council Member Natacha Clerger voted to approve the special permit with conditions.
- Council Member Kenrick Clifton voted to approve the special permit with conditions.
- Council Member Ryan Egan voted to approve the special permit with conditions.
- Council Member Katrina Huff-Larmond voted to approve the special permit with conditions.
- Council Member Paul McDermott voted to approve the special permit with conditions.

And those conditions being:

- (1) All conditions, recommendations and requirements contained in the Union Crossing Transit District (UCTD) Report of the PRA dated November 12, 2020 ("PRA Report") and attached hereto as Exhibit 4 shall be complied with and that upon the council approval 3 sets of plans approved shall be initiated by the Town Council
- (2) Following a favorable vote by the Special Permit Granting Authority (SPGA) the Applicant shall provide 4 sets of construction drawings and Site Master Plan that include all approved changes by the PRA and Town Council for compliance review prior to signature by the SPGA.
- (3) The SPGA shall sign all pages and only plans with the signatures of the SPGA shall be used to apply for any and all Town Permits for construction. The SPGA shall also sign the approved Site Master Plan. (Note to PRA: this requires that SPGA sign all subsequent drawings, such as duplexes etc.)
- (4) Wetland remediation and basin construction shall be as specified in the PRA Report and any supporting application materials.
- (5) The Applicant shall submit design drawings of the duplexes, townhouses, garden style condos and the commercial building to the PRA for review and approval as the work progresses and prior to receipt of a Building Permit for those structures. The design drawings shall include plans, elevations and renderings showing all details such as, but not necessarily limited to the following, architectural details, dimensions, setbacks, slopes, offsets, materials, colors, etc. The Applicant shall allow 3 weeks for the PRA to review and to schedule a working meeting with the Applicant.

- (6) The Applicant shall submit the Residents Association Agreement to the PRA Subcommittee for review and comment within one year of receiving a Special Permit or requesting a building permit, whichever comes first.
- (7) The Applicant shall meet with the local postmaster and obtain approval of post office box system.
- (8) The project site shall be maintained in a neat and orderly fashion.
 - a. All project materials shall be stockpiled safely and stabilized;
 - b. Dust control and erosion control measures shall be utilized over the course of all construction;
 - c. A stabilized entrance/exit to the site (gravel or other material) shall be installed to prevent tracking of mud/debris onto adjacent streets. The Applicant shall be responsible for sweeping adjacent streets when any construction debris is present;
 - d. Fencing and/or staking shall be employed to demarcate the project boundaries;
 - e. The Applicant is responsible for proper waste collection and disposal including provisions for comfort stations;
 - f. Streets, driveways, sidewalks, etc. shall not be blocked, closed or otherwise rendered impassable; and
 - g. Rodent control stations shall be installed at the time of grubbing and clearing and shall be maintained for the duration of construction.
- (9) The gate located between the two commercial buildings shall remain closed except for emergency use or during Applicant maintenance activities.
- (10) Two sets of interim as-builts shall be provided upon completion of items 1-8 of the Project Phasing section, and every 2 years thereafter until project is completed.
- (11) The Special Permit is issued based on a construction period of 3 years. The Applicant may request an extension of that three year period in increments of 2 years from the Town Council. However, no extension shall be granted for items 1 – 8 of the phased construction plan as outlined in Section N of the PRA Report.
- (12) Any conditions provided by the Conservation Commission and the Storm Water Authority are hereby included as conditions to this Special Permit by reference.

This list of conditions includes conditions that shall be applied to pre-construction, construction, post-construction and in perpetuity, respectively, each as noted in the PRA report or as otherwise noted above

A true copy of the PRA Report is attached as Exhibit 4.

SPECIAL PERMIT GRANTING AUTHORITY

Councilor Christos Alexopoulos

Councilor William Alexopoulos

Council James F. Burgess, Jr.

Councilor Richard Brewer

Councilor Natacha Clerger

Councilor Kenrick Clifton

Councilor Ryan Egan

Councilor Katrina Huff-Larmond

Councilor Paul McDermott

Handwritten signatures on lined paper corresponding to the councilors listed on the left. The signatures are: Councilor Christos Alexopoulos, Councilor William Alexopoulos, Council James F. Burgess, Jr., Councilor Richard Brewer, Councilor Natacha Clerger, Councilor Kenrick Clifton, Councilor Ryan Egan, Councilor Katrina Huff-Larmond, and Councilor Paul McDermott.

APPLICATION FOR SPECIAL PERMIT

- 1. 502 South Main Holding LLC
535 South Main Street, Randolph, Ma 02368
617-438-9236
spwhynot@yahoo.com

2019 JUN 28 A 11: 33



- 2. N/A
- 3. 502 South Main Street, Randolph, Ma 02368
 - a. Map -70
 - b. Block-A
 - c. Parcel-12.5421
 - d. Deed Recorded-02/13/2017, 12:18pm
 - e. Deed Recording-
 - i. Book-34913
 - ii. Page-16
 - f. Plan recording-
 - i. Plan-363
 - ii. Book-422

- 4. Nature of Relief request:
 - a. Special permit pursuant to Article III Section 200-14.3 union crossing transit district which authorizes the Town Council to permit development within the above named zoning district

Detailed explanation of request:

- b. To expand the tax bases of the Town of Randolph by developing our parcel an area of under the UCTD. Creating an area of economic viability and opportunity for multiple housing options while retaining public green space with pedestrian and bike friendly transit overlay project. The developer will create a residential owner-occupied village that will provide different housing options at different price points and will introduce a commercial building that will complement the existing commercial tax base in the area and cater to the new residential neighbors.

The parcel under UCTD allows for a greater diversity of housing per acre even with the multiple housing options the density will be under the maximum allowed by UTCDD District.

- Duplex Town Homes- 11 Buildings, consisting of 22 units.
- Garden Style Condominums-3 Buildings, consisting of 24 units.
- Townhomes- 1 Building, consisting of 10 units.

The majority of our residential units will be secured by an attached garage or detached garage.

The project will be connected to town water and sewer services and will meet or exceed the town's storm water guidelines. The site will be secured by natural gas and all utilities will be provided by underground connections.

5. Evidence to support grant of special permit:

a. Because of the reasons set forth below the special permit required will be in harmony with the intent and purpose of the zoning by-laws.

- i. The parcel is located within 1.25 miles of the Randolph/Holbrook commuter rail station.
- ii. By applying under the opportunity overlay district the construction of more than one building on a lot as well as mixed commercial and residential is allowed by right.
- iii. The commercial building shall not have a drive through.
- iv. The development is within walking distance to commuter rail, MBTA and BAT systems.
- v. The project does not over burden the land while protecting existing wetlands and open space.
 - 1. Lot Frontage- 100' public way
 - 2. Lot Dept-75'
 - 3. Side yard- #2 for a 2 story building- 20'
 - 4. Rear yard- #2 for a 2 story building-20'
 - 5. Development intensity
 - a. 15 Dwelling units per acre.
 - b. Building Length- 2 Stories-20'
- vi. Bicycle parking or storage exceeds the 1.0 space for every 10 dwelling units by the incorporating garages into the project as well as a bicycle rack provided at the commercial building.
- vii. For more detail and evidence in support of our request for a special permit see the full set of plans as required by the UCTD zoning and see that the plan conforms with section 200-14.3 with regard dimensional, design, landscape and parking standards.

-Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning By-Law as follows

-The project meets the criteria layed out in sections 200-14.3 and is in harmony with the surrounding neighborhood. The existing neighborhood consists of single family dwellings and existing commercial space.

-The project has already constructed additional wetlands on the property but will protect an existing culvert.

The project will open up a new area for neighborhood congregation and enjoyment of the natural environment.

-By providing proper vegetation on site this will enhance the water quality coming through the site and will include water from the town that currently enters unabated.

-The site is designed to provide safe pedestrian and vehicle movement within the site and in relation to the neighborhood.

-The project will meet or exceed the town's requirements for water and sewer capacity and will contribute towards the inflow and infiltration project to detect leaks throughout the system.

-Trash will be taken care of by condo association.

-The project will keep all snow removal within its own property. (See Plan)

- By maintaining the open culvert through the property this allows for added capacity in the event of heavy rain current.

-The project uses landscaping, vegetation methods extensively to buffer impacts from the development. (See Plan)

 - 6-27-19
SCOTT WHYNOT

Bk 34913 Pg 16 #13717
02-13-2017 @ 12:18p

NOT
A N
O F F I C I A L
RECEIVED AND RECORDED P Y
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

NOT
A N MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
O F F I C I A L Date: 02-13-2017 @ 12:18pm
C O P G#1#: 714 Doc#: 13717
Fee: \$2,736.00 Cons: \$600,000.00

QUITCLAIM DEED

CERTIFY

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

M.G. Dunn Realty Co., Inc., a Massachusetts corporation having its usual place of business at 263 Alder Lane, North Falmouth, MA 02556,

in consideration of Six Hundred Thousand Dollars (\$600,000.00) paid

grants to 502 South Main Holdings LLC, a Massachusetts limited liability company having its usual place of business at 530 South Main Street, Randolph, MA 02368

with *QUITCLAIM COVENANTS*

Those certain parcels of land located on the easterly side of South Main Street in Randolph, Norfolk County, Massachusetts, being shown as Lots C, G & F on a plan entitled, "Plan of Land - Randolph, Mass. Lots C, D, E, F & G Centre Street and 8 South Main Street, Dated: March 4, 1994", recorded with Norfolk County Registry of Deeds as Plan No. 363 of 1994 in Plan Book 422.

Lot C containing 7.4 acres, Lot G containing 20,903 square feet and Lot F containing 6,347 square feet according to said plan.

Address of premises: 502 South Main Street, Randolph, MA

The Grantor certifies that the premises being conveyed herein does not represent all or substantially all of the assets of the Grantor in Massachusetts.

For title reference see deeds to the within Grantor recorded with Norfolk County Registry of Deeds in Book 10546 Page 683 and Book 8821 Page 262.

Executed as a sealed instrument this *25th* day of January, 2017.

Return to:

HALLORAN, LUKOFF & SMITH, P.C.
432 COUNTY STREET
NEW BEDFORD, MA 02740-6032

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

M.G. Dunn Realty Co., Inc.

By: [Signature]
Thomas M. Good, Jr., President

By: [Signature]
Stephen M. Good, Treasurer

Bainstable
Plymouth, ss.

COMMONWEALTH OF MASSACHUSETTS

On this *25* day of January, 2017, before me, the undersigned notary public, personally appeared Thomas M. Good, Jr. and Stephen M. Good., proved to me through satisfactory evidence of identification, which was *MABL*, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the President and Treasurer of M.G. Dunn Realty Co., Inc..

