



PLANNING BOARD MEETING

Tuesday, September 23, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 9/9/2025

D. Public Speaks

E. Public Hearings

1. 6:15 PM - Ledgeview Terrace Subdivision - continuation of public hearing

F. Old/Unfinished Business

G. New Business

1. Release of Covenant - Ayers Dr

2. Subdivision: E Druid Estates - Pett Acres Drive update

H. Staff Report

*Active Subdivision Review

*Active Project Review

*Upcoming Projects

I. Board Comments

J. Adjournment

Upcoming Meeting Dates

October 14 & 28

November 18

December 2 & 16

File Attachments for Item:

1. Minutes of 9/9/2025



PLANNING BOARD MEETING

Tuesday, September 09, 2025 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:00 pm.

PRESENT

Alexandra Alexopoulos

Araba Adjei-Koranteng (left at 7:00pm)

Tony Plizga

Peter Taveira

Lou Sahlu (arrived at 6:03pm)

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 7/22/2025

The Planning Board approved the meeting minutes of July 22, 2025, as presented.

Motion made by Plizga, Seconded by Taveira to adopt the meeting minutes of July 22, 2025.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira

2. Minutes of 8/12/2025

The Planning Board approved the meeting minutes of August 12, 2025, as presented.

Motion made by Plizga, Seconded by Taveira to approve the meeting minutes of August 12, 2025.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira

D. Public Speaks

Chairman Plizga opened the Public Speaks portion of the meeting and closed it after hearing no public comments.

E. Public Hearings

1. 6:30 pm - Special Permit Continuation - North Street Proposed Two-Family

Chairman Plizga opened the Public Hearing continuation for the Special Permit for a proposed two-family on North Street. Chairman Plizga stated that the public comment portion of this hearing was closed; however, he would allow a few questions from the audience as a courtesy.

The Planning Director, Michelle Tyler, stated that at the last meeting, the Planning Board requested modifications to the site plan and additional notations to the plan. Mrs. Tyler received the updated plans from Engineer Chi Man that addressed driveway widths and access, landscaping along the property line between the adjacent Braintree property and an updated dimensional table. Attorney Kevin Reilly was present on behalf of the owner, Mr. Kazakis.

Chairman Plizga asked to called up Sheet C-1 of the plans to review with Attorney Reilly.

Attorney Reilly stated that the plans now show a number of plantings along the Braintree property line in response to the abutting property manager's concerns about privacy at the condominium complex. The plantings and retaining wall will address the contour/grading concerns and establish a shield between the properties. Per the Board's request, the driveway dimensions were added to the plans and the layout was reworked for a better flow that addresses concerns about backing out onto North Street. Mature trees at the rear of the property were preserved, and the dimensional table was updated. A collection basin was added to the rear of the patio to mitigate the amount of surface flow.

Chairman Plizga noticed that the maximum lot coverage calculation of 14.93% noted on the plan was incorrect, it should actually be 18.2%. Since it is under the 20% maximum, there is no need to change it on the plan, just noted for the record.

Chairman Plizga opened the hearing up to Planning Board members for questions or comments.

Member Taveira asked about the bus stop that was nearby and if it impacted this project. Mrs. Tyler stated that it will remain where it is, located in the public right-of-way.

Member Alexopoulos asked about the connecting piece between the driveways. Chairman Plizga stated that it was added to provide a turnaround so you can drive out of the driveway.

There were no further questions from the Board.

Before making a motion, Chairman Plizga read through the criteria for a Special Permit, making note that all the criteria have been met.

Motion made by Plizga, Seconded by Alexopoulos, to grant a special permit to the proposed two-family duplex on North Street, as indicated on the Hardy & Man Design Group drawings C-1 and C-2 dated August 7, 2025, subject to the typical or standard site maintenance conditions during construction.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahl

Mrs. Tyler will file the decision with the Town Clerk within 14 days, which will initiate a 20-day appeal period.

Motion made by Plizga, Seconded by Alexopoulos to close the public hearing.

Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahl

F. Old/Unfinished Business

None

G. New Business

1. Zoning Ordinance Update - Request for referral to Town Council

Chairman Plizga asked the Planning Director, Michelle Tyler, to go over some minor additional changes to the draft of the Zoning Ordinance update. The final draft will be recommended for adoption by the Town Council and go out to print for the Planning Board and Council members to receive hard copies before the Town Council public hearing.

Chairman Plizga recommended that the Board review the document by each article.

Article 1. Purpose and Authority

Mrs. Tyler stated there were no substantive changes from the last draft. There are some cross references that need updating.

There were no Board comments on Article 1.

Article 2. Definitions

The definition for *structural alteration* was removed since it was not referenced anywhere else in Zoning.

Member Adjei-Koranteng asked previously about adding *Adult Daycare* to definitions. Mrs. Tyler explained that adult daycares are referenced in State Code, so the committee did not feel it was necessary to add it.

ATM - a definition for standalone *ATMs* was added.

Extended Stay Hotel definition was deleted and relocated under lodging types.

Food and Beverage Cart definition was deleted. There is an intent by the Assistant Town Manager to have this pulled out of Zoning and moved to the Licensing Board.

Mrs. Tyler noted that there were no other substantive changes.

Member Taveira had a question about the definition *abut* and if it would also include a river or a stream?

ABUT

To touch; be contiguous; border on; without intervening land.

Mrs. Tyler responded yes, and that is usually referenced in other part of Zoning if a parcel of land is bisected by a river or a stream.

Member Alexopoulos noticed that *Motor Vehicle Fueling Station* does not make reference to Electrical Vehicle charging stations. Mrs. Tyler noted that there is a whole separate Zoning article dedicated to it. Chairman Plizga pointed out there is a definition for *Electrical Vehicle Charging Stations* further on.

Article 3. Establishment of Districts

Under Residential Districts, Mrs. Tyler explained that with some of the changes in permitted uses, it made sense to change Residential Single Family High Density and Single Family Medium Density to Residential Medium Density District (RMDD) and Residential High Density District (RHDD).

The Zoning Map amendments recently approved have been added to the Zoning Ordinance and to GIS.

Article 4. Use Regulations

In the Table of Uses, under *Residential Uses*:

Lodging Bed and Breakfast needs to be alphabetized.

Mrs. Tyler noted they added where two-families are permitted in the residential districts. And, deleted Housing Authority Multi-family Homes as a use in the district.

Commercial uses:

Deleted food and beverage carts, as the Assistant Town Manager is looking at making a modification to Licensing Board.

Industrial and Manufacturing uses:

Under *Printing and Publishing Large and Small*; clarified the reference to large and small by square foot in the table of uses.

There was a request to change *Golf Courses, Driving Ranges, Miniature Golf* permitted in Crawford Square to require a special permit.

Exhibition and Convention Halls: Mrs. Tyler polled the Board to if they felt *Exhibition and Convention Halls* need a special permit from the Planning Board or simply site plan and design review in Blue Hill River Highway District (North Randolph), Great Bear Swamp Highway District (Mazzeo Drive), and the Industrial District (sporadic throughout Town). Chairman Plizga asked the difference in process between the two. Mrs. Tyler stated special permit runs with