[Signature]
Notary Public:
My commission expires: *9/5/19*

 KRISTEN REDDING
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 5, 2019

Bk 34913 Pg 16 #13717
02-13-2017 @ 12:18p

N O T
A N
O F F I C I A L
R E C E I V E D A N D R E C O R D E D
N O R F O L K C O U N T Y
R E G I S T R Y O F D E E D S
D E D H A M , M A

N O T
M A S S A C H U S E T T S S T A T E E X C I S E T A X
N o r f o l k R e g i s t r y o f D e e d s
D a t e : 0 2 - 1 3 - 2 0 1 7 @ 1 2 : 1 8 p m
C l i p : 7 1 4 D o c # : 1 3 7 1 7
F e e : \$ 2 , 7 3 6 . 0 0 C o n s : \$ 6 0 0 , 0 0 0 . 0 0

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WILLIAM P. O'DONNELL, REGISTER

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Attn: to:

HALLORAN, LUKOFF & SMITH, P.C.
432 COUNTY STREET
NEW BEDFORD, MA 02740-6032

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OFFICIAL
COPY

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M.G. Dunn Realty Co., Inc.

By: [Signature]
Thomas M. Good, Jr., President

By: [Signature]
Stephen M. Good, Treasurer

Barnstable
Plymouth, ss.

COMMONWEALTH OF MASSACHUSETTS

On this 25 day of January, 2017, before me, the undersigned notary public, personally appeared Thomas M. Good, Jr. and Stephen M. Good., proved to me through satisfactory evidence of identification, which was MAN, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the President and Treasurer of M.G. Dunn Realty Co., Inc..

[Signature]
Notary Public:
My commission expires: 9/5/19

 KRISTEN REDDING
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 5, 2019

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Business & Services email: PatriotLedgeBusServ@gannett.com
To post job openings, visit: PatriotLedge.com/jobs

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

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littlerichesantiques.com

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33's, LP's & 45's WANTED
Call George
617-633-2862

PUBLIC NOTICES

LEGAL NOTICE
ZONING BOARD OF APPEALS
21 ALLEN STREET
The following Petition will be heard by the Board of Appeals on Monday, January 26, 2026, at 7:00 P.M. at Braitree Town Hall, One JFK Memorial Drive, Braitree, Massachusetts 02184.
Petition #25-03
121 Beals Road
Joseph Burke III, Applicant, for relief from Braitree Zoning Ordinance pursuant to chapters 135-403 (A) and 135-701 to construct a deck and addition to the property located at 121 Beals Road, where 30 ft. is required. The property is located at 121 Beals Road, zone F-2, side yard setback to construct a car port installed on (3) three Sonotube Footings. Side yard setback with placement will be 3 feet towards the back yard and 4 feet off the lot line facing the front yard. 20-foot setback is required for the side yard. The property is located at 21 Allen Street, Pembroke, MA 02359. In Residential District A, as shown on Assessor's Map D10 Lot 16C. A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall.
Frederick Casavant, Chair
#11973097
PL 1/9, 1/16/26

LEGAL NOTICE
ZONING BOARD OF APPEALS
Notice is hereby given that the Pembroke Zoning Board of Appeals will hold a public hearing on Monday, January 26, 2026, at 7:00 pm at the Pembroke Community Center, 128 Center Street, 102A/102B 1st floor, on the application of Noel Heeran, 21 Allen Street, Pembroke, MA 02359, requesting a variance in accordance with the Zoning Bylaws of the Town of Pembroke, Sec. IV.D.3, side yard setback to construct a car port installed on (3) three Sonotube Footings. Side yard setback with placement will be 3 feet towards the back yard and 4 feet off the lot line facing the front yard. 20-foot setback is required for the side yard. The property is located at 21 Allen Street, Pembroke, MA 02359. In Residential District A, as shown on Assessor's Map D10 Lot 16C. A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall.
Frederick Casavant, Chair
#11973097
PL 1/9, 1/16/26

Govt Public Notices
19596731
PL 01/09 & 01/16/2026

LEGAL NOTICE
14 Hillcrest Road
The following Petition will be heard by the Zoning Board of Appeals on Monday, January 26, 2026, at 7:00 P.M. at Braitree Town Hall, One JFK Memorial Drive, Braitree, Massachusetts 02184.
Petition #26-02
14 Hillcrest Road
Noreen Alfi, Applicant, for relief from Braitree Zoning Ordinance pursuant to Chapters 135-403 (A) and 135-701 to construct an addition to the pre-existing

LocalIQ
One click search at jobs.usatoday.com

Govt Public Notices
502 SOUTH MAIN STREET
LEGAL NOTICE
Town of Randolph
Public Hearing
The Randolph Town Council, in its capacity as the Special Permit Granting Authority pursuant to M.G.L. ch. 40A, Section 9 and the Town's Zoning Ordinances, including 5-10.2 and 511.2, will conduct a public hearing on Monday, January 26, 2026 at 6:15 P.M. which may be attended in person at Randolph Town Hall - Chapin Hall - 41 South Main Street, Randolph, MA 02388, or electronically via Zoom or telephone conference. The public hearing concerns the request of the applicant, 502 South Main Holdings LLC, for an extension of a special permit that was granted in 2020 concerning the development located at 502 South Main Street, Randolph, MA 02388, Assessor's Map 70, Block A, Parcel 2.542, pursuant to the Town's Union Crossing Transit District Zoning Ordinance. Project plans and additional information are available through the Randolph Town Clerk's Office during regular business hours at 47 offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link and telephone information to connect to the public hearing may be found on the Randolph website calendar on the day of the meeting.
#11980076
PL 1/9, 1/16/26

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COHASSET ZONING BOARD
The Cohasset Zoning Board of Appeals will hold a hybrid public hearing on Monday, February 2, 2026, at 7:00 pm at 91 Sohler Street, Willcutt Commons regarding an application filed by Erin and Michael Ryan for the property located at 159 Atlantic Ave., Cohasset, MA, shown on Assessor's Parcel ID: F3-29-031. The hearing is also accessible via Zoom. Webinar ID: 886 4973 0039. Passcode: 929648. The applicant seeks a special permit for construction within the Floodplain and Watershed Protection Overlay District. File #: 26.01.05c.

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COHASSET ZONING BOARD
Application and plans can be viewed in the Town Clerk's Office at Cohasset Town Hall. For digital copies of the application materials, please email jgillis@cohassetma.gov
David McMorris, Chair
Cohasset Zoning Board of Appeals
AD# 11988450
PL 01/16 & 01/23/2026

LEGAL NOTICE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM
Notice of License Application Pursuant to M.G.L. Chapter 91 North & South Rivers Watershed Association
NOTIFICATION DATE: January 16, 2026
Public notice is hereby given by North & South Rivers Watershed Association to construct and maintain a pier, gangway, and float at 160 Schoopett Street in the municipality of Pembroke within the waters of North River. The proposed project has been determined to be water-dependent.
The Department will consider all written comments on this Waterways Application received within 30 days subsequent to the Notification Date. Failure of any aggrieved person or group of persons or more, with at least five of the ten residents residing in the municipal ity(s) in which the license or permitted activity is located, to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 6.13(4)(c).
Project plans and documents for the Waterways application are on file for public viewing electronically at: <https://eeapline.eea.state.ma.us/EEAPublicApp/>
#25-001701 D165-APP in the Search Page at the Record ID. If you need assistance, please contact chris.lino@cozera.com or you will be contacted with information on alternative options.
Written comments must be addressed to: Christine Koczera, Environmental Analyst, DEP Waterways Regulation Program, 20 Riverside Drive, Lakeville, MA 02347.
AD# 11982648
PL 01/16/2026

LEGAL NOTICE
VEHICLE PRIVATE AUCTION
Interstate Wrecker Service Inc.
Notice is hereby given, by Interstate Wrecker Service, Inc. Pursuant to the Provisions of G.L.C. 235 Sec 38a that on January 20, 2026 at 8:00am at 293 Revere St Canton, MA the following

LEGAL NOTICE
VEHICLE PRIVATE AUCTION
Interstate Wrecker Service Inc.
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Public Notices
motor vehicle will be sold at private auction to satisfy our garage keepers lien, therefor the towing and storage charges, plus the expenses of notices and sale.
2024 Subaru Impreza VIN# JF1GUA6CR6882081
AD# 11957758
PL 01/02, 01/16/2026

LEGAL NOTICE
TOWN OF BRAITREE
PUBLIC HEARING
The Town Council of the Town of Braitree will hold a Public Hearing on Tuesday, FEBRUARY 3, 2026, starting at 7:30PM at the Cahill Auditorium at Town Hall, 1 JFK Memorial Drive, Braitree, MA. Notice is given under the provisions of M.G.L. Chapter 40A, Sections 5 and 11 and in accordance with the Town Charter, Article 2, Section 2-9(c): 25 070 Mayor: Proposed Zoning Ordinance Text Amendment - Section 135-711 Site Plan Review or take up any action relative thereto. A copy is available for viewing at the Office of the Town Clerk during normal office hours or on the Town's Website: <https://braitreema.gov/101033/Current-Applications>
AD# 11986848
PL 01/16 & 01/23/2026

LEGAL NOTICE
TOWN OF BRAITREE
ZONING BOARD OF APPEALS
Notice is hereby given that the Pembroke Zoning Board of Appeals will hold a public hearing on Monday, January 26, 2026, at 7:00 pm in Pembroke Community Center, 128 Center Street, 102A/102B 1st floor, on the application of,atherine Black, 506 Pine Street, Marshfield, MA 02055, requesting a special permit in accordance with the Zoning Bylaws of the Town of Pembroke, Sec. IV.4.B.5., opening "Black Cat Tattoo", a Body Art Establishment only in the area described in Section III Establishment of Districts, sub-section 4, Business District B, sections A, B, C, and D. The property is located at 254 Church Street, Unit 4, Pembroke, MA 02059.
Frederick Casavant, Chair
AD# 11973146
PL 01/09 & 01/16/2026

LEGAL NOTICE
TOWN OF BRAITREE
ZONING BOARD OF APPEALS
The following Petition will be heard by the Zoning Board of Appeals on Monday, January 26, 2026, at 7:00 P.M. at Braitree Town Hall, One JFK Memorial Drive, Braitree, Massachusetts 02184.
Petition #26-01
381 Elm Street
George Clements, Applicant, for relief from Braitree Zoning Ordinance Requirements pursuant to Chapters 135-402, 135-403 (A), and 135-501. The Applicant seeks a determination of use under Section 135-402 to continue the existing non-conforming use of an Apartment House (5 Units). The property is located at 391 Elm St., zoned Residence B as shown on Assessor's Map D10 Lot 7 with a total lot area of 30,347 sq. ft.
The Full Application may be reviewed at the Department of Planning and Community Development in Braitree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braitreema.gov/101033/Current-Applications>.
AD# 11953667
PL 01/09, 01/16/2025

LEGAL NOTICE
TOWN OF BRAITREE
ZONING BOARD OF APPEALS
The following Petition will be heard by the Zoning Board of Appeals on Monday, January 26, 2026, at 7:00 P.M. at Braitree Town Hall, One JFK Memorial Drive, Braitree, Massachusetts 02184.
Petition #25-28
41 Hillside Road
Matt McLean, Applicant, for relief from Braitree Zoning Ordinance pursuant to Chapters 135-403 (A) and 135-701 to construct a second story addition to pre-existing non-conforming Single-Family Dwelling. The Applicant seeks a

LEGAL NOTICE
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Public Notices
ing to construct a second story addition as the dwelling is within the rear yard setback at 20 ft., where 30 ft. is required. The property is located at 41 Hillside Rd, zoned Residence B as shown on Assessor's Plan 3510 Lot 3E with a total lot area of 8,246 sq. ft.
The Full Application may be reviewed at the Department of Planning and Community Development in Braitree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braitreema.gov/101033/Current-Applications>.
AD# 11953569
PL 01/09, 01/16/2026

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COHASSET ZONING BOARD
The Cohasset Zoning Board of Appeals will hold a hybrid public hearing on Monday, February 2, 2026, at 7 p.m. at 91 Sohler Street, Willcutt Commons regarding an application filed by GSD Estate Nominee Trust for the property located at 54-60 Beach Street, Cohasset, MA, as shown on Assessor's Parcel ID: 54-100124. The hearing is also accessible via Zoom, Webinar ID: 886 4973 0039. Passcode: 929648. The applicant seeks a dock special permit for installation of a dock and reconstruction in the Floodplain and Watershed Protection Overlay District. File #: 26.01.05a.

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COHASSET ZONING BOARD
Application and plans can be viewed in the Town Clerk's Office at Cohasset Town Hall. For digital copies of the application materials, please email jgillis@cohassetma.gov
David McMorris, Chair
Cohasset Zoning Board of Appeals
AD# 11988260
PL 01/16 & 01/23/2026

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Public Notices
ELLIS MATTER
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Norfolk Probate and Family
Court
35 Shawmut Road
Canton, MA 02021
(781) 800-1200
The Full Application may be reviewed at the Department of Planning and Community Development in Braitree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braitreema.gov/101033/Current-Applications>.
AD# 11953569
PL 01/09, 01/16/2026

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COHASSET ZONING BOARD
The Cohasset Zoning Board of Appeals will hold a hybrid public hearing on Monday, February 2, 2026, at 7 p.m. at 91 Sohler Street, Willcutt Commons regarding an application filed by GSD Estate Nominee Trust for the property located at 54-60 Beach Street, Cohasset, MA, as shown on Assessor's Parcel ID: 54-100124. The hearing is also accessible via Zoom, Webinar ID: 886 4973 0039. Passcode: 929648. The applicant seeks a dock special permit for installation of a dock and reconstruction in the Floodplain and Watershed Protection Overlay District. File #: 26.01.05a.

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COHASSET ZONING BOARD
Application and plans can be viewed in the Town Clerk's Office at Cohasset Town Hall. For digital copies of the application materials, please email jgillis@cohassetma.gov
David McMorris, Chair
Cohasset Zoning Board of Appeals
AD# 11988260
PL 01/16 & 01/23/2026

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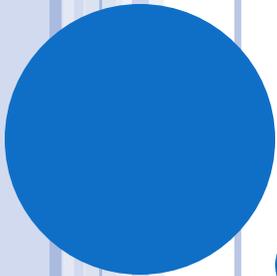
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LEGAL NOTICE



FINANCIAL CONDITION UPDATE

February 9, 2026

FY25 OPERATING RESULTS

- Free Cash
 - The remaining unrestricted funds from operations of the previous year including unexpended free cash from the previous year, actual receipts in excess of revenue projections and unspent amounts in budget line items.

Fiscal Year	As of	Balance Sheet Date	Free Cash Certified
FY26	7/1/2025	6/30/2025	\$ 16,387,288
FY25	7/1/2024	6/30/2024	\$ 13,747,849
FY24	7/1/2023	6/30/2023	\$ 9,275,893
FY23	7/1/2022	6/30/2022	\$ 2,739,768
FY22	7/1/2021	6/30/2021	\$ 3,930,950
FY21	7/1/2020	6/30/2020	\$ 1,031,609

USE OF FREE CASH IN FY25

Order	Use	Amount	Amount Certified
			\$ 13,747,849
2024-046	Unpaid Bills	\$ 36,394	
2024-053	Mobility Hub	\$ 25,000	
2024-055	RPS Budget	\$ 63,485	
2024-059	Financial Review	\$ 30,000	
2025-003	FY25 Budgets	\$ 189,733	
2025-005	School Revolving	\$ 264,722	
2025-009	FY25 Budgets	\$ 200,000	
2025-021	RE Interim Values	\$ 3,500	
2025-029	HVAC System	\$ 75,000	
2025-035	Stabilization	\$ 57,936	
2025-036	OPEB Trust	\$ 1,374,785	
2025-037	Debt Budget	\$ 672,306	
2025-038	Snow & Ice	\$ 547,424	
2025-039	FEMA Covid 19	\$ 335,546	
2025-042	HVAC System	\$ 75,000	
2025-046	Night Before 4th	\$ 65,000	
2025-048	HVAC System	\$ 40,428	
2025-049	FY25 Trash Budget	\$ 700,000	
2025-050	N. Elementary	\$ 250,000	
Total Appropriated		\$ 5,006,260	
Total Available			\$ 8,741,589

RESERVES

- Funds set aside and cannot be spent without an Order being presented by Town Manager and approved by Town Council

- Types of Reserves
 - Free Cash
 - Stabilization
 - Water Stabilization
 - OPEB Trust Fund
(Other Post Employment Benefits)
 - **Compensated Absences**
 - Assessor's Annual Overlay
(Allowance for Abatements/Exemptions)



RESERVES

- Stabilization Fund

- Financial Policy requires balance to be at least 6% of the prior fiscal year's net revenues

FY25 Net Revenues \$134,788,108

6% \$8,087,286

FY25 Ending Balance \$8,054,434

Recommended Funding \$ 32,852



RESERVES

Fiscal Year	Net Revenues Previous Fiscal Year	6% Net Revenues	Net Contributions	Interest Earned	Fiscal Year End Balance
FY16	\$ 86,631,191	\$ 5,197,871			3,682,922
FY17	\$ 89,527,948	\$ 5,371,677	\$ 1,500,000	\$ 58,439	5,241,361
FY18	\$ 93,412,021	\$ 5,604,721	\$ 363,360	\$ 40,601	5,645,322
FY19	\$ 96,405,008	\$ 5,784,300	\$ 47,150	\$ 319,528	\$ 6,012,000
FY20	\$ 100,638,020	\$ 6,038,281	\$ 26,282	\$ 113,118	\$ 6,151,400
FY21	\$ 105,021,934	\$ 6,301,316	\$ (525,000)	\$ 289,482	\$ 5,915,881
FY22	\$ 109,438,174	\$ 6,566,290	\$ 650,409	\$ (23,521)	\$ 6,542,769
FY23	\$ 112,286,055	\$ 6,737,163	\$ 194,394	\$ 157,710	\$ 6,894,873
FY24	\$ 119,800,169	\$ 7,188,010	\$ 293,137	\$ 363,444	\$ 7,551,454
FY25	\$ 126,823,172	\$ 7,609,390	\$ 57,936	\$ 445,043	\$ 8,054,434
FY25	\$ 134,788,108	\$ 8,087,286	\$ 32,852.00		\$ 8,087,286

RESERVES

- Water Stabilization Fund

Fiscal Year	Net Contributions	Interest Earned	Balance
FY16			509,037
FY17	\$ -	\$ 8,230	517,267
FY18	\$ 4,000,000	\$ (7,669)	4,509,598
FY19	\$ 1,500,000	\$ 306,318	\$ 6,315,916
FY20	\$ 1,200,000	\$ 142,154	\$ 7,658,070
FY21	\$ -	\$ 394,274	\$ 8,052,345
FY22	\$ -	\$ 267,983	\$ 8,320,328
FY23	\$ 3,313,150	\$ (551)	\$ 11,632,927
FY24	\$ -	\$ 661,003	\$ 12,293,930
FY25	\$ -	\$ 787,786	\$ 13,081,716
FY26		\$ 472,841	\$ 13,554,557

RESERVES

- OPEB Fund (Other Post Employment Benefits)

Fiscal Year	Net Contributions	Interest Earned	Balance
FY16			21,857
FY17	\$ -	\$ -	21,857
FY18*	\$ 394,115	\$ 8,675	424,647
FY19	\$ 372,165	\$ 52,670	\$ 849,482
FY20	\$ 131,084	\$ 39,068	\$ 1,019,634
FY21	\$ 121,249	\$ 261,095	\$ 1,401,979
FY22	\$ 428,936	\$ (218,873)	\$ 1,612,041
FY23	\$ 337,771	\$ 139,415	\$ 2,089,228
FY24	\$ 939,196	\$ 313,462	\$ 3,341,886
FY25	\$ 1,407,357	\$ 401,071	\$ 5,150,314
FY26		\$ 339,516	\$ 5,489,830
*OPEB Funding Policy adopted			
*FY26 Contribution per policy recommended at \$1,638,729			

RESERVES (NEW & RECOMMENDED)

- In FY25, a Compensated Absences Reserve Fund was created
- Accrued liabilities (vacation, sick, etc.) owed to employees upon separation or retirement
- Originally funded by \$700,000 “Raise and Appropriate” or taxation
- Recommend discussion on creating a Special Education Stabilization Fund



RESERVES

- Allowance for Abatements/Exemptions – commonly referred to as Assessor’s Overlay
- Balance at close of FY25 \$29,330.18
- Amount established during the tax rate setting process and reviewed by Department of Revenue
- Board of Assessors may vote to “release” overlay and it can either be used to fund current year spending –OR- close out to help produce free cash at the close of the fiscal year



OVERALL FINANCIAL CONDITION

- Strong performance through FY25
- Strong reserves – continue to increase
- Strong team working together



CURRENT FISCAL YEAR REVENUES

Tax Levy (net of overlay)	78,630,854	39,174,488	49.82%
Local Receipts	13,646,334	6,273,139	45.97%
State Aid	37,777,169	15,739,050	41.66%
Other Financing Sources	5,937,084	6,537,084	110.11%
Total Revenue & OFS	135,991,441	67,723,762	49.80%

- Motor vehicle excise
- Schedule PILOT payments
- Medicaid reimbursement
- Inspectional services permits
- Bank interest

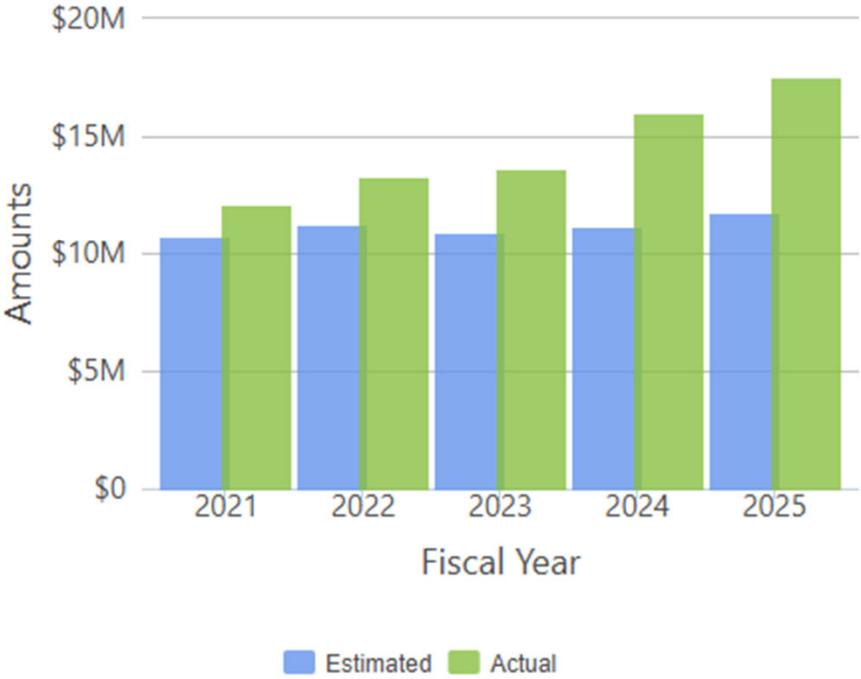


HISTORIC LOCAL RECEIPTS

Local Receipts - Estimates vs. Actuals



PDF Export



CURRENT YEAR BUDGETS

- FY26 tight budgets
- Legal expenses
- Public Safety overtime
- Snow and Ice expenses



MOVING AHEAD

- FY27 estimation of available revenues – vs – priorities, initiatives and level services
- Continue to identify new revenue sources
- Continue to identify efficiencies in operations
- Continue to manage the predictable and unpredictable pressures



FY27 BUDGET PRESSURES

- Debt Budget - \$2M increase due to long-term principal and interest introduced from last bond issue
- Health Insurance Budget – Expected increase to be between 10-12%
- Pension Obligations – Increase of \$233k with 2% discount taken
- Open collective bargaining agreements – Police, Fire and Teachers
- Blue Hills Lottery System





THANK YOU



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STUFF

Wanted to Buy

CASH FOR TOOLS

Hand/Pwr, Carpenters, Machinists, Mechanics, Plumbers, Rollaways. **1-800-745-8665**



LITTLE RICHIE'S ANTIQUES

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

PUBLIC NOTICES

Foreclosure / Sheriff Sales

RANDOLPH, 25 VAN TASSEL DRIVE

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS



LAND COURT DEPARTMENT OF THE TRIAL COURT 26 SM 000125

ORDER OF NOTICE

TO: Juliette A. Griffith and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq): Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF11, Mortgage Pass-Through Certificates, Series 2006-FF11 claiming to have an interest in a Mortgage covering real property in Randolph, numbered 25 Van Tassel Drive, given by Juliette A. Griffith to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Franklin A Division of Nat. City Bank of IN, dated May 9, 2006, and registered at Norfolk County Registry District of the Land Court as Document No. 1101585 and noted on Certificate of Title No. 172542, and now held by the plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before March 2, 2026 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, **GORDON H. PIPER**, Chief Justice of said Court on January 14, 2026.

Attest:
Deborah J. Patterson
Recorder

AD#12006707
PL 1/21/2026

Public Notices

42 HILLSDALE ROAD, HOLBROOK

LEGAL NOTICE

A Public Hearing will be held on Wednesday February 4, 2026 at 7:00 p.m. in the Heritage Meeting Room at Holbrook Town Hall first floor and also via ZOOM to hear the following petition(s) requesting a Variance and/or a Special Permit from the Holbrook Zoning By-Laws.

26-02 Petitioner(s): Anthony Borgos of 42 Hillsdale Rd, Holbrook, MA 02343 requests 2 side variances to construct an attached, approximately 600SF ADU 20' X 30' with full basement

Public Notices

and a walkout enclosure, basement will be connected to main house living at said address. The petitioner requests relief under Holbrook Zoning By-Laws Section 4 Dimensional Regulations, Section 4.1.2 Table of Dimensional, Section 5 Nonconforming Uses and Structures, 5.4 Variance required. Assessor's Plan 41 Lot 032.

HOLBROOK ZONING BOARD OF APPEALS
Keith O'Brien, Chairman

HCAM is inviting you to a scheduled Zoom meeting.

Topic: ZBA: 2-4-26
Time: Feb 4, 2026 07:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
www.zoom.us/join
Meeting ID: 839 6950 1951
Passcode: 558066

AD#11984706
PL 1/14, 1/21/2026

71 Caldwell St. Weymouth
LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS NORFOLK, ss SUPERIOR COURT CIVIL ACTION NO. 2582CV001321

To: The Heirs, Devisees and Personal/Legal Representatives of John T. Daily

and to all persons entitled to the benefit of the Soldiers and Sailors Civil Relief Act of 1940 as amended

GREETING:
Eastern Bank

Claiming to be the holder of a mortgage covering real property situated in Weymouth, MA, at 71 Caldwell Street given by John T. Daily to Eastern Bank dated August 9, 2010 recorded at The Norfolk County Registry of Deeds in Book 27959, Page 2 has filed with said court a bill in equity for authority to foreclose said mortgage in the manner following: by entry to foreclose and by exercise of power of sale set forth in said mortgage.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended, and you object to such foreclosure, you or your attorney should file a written appearance and answer in said Court at Dedham on or before February 25, 2026 or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness Michael D. Ricciuti, Esquire at Dedham the 6th day of January in the year of our Lord two thousand and twenty-six.

Walter F. Timilty,
Clerk

AD# 12004147
PL 01/21/2026

FFY 2026-2030 TRANSPORTATION IMPROVEMENT PROGRAM

LEGAL NOTICE NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD FFY 2026-2030 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) AMENDMENT 2 NATIONAL HIGHWAY FREIGHT NETWORK - CRITICAL RURAL AND URBAN FREIGHT CORRIDORS UPDATES

Old Colony Planning Council (OCPC) is making the FFY 2026-2030 Old Colony Transportation Improvement Program (TIP) Amendment 2, and the National Highway Freight Network - Critical Rural and Urban Freight Corridors Updates available for a Public Review and Comment. Copies will be available at <https://oldcolonyplanning.org> and/or upon request. This process will be used as Brockton Area Transit Authority's (BAT) public participation process. BAT, the Federal Transit Administration (FTA) Section 5307(c) applicant, has consulted with the Old Colony Metropolitan Planning Organization (MPO) and concurs that the public involvement process adopted by the MPO for development of the TIP satisfies the public hearing requirements that pertain to the development of the Program of Projects for the regular Section 5307, Urbanized Area Formula Program, grant applications including the provisions for public notice and the time established for public review and comment. Public notice of public involvement activities and time established for public review and comments on the TIP will satisfy the program of projects (POP) requirements. The public discussion of the TIP at meetings of the Old Colony Joint Transportation Committee (JTC) and Old Colony MPO satisfies the Program of Projects (POP) public hear-

22 Alice Road, Randolph

LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Watson Pierre** to Mortgage Electronic Registration Systems, Inc. as nominee for First Franklin a Division of National City Bank dated August 31, 2006, recorded at the Norfolk County Registry of Deeds in Book 24039, Page 175, affected by a Home Affordable Modification Agreement dated December 1, 2009 and recorded in Book 27321, Page 290; said mortgage was then assigned to Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 by virtue of an assignment dated August 5, 2009, and recorded in Book 27009, Page 342; of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 01:00 PM on **February 5, 2026**, on the mortgaged premises. This property has the address of 22 Alice Road, Randolph, MA 02368. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

A certain parcel of land with the buildings thereon, situated in Randolph, Norfolk County Massachusetts being shown as Lot 0 on a plan entitled "Subdivision of Land in Randolph, Mass" dated May 20, 1959. L.W. DeCelle Surveyors Inc., C.E., filed with Norfolk Registry of Deeds as Plan No 87 of 1951 in Plan Book 210, bounded and described as follows: Southeasterly, Easterly and Northeastly by Gloria Road in three (3) courses measuring respectively one hundred forty-six and 97/100 (146.97) sixty-four and 07/100 (64.07) and ninety-five and 28/100 (95.28) feet; Northwestly by Lot N. as shown on said plan, one hundred eight and 43/100 (108.43) feet, and Southwestly by Lot P. as shown on said plan one hundred twenty (120) feet. Containing 18,230 square feet of land according to said plan Subject to and with benefit of restrictions and easements of record insofar as the same are now in force and applicable together with the right to use the streets and ways laid out on said plan in common with others entitled thereto for all purposes for which streets and ways are used in the Town of Randolph. For Title of the grantor see deed dated April 24, 1984, recorded with Norfolk County Registry of Deeds at Book 6384 Page 96 Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Norfolk County Registry of Deeds herewith.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: December 16, 2025 Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15
By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 303C, Beverly, MA 01915 (978) 921-2670 www.dgandl.com 55527 (PIERRE)

AD# 11946568
PL 01/07, 01/14, 01/21/2026

Public Notices

ing requirements of the FTA. A public meeting of the Old Colony MPO is scheduled for February 17, 2026 at 10:00 AM.

Please send written comments to:
William McNulty
Old Colony Planning Council
70 School Street,
Brockton, MA 02301
wmcnulty@ocpcrpa.org

AD#12005666
PL 1/21/2026

FY2027 Budget Schedule
LEGAL NOTICE Public Hearing Notice Town of Randolph, MA

Please take notice that the Randolph Town Council will hold a public hearing on Monday, January 26, 2026, at 6:15 p.m. which may be attended by Zoom, by phone, or in-person at Randolph Town Hall, Chapin Hall, second floor, 41 South Main Street, Randolph, MA, 02368, on a proposed FY2027 Budget Schedule.

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/public hearing may be found on the Town of Randolph website's calendar on the day of the meeting.

AD# 12008380
PL 01/21/2026

LAVIE 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. NO24P3366EA INFORMAL PROBATE PUBLICATION NOTICE

Estate of: **Bruce LaVie**
Also known as: **Bruce W. LaVie**
Date of Death: **04/02/2022**

To all persons interested in the above-captioned estate, by Petition of Petitioner **Samantha Kane of Hanover MA** a Will has been admitted to informal probate. **Samantha Kane of Hanover MA** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

Homes



Public Notices

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#12003191
PL 01/21/2026

17 Beach Road, Weymouth

LEGAL NOTICE MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Nicole Molnar F/K/A Nicole Barnes to Washington Mutual Bank, F.A., dated June 15, 2005 and recorded with the Norfolk County Registry of Deeds at Book 22529, Page 19 as affected by a Loan Modification recorded on November 8, 2013 in Said Registry of Deeds at Book 31883, Page 125, subsequently assigned to Wells Fargo Bank, NA, as trustee for Freddie Mac Securities REMIC Trust 2005-S001 by JPMorgan Chase Bank, National Association, successor in interest from the Federal Deposit Insurance Corporation, as receiver for Washington Mutual Bank f/k/a Washington Mutual Bank F.A. by assignment recorded in said Norfolk County Registry of Deeds at Book 26664, Page 333 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on February 11, 2026 at 17 Beach Road, Weymouth (North Weymouth), MA, all and singular the premises described in said Mortgage, to wit:

A certain parcel of land with the buildings thereon located in Weymouth, Norfolk County, Massachusetts, and being Lot A on a Plan by Paul J. Knight, R.L.S., dated October 6, 1969, recorded with Norfolk Registry of Deeds in Book 4730, Page 550, and bounded according to said Plan as follows:

EASTERLY by Beach Road, twenty-five (25.00) feet;
SOUTHEASTERLY by Beach Road by two courses, forty-three and 5/10 (43.05) feet and forty-six and 04/100 (46.04) feet;
SOUTHERLY by Lot B thirty-four and 31/100 (34.31) feet;
SOUTHWESTERLY again by Lot B one hundred twenty (120) feet;
NORTHERLY by land now or formerly of Gildea sixty (60) feet;
EASTERLY by land now or formerly of Alrugese forty (40) feet; and
NORTHERLY by land of aforementioned Alrugese seventy-five (75) feet.
Containing according to said plan 9,663 square feet.
For my title see deed recorded with said Deeds in Bk 21092, Pg 478

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

Other terms, if any, to be announced at the sale.

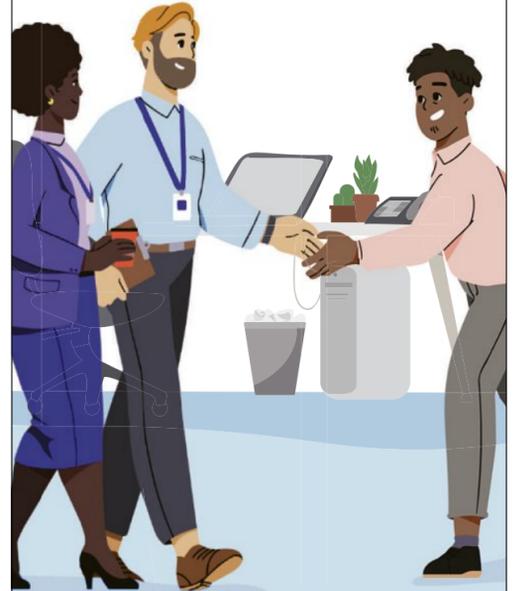
Wells Fargo Bank, N.A. as trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001
Present Holder of said Mortgage,
By its Attorneys,
ORLANS LAW GROUP PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
23-000891

AD# 11943355
PL 01/21, 01/28, 02/04/2026

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Council Order: 2026-003

**Introduced by:
Town Council President Ryan Egan
January 12, 2026**

**Amendment To Town Council Rules Pertaining to
Committees and Suspension of the Rules**

To see if the Randolph Town Council will amend the portions of the “Town Council of Town of Randolph Rules Manual” (“Rules Manual”) pertaining to committees and suspension of the rules as follows:

- 1. Delete the following sentence from Section 43 of the Rules Manual and add it as the last sentence in Section 14 of the Rules Manual: “No rule or procedure of the Town Council shall be suspended unless a majority of the members present consent thereto by a roll call vote.”**
- 2. Delete the heading that comes before Section 33 of the of the Rules Manual, “COUNCIL COMMITTEES” and replace it with the following: “COMMITTEES”.**
- 3. Delete Section 33 of the Rules Manual and replace it with the following:**

SECTION 33: COMMITTEES OF THE TOWN COUNCIL

a. Standing Subcommittees of the Town Council.

There shall be six standing subcommittees of the Town Council as follows:

- 1. Finance Committee** – To consider matters pertaining to finance, including expenditures, receipts, the annual operating budget and the Town’s capital improvement plan.
- 2. Ordinance Committee** - To consider the advisability and merit of proposed general ordinances, proposed zoning ordinances, and proposed amendments thereto.
- 3. Public Safety Committee** – To consider matters pertaining to public safety in the Town of Randolph, including public safety matters involving the Randolph Police Department, the Randolph Fire Department and the Randolph Department of Public Works.
- 4. Appointments, Operations and Oversight Committee** - To consider matters under the jurisdiction of the Town Council pertaining to appointments, operations and oversight, including operational matters that are under the joint jurisdiction of the Town Council and the Town Manager.
- 5. Resolutions and Proclamations Committee** - To consider resolutions, proclamations, citations and recognitions proposed to be adopted or awarded by the

Town Council, to conduct any necessary research or review of those proposals, and to generate proposed final versions of such resolutions, proclamations, citations and recognitions for consideration by the full Council. This subcommittee shall endeavor to group resolutions, proclamations, citations and recognitions together such that this topic is only considered before the full Council at one Council meeting per month, generally at the second Town Council Meeting of each month.

6. Veterans’ Services Committee – To consider matters of concern to Randolph Veterans, including matters relating to Veterans’ benefits and services.

Public hearings may be held by any of these subcommittees, but only when the Town Council includes holding a public hearing(s) as part of the subcommittee’s charge when the Council refers a particular matter to a particular subcommittee.

Each standing subcommittee shall be made up of three members of the Randolph Town Council or, at the President’s annual option, may be comprised as a committee of the whole (meaning that all nine Councilors may be members of that subcommittee).

Pursuant to the Town Charter, the Council President shall appoint all members of all committees of the Town Council, whether special or standing. Members of standing subcommittees shall be appointed on an annual basis, in January or early February of each year, after the Council has organized for the year. All other standing and special committee appointments shall be made no later than the meeting following the creation of a new committee.

Appointed individuals shall receive notification of their appointment from the President prior to the public announcement of the makeup of the committees.

The Council President shall serve as the chair of any standing subcommittee that is comprised as a committee of the whole, unless the President declines to do so, in which case the committee of the whole shall elect a chair from its members. In all other cases, the standing subcommittees shall elect a chair from among their members and shall be chaired by someone other than the Council President. A vice chair of each committee, standing and special, shall also be chosen, in the same manner as the chair of each committee.

No member of the Town Council, other than the Council President when chairing a committee of the whole, shall chair more than one standing subcommittee unless there are more than eight standing subcommittees of the Town Council.

b. Special Committees of the Town Council.

Special committees of the Town Council may be created by vote of the Council or by designation of the President to perform a specific task. Special committees shall be dissolved: i) upon the completion of the assigned task, ii) by vote of the Council (if

the Committee was created by vote of the Council), or iii) by dissolution by the President (if the Committee was created by the President).

Pursuant to the Town Charter, the Council President shall appoint all members of all committees of the Town Council, whether special or standing. Appointments shall be made no later than the meeting following the creation of a new special committee of the Council. Appointed individuals shall receive notification of their appointment from the President prior to the public announcement of the makeup of the committee.

Special committees shall be chaired and vice-chaired by a member of the committee who is designated as chair or vice-chair by the Council President. The Council President shall not serve as chair of a special committee.

4. Delete Section 33A of the Rules Manual and replace it with the following:

SECTION 33A: OTHER COMMITTEE ASSIGNMENTS

At the second Town Council meeting in the month of January, the Council shall appoint the following positions by a majority vote:

- Representative to the Regional Veterans’ Council (only in odd numbered years)
- Tri-Board and Joint Board Representative, if the President elects not to serve
- Library Trustees (2)
- Any other committee or board whose composition includes a Councillor(s)

5. Delete Section 34 of the Rules Manual and replace it with the following:

SECTION 34: COMMITTEE MEETINGS

Committees of the Council (standing and special) shall meet upon the call of the committee chair, or upon the call of a majority of the committee members. The chair, or a majority of the committee members, shall coordinate with the Council Clerk so that the Clerk may post all committee meeting agendas in compliance with the Open Meeting Law. At the first committee meeting of each calendar year the committee shall organize by designating a chair and a vice chair (as described above) and by setting a meeting calendar for the committee for that calendar year. The list of elected officers (chair and vice chair) and the committee’s meeting calendar shall be shared with the Council Clerk and the Council President and shall be posted on the Town Website within one week of the committee’s first meeting of each calendar year.

Committees shall deliberate only on matters that fall under their jurisdiction, consistent with each committee’s charge from the Town Council.

Whenever a committee anticipates that a quorum of the full Council may attend a committee meeting, the committee chair shall work with the Clerk of the Council to place a proper notice on the committee agenda reflecting as such. Only members of

the committee are permitted to vote at committee meetings. Others who attend committee meetings, including other Town Councilors, may not vote and may only speak if invited to do so by the Chair of the committee.

Meetings of the Town Council standing subcommittees shall take place in Chapin Hall, unless the Council President approves another meeting location for a particular subcommittee meeting. Whenever possible, such meetings shall take place as hybrid meetings (public may view them in person and by remote access) and shall be televised on cable television by Randolph Community Television, or shall be recorded by Randolph Community Television.

When committee meetings take place in Chapin Hall, the committee chair shall sit in the central seat at the main Council table in Chapin Hall, the vice-chair shall sit to the chair’s right (from the perspective of the Chair), and the other committee member(s) shall sit to the Chair’s left. Any Town Councilors who are in attendance at the committee meeting, but who are not committee members, may sit at the Council table, to the extent that there are empty, available seats. The nameplates in front of each committee member shall include their name and title (chair, vice-chair, etc.). Even when other Town Councilors attend the committee meeting and are seated at the Council table, no nameplates shall be displayed at the seats of any non-committee members.

6. Delete Section 35 of the Rules Manual and replace it with the following:

SECTION 35: COMMITTEE QUORUM

A majority of the members of a committee shall constitute a quorum.

7. Delete Section 36 of the Rules Manual and replace it with the following:

SECTION 36: COMMITTEE MINUTES AND REPORTS

The Chair of each committee shall take minutes of each committee meeting or shall cause minutes to be taken. Although the Council Clerk shall not be required to attend Committee Meetings unless there is a particular need for the Clerk’s assistance at a particular meeting, a committee chair may request that the Council Clerk create the minutes of a committee meeting, after the fact, from any notes or recordings of the committee meeting that are made by remote access recording, cable television, or otherwise. All committee meeting minutes shall be provided to the Council Clerk and shall be made available to the public, as public records, upon request unless the committee meeting included an executive session, in which case the rules for executive session minutes shall apply.

Committees may make written reports of their work to the Town Council. Any such written reports, as authorized by the committee chair or by a majority of the committee, shall be included on a Town Council agenda and shall be presented to the Council at a Town Council Meeting. To the extent that a Committee Report contains

a request or a recommendation for action by the Council on a particular item, the Town Council President shall include that item on a Town Council agenda for consideration by the Council. Any motion or vote of the Council on the requested item shall be in the form of a vote on the motion, petition, or order as introduced by the Committee, and not on the Committee Report itself.

When debate centers around Committee Reports, committee members may be recognized beyond the time limit to answer questions.

Documents referred to in committee shall be included with the report when presented to the Council.

Nothing in this rule shall be construed to prohibit the introduction of minority reports.

8. Add Section 36A to the Rules Manual, as follows:

SECTION 36A: REFERRAL OF MATTERS TO COMMITTEES

Upon motion, the Council may, by a majority of Councilors present and voting, refer a matter to a committee. When a matter relates to one of the topic areas overseen by a standing Council subcommittee (Finance, Ordinance, Public Safety, Appointments, Operations and Oversight, Resolutions and Proclamations, or Veterans’ Services) the presumption shall be that the matter will be introduced at a Council Meeting and referred to the relevant subcommittee for review and recommendation, prior to final Council action on that matter at a subsequent meeting.

When a matter is introduced and referred to subcommittee, no debate shall take place on that matter until the matter is returned from the subcommittee to the full Council. A matter may be returned to the full Council upon recommendation by the subcommittee to which it was referred, or through the process described below concerning relieving a matter from further consideration.

9. Delete Section 37 of the Rules Manual and replace it with the following:

SECTION 37: RELIEVING FROM FURTHER CONSIDERATION

Upon order of the President or vote of the Council, the President may relieve a committee of further consideration of a matter referred to it and may order the same placed on a Town Council Meeting agenda.

10. Delete Section 43 of the Rules Manual and replace it with the following:

SECTION 43: SUSPENSION OF RULES

Pursuant to these Rules, all measures submitted for action by the Town Council shall be placed on an agenda, referred to a subcommittee, and then returned to the Town Council for final action after subcommittee review, unless the Council votes to

invoke this Section and suspend the Council Rules for a particular item. If the Council Rules are suspended for a particular item pursuant to this Section, that item may be acted upon at a single Town Council Meeting, subject to all requirements of law.

SECTION 14: Move the following language, formerly Section 43, to be included in Section 14 concerning Motions: No rule or procedure of the Town Council shall be suspended unless a majority of the members present consent thereto by a roll call vote. ...

~~COUNCIL COMMITTEES~~

SECTION 33: COMMITTEES OF THE TOWN COUNCIL

~~Committees shall be authorized by majority vote of the Council. Appointments to committees of the Council are made by the President. Appointed individuals shall receive notification of their appointment from the President prior to the public announcement of the makeup of the committee. Notice of all committee meetings must adhere to MGL C 39~~

~~§ 23 A & B (Open Meeting Law). The President of the Council may not chair a standing committee and no member of the Town Council may chair more than one standing committee, unless there are more than eight standing committees. Appointments to standing committees shall be made by the President by the 2nd meeting in January. All other appointments shall be made no later than the meeting following the creation of new committee by the Council.~~

~~There shall be the following standing committees, each to consist of three (3) members designated to be appointed by the President:~~

~~a. Standing Subcommittees of the Town Council.~~

~~There shall be six standing subcommittees of the Town Council as follows:~~

~~(1) 1. Finance Committee -~~

~~To deal with all consider matters pertaining to finance, including expenditures and matters pertaining to, receipts, the annual operating budget and the Town's capital improvement plan. The Finance Committee shall hold all public hearings on the above matters, unless otherwise provided for.~~

~~(2) 2. Zoning and Ordinance Committee -~~

~~To consider the advisability and merit of any ordinance proposed general ordinances, proposed zoning ordinances, and/or ordinance changes referred to it, proposed amendments thereto. The Ordinance Committee shall hold all public hearings on the above matters, unless otherwise provided for.~~

~~(3) Economic Development/Small Business/Real Estate Committee - To deal with all matters pertaining to planning redevelopment, housing, sale of Town-owned land, commerce and tax incentives.~~

~~(4) Human Services Committee -~~

~~To deal with all matters pertaining to the Council on Aging, Veteran Services, Library and areas under the control and /or supervision of the Recreation Commission, the Youth Committee, and all other related human services. The Human Services Committee shall hold all public hearings on the above matters, unless otherwise provided for.~~

~~(5)3. Public Safety Committee -~~

~~- To deal with all~~consider matters pertaining to ~~the~~ public safety ~~for~~in the Town of Randolph, including ~~actions with respect to the public safety matters involving the Randolph~~ Police Department, ~~the Randolph~~ Fire Department and ~~the Randolph~~ Department of Public Works.

~~4. At~~Appointments, Operations and Oversight Committee - To consider matters under the second jurisdiction of the Town Council ~~meeting in the month of January~~pertaining to appointments, operations and oversight, including operational matters that are under the joint jurisdiction of the Town Council and the Town Manager.

~~4.5. Resolutions and Proclamations Committee - To consider resolutions, proclamations, citations and recognitions proposed to be adopted or awarded by the Town Council, to conduct any necessary research or review of those proposals, and to generate proposed final versions of such resolutions, proclamations, citations and recognitions for consideration by the full Council. This subcommittee shall endeavor to group resolutions, proclamations, citations and recognitions together such that this topic is only considered before the full Council at one Council meeting per month, generally at the second Town Council Meeting of each month.~~

~~5.6. Veterans' Services Committee – To consider matters of concern to Randolph Veterans, including matters relating to Veterans' benefits and services.~~

Public hearings may be held by any of these subcommittees, but only when the Town Council includes holding a public hearing(s) as part of the subcommittee's charge when the Council refers a particular matter to a particular subcommittee.

Each standing subcommittee shall be made up of three members of the Randolph Town Council or, at the President's annual option, may be comprised as a committee of the whole (meaning that all nine Councilors may be members of that subcommittee).

Pursuant to the Town Charter, the Council President shall appoint the all members of all committees of the Town Council, whether special or standing. Members of standing subcommittees shall be appointed on an annual basis, in January or early

February of each year, after the Council has organized for the year. All other standing and special committee appointments shall be made no later than the meeting following the creation of a new committee.

2

Appointed individuals shall receive notification of their appointment from the President prior to the public announcement of the makeup of the committees.

The Council President shall serve as the chair of any standing subcommittee that is comprised as a committee of the whole, unless the President declines to do so, in which case the committee of the whole shall elect a chair from its members. In all other cases, the standing subcommittees shall elect a chair from among their members and shall be chaired by someone other than the Council President. A vice chair of each committee, standing and special, shall also be chosen, in the same manner as the chair of each committee.

No ~~positions~~ member of the Town Council, other than the Council President when chairing a committee of the whole, shall chair more than one standing subcommittee unless there are more than eight standing subcommittees of the Town Council.

b. Special Committees of the Town Council.

Special committees of the Town Council may be created by vote of the Council or by designation of the President to perform a specific task. Special committees shall be dissolved: i) upon the completion of the assigned task, ii) by vote of the Council (if the Committee was created by vote of the Council), or iii) by dissolution by the President (if the Committee was created by the President).

Pursuant to the Town Charter, the Council President shall appoint all members of all committees of the Town Council, whether special or standing. Appointments shall be made no later than the meeting following the creation of a new special committee of the Council. Appointed individuals shall receive notification of their appointment from the President prior to the public announcement of the makeup of the committee.

Special committees shall be chaired and vice-chaired by a member of the committee who is designated as chair or vice-chair by the Council President. The Council President shall not serve as chair of a special committee.

SECTION 33A: OTHER COMMITTEE ASSIGNMENTS

At the second Town Council meeting in the month of January, the Council shall appoint the following positions by a majority vote:

- Representative to the Regional Veterans’ Council (only in odd numbered years) -
- Tri-Board and Joint Board Representative, if the President elects not to serve -

Library Trustees (2)

- Any other committee or boards whose composition includes a Councillor(s)

SECTION 34: COMMITTEE MEETINGS

3

~~A committee~~ Committees of the Council (standing and special) shall meet ~~on~~ upon the call of the ~~Committee Chair~~ committee chair, or upon the call of a majority of ~~its~~ the committee members. The chair, or a majority of the committee members, shall coordinate with the Council Clerk so that the Clerk may post all committee meeting agendas in compliance with the Open Meeting Law. At the first committee meeting of each calendar year the committee shall organize by designating a chair and a vice chair (as described above) and by setting a meeting calendar for the committee for that calendar year. The list of elected officers (chair and vice chair) and the committee’s meeting calendar shall be shared with the Council Clerk and the Council President and shall be posted on the Town Website within one week of the committee’s first meeting of each calendar year.

Committees shall deliberate only on matters that fall under their jurisdiction, consistent with each committee’s charge from the Town Council.

Whenever a committee anticipates that a quorum of the full Council may attend a committee meeting, the committee chair shall work with the Clerk of the Council to place a proper notice on the committee agenda reflecting as such. Only members of the committee are permitted to vote at committee meetings. Others who attend committee meetings, including other Town Councillors, may not vote and may only speak if invited to do so by the Chair of the committee.

Meetings of the Town Council standing subcommittees shall take place in Chapin Hall, unless the Council President approves another meeting location for a particular subcommittee meeting. Whenever possible, such meetings shall take place as hybrid meetings (public may view them in person and by remote access) and shall be televised on cable television by Randolph Community Television, or shall be recorded by Randolph Community Television.

When committee meetings take place in Chapin Hall, the committee chair shall sit in the central seat at the main Council table in Chapin Hall, the vice-chair shall sit to the chair’s right (from the perspective of the Chair), and the other committee member(s) shall sit to the Chair’s left. Any Town Councillors who are in attendance at the committee meeting, but who are not committee members, may sit at the Council table, to the extent that there are empty, available seats. The nameplates in front of each committee member shall include their name and title (chair, vice-chair, etc.). Even when other Town Councillors attend the committee meeting and are seated at the Council table, no nameplates shall be displayed at the seats of any non-committee members.

SECTION 35: COMMITTEE QUORUM

A majority of the members of a committee shall constitute a quorum.

SECTION 36: COMMITTEE MINUTES AND REPORTS

4

~~The President~~Chair of each committee shall take minutes of each committee meeting or shall cause minutes to be taken. Although the Council Clerk shall not be required to attend Committee Meetings unless there is a particular need for the Clerk’s assistance at a particular meeting, a committee chair may request that the Council Clerk create the minutes of a committee meeting, after the fact, from any notes or recordings of the committee meeting that are made by remote access recording, cable television, or otherwise. All committee meeting minutes shall be provided to the Council Clerk and shall be made available to the public, as public records, upon receipt of the request unless the committee meeting included an executive session, in which case the rules for executive session minutes shall apply.

Committees may make written reports of their work to the Town Council. Any such written reports, as authorized by the committee chair or by a majority of the committee, shall be included on a Town Council agenda and shall be presented to the Council at a Town Council Meeting. To the extent that a Committee Report, shall call for the contains a request or a recommendation for action by the Council on a particular item, the Town Council President shall include that item on a Town Council agenda for consideration by the Council. Any motion or vote of the Council on the requested item shall be in the form of a vote on the motion, petition, or order as introduced by the Committee, so that the vote would be on that motion, petition, or order, and not on the Committee Report itself.

When debate centers around ~~committee reports~~Committee Reports, committee members may be recognized beyond the time limit to answer questions.

Documents referred to in committee shall be included with the report when presented to the Council.

Nothing in this rule shall be construed to prohibit the introduction of minority

reports. **SECTION 36A: REFERRAL OF MATTERS TO COMMITTEES**

Upon motion, the Council may, by a majority of Councilors ~~voting and~~present, ~~and voting,~~ refer a matter to a committee. When a matter relates to one of the topic areas overseen by a standing Council subcommittee (Finance, Ordinance, Public Safety, Appointments, Operations and Oversight, Resolutions and Proclamations, or Veterans’ Services) the presumption shall be that the matter will be introduced at a Council Meeting and referred to the relevant subcommittee for review and recommendation, prior to final Council action on that matter at a subsequent meeting.

When a matter is introduced and referred to subcommittee, no debate shall take place on that matter until the matter is returned from the subcommittee to the full Council. A matter may be returned to the full Council upon recommendation by the subcommittee to which it was referred, or through the process described below concerning relieving a matter from further consideration.

SECTION 37: RELIEVING FROM FURTHER CONSIDERATION

5

Upon order of the President or vote of the Council, the President may relieve a committee of further consideration of a matter referred to it and may order the same placed on ~~the~~ a Town Council Meeting agenda.

.....

SECTION 43: SUSPENSION OF RULES

Pursuant to these Rules, all measures submitted for action by the Town Council shall be placed on an agenda, referred to a subcommittee, and then returned to the Town Council for final action after subcommittee review, unless the Council votes to invoke this Section and suspend the Council Rules for a particular item. If the Council Rules are suspended for a particular item pursuant to this Section, that item may be acted upon at a single Town Council Meeting, subject to all requirements of law.

[Move the following language, formerly Section 43, to be included in Section 14 concerning Motions: No rule or procedure of the Town Council shall be suspended unless a majority of the members present consent thereto by a roll call vote.]

Council Order: 2026-003A

**Introduced by:
Town Council President Ryan Egan
January 12, 2026**

**Amendment To Town Council Rules Pertaining to
Committees and Suspension of the Rules**

To see if the Randolph Town Council will amend the portions of the “Town Council of Town of Randolph Rules Manual” (“Rules Manual”) pertaining to committees and suspension of the rules as follows:

- 1. Delete the following sentence from Section 43 of the Rules Manual and add it as the last sentence in Section 14 of the Rules Manual: “No rule or procedure of the Town Council shall be suspended unless a majority of the members present consent thereto by a roll call vote.”**
- 2. Delete the heading that comes before Section 33 of the of the Rules Manual, “COUNCIL COMMITTEES” and replace it with the following: “COMMITTEES”.**
- 3. Delete Section 33 of the Rules Manual and replace it with the following:**

SECTION 33: COMMITTEES OF THE TOWN COUNCIL

a. Standing Subcommittees of the Town Council.

There shall be six standing subcommittees of the Town Council as follows:

- 1. Finance Committee** – To consider matters pertaining to finance, including expenditures, receipts, the annual operating budget and the Town’s capital improvement plan.
- 2. Zoning and Ordinance Committee** - To consider the advisability and merit of proposed general ordinances, proposed zoning ordinances, and proposed amendments thereto.
- 3. Public Safety Committee** – To consider matters pertaining to public safety in the Town of Randolph, including public safety matters involving the Randolph Police Department, the Randolph Fire Department and the Randolph Department of Public Works.
- 4. Appointments, Operations and Oversight Committee** - To consider matters under the jurisdiction of the Town Council pertaining to appointments, operations and oversight, including operational matters that are under the joint jurisdiction of the Town Council and the Town Manager.

5. **Resolutions and Proclamations Committee** - To consider resolutions, proclamations, citations and recognitions proposed to be adopted or awarded by the Town Council, to conduct any necessary research or review of those proposals, and to generate proposed final versions of such resolutions, proclamations, citations and recognitions for consideration by the full Council. This subcommittee shall endeavor to group resolutions, proclamations, citations and recognitions together such that this topic is only considered before the full Council at one Council meeting per month, generally at the second Town Council Meeting of each month.

6. **Veterans’ Services Committee** – To consider matters of concern to Randolph Veterans, including matters relating to Veterans’ benefits and services.

Conduct of Subcommittee Meetings:

Public hearings may be held by any of these subcommittees, but only when the Town Council includes holding a public hearing(s) as part of the subcommittee’s charge at the time that~~when~~ the Council refers a particular matter to a particular subcommittee, or- by permission of the president.

Subcommittees may include “public comments” as an agenda topic for their meetings, at the discretion of the chair of the subcommittee. Subcommittee public comments should follow the Town Council Rules regarding public comments unless relieved from those requirements for a particular subcommittee meeting by the Subcommittee Chair.

Each standing subcommittee shall be made up of three members of the Randolph Town Council or, at the President’s annual option, may be comprised as a committee of the whole (meaning that all nine Councilors may be members of that subcommittee).

Pursuant to the Town Charter, the Council President shall appoint all members of all committees of the Town Council, whether special or standing. Members of standing subcommittees shall be appointed on an annual basis, in January or early February of each year, after the Council has organized for the year. All other standing and special committee appointments shall be made no later than the meeting following the creation of a new committee.

Appointed individuals shall receive notification of their appointment from the President prior to the public announcement of the makeup of the committees.

The Council President shall serve as the chair of any standing subcommittee that is comprised as a committee of the whole, unless the President declines to do so, in which case the committee of the whole shall elect a chair from its members. In all other cases, the standing subcommittees shall elect a chair from among their members and shall be chaired by someone other than the Council President. A vice chair of each committee, standing and special, shall also be chosen, in the same manner as the chair of each committee.

No member of the Town Council, other than the Council President when chairing a committee of the whole, shall chair more than one standing subcommittee unless there are more than eight standing subcommittees of the Town Council.

b. Special Committees of the Town Council.

Special committees of the Town Council may be created by vote of the Council or by designation of the President to perform a specific task. Special committees shall be dissolved: i) upon the completion of the assigned task, ii) by vote of the Council (if the Committee was created by vote of the Council), or iii) by dissolution by the President (if the Committee was created by the President).

Pursuant to the Town Charter, the Council President shall appoint all members of all committees of the Town Council, whether special or standing. Appointments shall be made no later than the meeting following the creation of a new special committee of the Council. Appointed individuals shall receive notification of their appointment from the President prior to the public announcement of the makeup of the committee.

Special committees shall be chaired and vice-chaired by a member of the committee who is designated as chair or vice-chair by the Council President. The Council President shall not serve as chair of a special committee.

4. Delete Section 33A of the Rules Manual and replace it with the following:

SECTION 33A: OTHER COMMITTEE ASSIGNMENTS

At the second Town Council meeting in the month of January, the Council shall appoint the following positions by a majority vote:

- Representative to the Regional Veterans’ Council (only in odd numbered years)
- Tri-Board and Joint Board Representative, if the President elects not to serve
- Library Trustees (2)
- Any other committee or board whose composition includes a Councillor(s)

5. Delete Section 34 of the Rules Manual and replace it with the following:

SECTION 34: COMMITTEE MEETINGS

Committees of the Council (standing and special) shall meet upon the call of the committee chair, or upon the call of a majority of the committee members. The chair, or a majority of the committee members, shall coordinate with the Council Clerk so that the Clerk may post all committee meeting agendas in compliance with the Open Meeting Law. At the first committee meeting of each calendar year the committee shall organize by designating a chair and a vice chair (as described above) and by setting a meeting calendar for the committee for that calendar year. The list of elected officers (chair and vice chair) and the committee’s meeting calendar shall be shared with the Council Clerk and the Council President and shall be posted on the

Town Website within one week of the committee’s first meeting of each calendar year.

Committees shall deliberate only on matters that fall under their jurisdiction, consistent with each committee’s charge from the Town Council.

Whenever a committee anticipates that a quorum of the full Council may attend a committee meeting, the committee chair shall work with the Clerk of the Council to place a proper notice on the committee agenda reflecting as such. Only members of the committee are permitted to vote at committee meetings. Others who attend committee meetings, including other Town Councilors, may not vote and may only speak if invited to do so by the Chair of the committee.

Meetings of the Town Council standing subcommittees shall take place in Chapin Hall, unless the Council President approves another meeting location for a particular subcommittee meeting. Whenever possible, such meetings shall take place as hybrid meetings (public may view them in person and by remote access) and shall be televised on cable television by Randolph Community Television, or shall be recorded by Randolph Community Television.

When committee meetings take place in Chapin Hall, the committee chair shall sit in the central seat at the main Council table in Chapin Hall, the vice-chair shall sit to the chair’s right (from the perspective of the Chair), and the other committee member(s) shall sit to the Chair’s left. Any Town Councilors who are in attendance at the committee meeting, but who are not committee members, may sit at the Council table, to the extent that there are empty, available seats. The nameplates in front of each committee member shall include their name and title (chair, vice-chair, etc.). Even when other Town Councilors attend the committee meeting and are seated at the Council table, no nameplates shall be displayed at the seats of any non-committee members.

6. Delete Section 35 of the Rules Manual and replace it with the following:

SECTION 35: COMMITTEE QUORUM

A majority of the members of a committee shall constitute a quorum.

7. Delete Section 36 of the Rules Manual and replace it with the following:

SECTION 36: COMMITTEE MINUTES AND REPORTS

The Chair of each committee shall take minutes of each committee meeting or shall cause minutes to be taken. Although the Council Clerk shall not be required to attend Committee Meetings unless there is a particular need for the Clerk’s assistance at a particular meeting, a committee chair may request that the Council Clerk create the minutes of a committee meeting, after the fact, from any notes or recordings of the committee meeting that are made by remote access recording, cable television, or

otherwise. All committee meeting minutes shall be provided to the Council Clerk and shall be made available to the public, as public records, upon request unless the committee meeting included an executive session, in which case the rules for executive session minutes shall apply.

All Subcommittees must create and maintain minutes in compliance with the Open Meeting Law. Pursuant to the Massachusetts Open Meeting Law, public bodies must create and maintain accurate minutes of all meetings, including meetings held in executive session. The minutes must include, at minimum, the date, time and location of the meeting, the members present or absent, the decisions made and actions taken, including a record of all votes, a summary of the discussions on each subject, a list of the documents and exhibits used at the meeting, and an indication of whether any member participated in the meeting remotely.

The Open Meeting Law requires public bodies to create and approve minutes in a timely manner, which the Attorney General’s Guide interprets to mean that the minutes must be approved within the next three public body meetings or 30 days from the date of the meeting, whichever is later, unless the public body can show good cause for further delay.

Minutes of Executive Session Meetings should be approved on a regular basis and should be reviewed periodically to determine if the original reason for the Executive Session continues to exist, such that the minutes of the Executive Session should remain exempt from public disclosure. If the reason for the Executive Session minutes to be exempt from public review no longer exists, then the minutes should become publicly available.

Committees may make written reports of their work to the Town Council. Any such written reports, as authorized by the committee chair or by a majority of the committee, shall be included on a Town Council agenda and shall be presented to the Council at a Town Council Meeting. To the extent that a Committee Report contains a request or a recommendation for action by the Council on a particular item, the Town Council President shall include that item on a Town Council agenda for consideration by the Council. Any motion or vote of the Council on the requested item shall be in the form of a vote on the motion, petition, or order as introduced by the Committee, and not on the Committee Report itself.

When debate centers around Committee Reports, committee members may be recognized beyond the time limit to answer questions.

Documents referred to in committee shall be included with the report when presented to the Council.

Nothing in this rule shall be construed to prohibit the introduction of minority reports.

8. Add Section 36A to the Rules Manual, as follows:

SECTION 36A: REFERRAL OF MATTERS TO COMMITTEES

Upon motion, the Council may, by a majority of Councilors present and voting, refer a matter to a committee. When a matter relates to one of the topic areas overseen by a standing Council subcommittee (Finance, Ordinance, Public Safety, Appointments, Operations and Oversight, Resolutions and Proclamations, or Veterans' Services) the presumption shall be that the matter will be introduced at a Council Meeting and referred to the relevant subcommittee for review and recommendation, prior to final Council action on that matter at a subsequent meeting.

When a matter is introduced and referred to subcommittee, no debate shall take place on that matter until the matter is returned from the subcommittee to the full Council. A matter may be returned to the full Council upon recommendation by the subcommittee to which it was referred, or through the process described below concerning relieving a matter from further consideration.

9. Delete Section 37 of the Rules Manual and replace it with the following:

SECTION 37: RELIEVING FROM FURTHER CONSIDERATION

Upon order of the President or vote of the Council, the President may relieve a committee of further consideration of a matter referred to it and may order the same placed on a Town Council Meeting agenda.

10. Delete Section 43 of the Rules Manual and replace it with the following:

SECTION 43: SUSPENSION OF RULES

Pursuant to these Rules, all measures submitted for action by the Town Council shall be placed on an agenda, referred to a subcommittee, and then returned to the Town Council for final action after subcommittee review, unless the Council votes to invoke this Section and suspend the Council Rules for a particular item. If the Council Rules are suspended for a particular item pursuant to this Section, that item may be acted upon at a single Town Council Meeting, subject to all requirements of law.

Council Order 2026-010

**Introduced By: Councilor James F. Burgess, Jr.
February 9, 2026**

Request from Scott Burgess for Letter of Approval

The Randolph Town Council hereby approves the drafting and submission of a letter, by the Town Council Clerk on behalf of the Town Council, confirming that the Town Council has no objection to the use of land as described in the attached Business Plan Outline regarding MDC Property (Former NIKE Missile site) in Randolph, MA submitted by Scott Burgess.

December 2025

Town of Randolph, MA

**Business Plan Outline
MDC Property (Former NIKE Missile site)
Randolph, MA**

By way of introduction, my name is Scott Burgess, and I am the owner of ATL Construction in Bridgewater MA. ATL has been incorporated in the state of MA for over 35 years and specializes in site development, construction material re-purposing and snow removal for the Commonwealth of MA and private developers throughout southeastern MA and greater Boston.

I will partner with Kevin McCarthy and Mark Pendergast, owners of Soil Transport Services (STS) of Norwell, MA. STS has been in business for nearly a decade, specializing in transportation and disposal of construction related materials.

The site we would like to propose to manage is the old "NIKE Missile" site bordering routes 95/24 and High Street in Randolph. Although the site totals 145 Acres we would be looking to control approximately 15-20 acres located in and around Middle St.

We plan to utilize the site for two basic purposes. Mixing specialty soils during the March-November part of the year, and a snow-dump during the December through February part of the year.

Soils. Produce recycled material based finished specialty engineered soils for delivery into the greater Boston construction market. Collectively we have over 75 companies that we currently do business with that currently get their engineered soils from Read.

The three basic products we plan to produce and deliver as recycled based finished specialty soil products to the greater Boston construction market include 1) planting bed soil, 2) sand based structural soil and 3) bioretention soils. Each material will be produced using various ratios of three basic materials, two of which will be recycled - sand, compost, and unscreened loam.

SAND. Clean sand will be trucked in from the Carver area for use in the specialty soil mixtures.

COMPOST. One of the recycling functions we are proposing to utilize the site for will be to take in recyclable materials, principally fruit and vegetable wastes (from grocery chains) and leaf waste from surrounding towns. We plan to contract with proximal towns for their leaf waste and supermarket chains to bring their expired fruits and vegetables to the site for us to compost.

UNSCREENED LOAM. We would take in clean (with full disposal chemistry proof) unscreened topsoil from site development projects (*e.g.*, new school jobs) and recycle it as one of the three base materials for the finished specialty soil products.

We propose to **PAY** the town of Randolph \$1/yard for all material being sold off the site. We expect to sell approximately 150,000 yards per year of soil product.

Snow. During snow events many towns and businesses have a need for snow disposal. We have multiple large companies and several townships that would contract us to take their snow during accumulating storm events.

We propose to accept Randolph's snow for no fees, and **PAY the town \$100/load** that we bring in from other towns/businesses. During a significant snow event, there would typically be nearly 500 loads of snow brought in at full operations. In the event of a snowy winter, a snow dump can be fairly lucrative.

Companies operating on-site

Read Custom Soils (RCS). RCS will produce the three specialty engineered soil products. They will screen and blend the materials to the engineering specifications. Once made, they will load ATL/STS trucks with the material for delivery to the market.

RCS sells exclusively to the green industry trade (golf courses, landscape contractors, municipalities, schools and universities, site contractors) and are business to business. No retail sales to the public.

This will be a seasonal business with the busiest of times being mid-March till mid-November.

ATL/STS

ATL/STS will utilize their area of the site for composting leaf matter, screening the sand/compost/loam, loading trucks and maintaining the site.

EQUIPMENT. The on-site equipment will be minimal. 1-2 front-end loaders, 1-2 Read Screen-all units, a leaf composting tine machine (to turn over compost quarterly) and a water truck (as needed for dust control).

TRUCK TRAFFIC. We propose 40-50 truck loads per day coming and going. Given the operating hours, this would translate into approximately 2-3 trucks per hour onto/off the site.

DUST CONTROL. There will be a water truck on-site to control dust out to the access road whenever necessary.

OPERATING HOURS. We propose to be able to operate from 7:00 am to 4:00 pm, Monday through Friday. There will be a locked gate at the entrance, locked each day at the close of business.

Council Order 2026-011

**Introduced by:
Councilor Christos Alexopoulos and
Councilor James F. Burgess, Jr.
February 9, 2026**

**Approval of Amendment to Employment Agreement
With Finance Director/Town Accountant**

The Randolph Town Council hereby approves an amendment to the Employment Agreement between the Town of Randolph and the Finance Director/Town Accountant in the form attached hereto.

**AMENDMENT TO
EMPLOYMENT
AGREEMENT
(Finance Director/Town Accountant)**

This is an Amendment (the “Amendment”) to the Employment Agreement (the “Agreement”) entered into on May 13, 2024 with an effective date of July 1, 2024 by and between the **TOWN OF RANDOLPH, MASSACHUSETTS** (herein referred to as the “TOWN”), acting by and through its TOWN COUNCIL, with its offices at Town Hall, 41 South Main Street, Randolph, MA 02368, and Janine Smith, (herein referred to as “SMITH” or “EMPLOYEE”). This Amendment is entered into on the 9th day of February, 2026 by and between the TOWN, acting by and through its TOWN COUNCIL, and SMITH. This Amendment shall be effective as of its execution by the parties hereto.

In consideration of the promises, the mutual covenants hereinafter set forth, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties to the Agreement now hereby agree to amend the Agreement as follows:

CLAUSE A
AMENDMENT

The Agreement is hereby amended by adding the following paragraph:

On or before March 5, 2026, Employee shall be paid a one-time bonus payment in the amount of five-thousand dollars (\$5,000). This payment is in recognition of the extended duties and work hours performed by Employee due to vacant financial positions in other Town Offices during Town of Randolph Fiscal Year 2026.

CLAUSE B
AGREEMENT OTHERWISE UNCHANGED

All provisions of the Agreement not specifically addressed in this Amendment shall continue in full force and effect as originally written.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to the Agreement to be executed on the day and year first above written.

TOWN OF RANDOLPH, acting by and through its TOWN COUNCIL,

By: _____
Ryan Egan – President

By: _____
Richard Brewer, Jr. – Vice President

By: _____
Christos Alexopoulos

By: _____
James F. Burgess, Jr.

By: _____
Natacha Clerger

By: _____
Jesse Gordon

By: _____
Katrina Huff-Larmond

By: _____
Kevin O’Connell

By: _____
Brandon Thompson

By: _____
Janine Smith

Council Order: 2026-012

**Introduced by: Town Manager Brian Howard
February 9, 2026**

Authorization for Payment of Prior Year Unpaid Bills

To see if the Randolph Town Council will vote to pay certain prior years unpaid bills as identified in the chart below:

GENERAL FUND - TOWN			
Source		Use	
Description	Amount	Description	Amount
FY26 Ambulance Billing Budget	\$ 2,102.79	New England Medical Billing	\$ 2,102.79
FY26 Operations Budget	\$ 24,227.88	New England Medical Billing	\$ 24,227.88
TOTAL \$ 26,330.67		TOTAL \$ 26,330.67	

ENTERPRISE FUND			
Source		Use	
Description	Amount	Description	Amount
FY26 Water Expenses	\$ 749.70	KP Law, P.C.	\$ 749.70
TOTAL \$ 749.70		TOTAL \$ 749.70	

Explanation:

After the Randolph Fire Department switched to a new ambulance billing provider, New England Medical Billing (NEMB) did an audit of their receivables and identified three outstanding invoices. This was communicated well after the fiscal year in which they were originally billed.

The second amount due to NEMB is related to work done to prepare and submit School Medicaid reimbursements. There are four invoices in total for work billed between January 2025-June 2025.

KP Law, P.C. does the legal work for the Tri-Town Water Board. This is a prior year bill from 2024. The amount listed is Randolph’s portion of the bill and will be covered by the DPW Water Enterprise Tri-Town account.

Council Order: 2026-013

**Introduced by: Town Manager Brian Howard
February 9, 2026**

**Transfer of Free Cash
to the Town Manager Department Salary Budget**

To see if the Randolph Town Council will vote to transfer \$17,012 from the certified General Fund free cash to the FY 2026 Town Manager Department salary budget.

Explanation: This transfer will fund the salary of the Interim Assistant Town Manager Position through the end of this fiscal year.

Council Order 2026-014

**Introduced By: President
Ryan Egan & Vice
President Brewer
February 9, 2026**

**Establishment of Gift Fund
To Provide Housing Assistance To Veterans**

The Randolph Town Council, hereby authorizes the establishment of a Town of Randolph Veterans' Housing Assistance Gift Fund for the purposes of providing housing assistance to Military Veterans residing in Randolph. The fund shall be used to assist Military Veterans in need, who reside in Randolph, with mortgage, rent and other housing-related expenses. Gifts may be accepted by the Town into this fund for these purposes. The Town Veterans' Agent shall establish an application form to be used by Veterans applying to receive such funds and the Town Veterans' agent shall establish criteria to determine how the funds shall be distributed to Veterans in need. The Veterans' Agent shall distribute funds from this Gift Fund consistent with the established criteria.

Night Before the Fourth Parade
 Options for Consideration
 Randolph Town Council
 Presented by: President Ryan Egan

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A. Parade w/ Fireworks

Date: July 3rd (Friday)

Time: Parade 6PM – 9PM / Fireworks: 9PM – 10PM

Estimated Cost: \$80,000

Location: Parade—Main Street / Fireworks—Memorial Parkway

Program: This would be a continued event that happens each year including the parade and fireworks at the same times and locations.

B. Parade w/ No Fireworks

Date: July 3rd (Friday)

Time: Parade 6PM – 9PM / Fireworks: 9PM – 10PM

Estimated Cost: \$30,000

Location: Parade—Main Street

Program: This would be a continued event that happens each year with only the parade at the same time and location however with no fireworks.

C. Festival w/ No Fireworks

Date: July 11th (Saturday)

Time: 12PM – 5PM

Estimated Cost: \$50,000 - \$60,000

Location: Memorial Parkway, RHS Parking Lots

Program: This would be a new event that encompasses many aspects of the parade in a static location while also including other potential items including: Touch-a-truck, classic cars, petting zoo, entertainment stages/performances, restaurants, face painting, bouncy houses, summer camp games, food trucks, cosplay characters, craft vendors, beer garden, and many other items. A new event of this scale would justify assistance from an outside firm/agency to ensure proper planning, safety, and execution.

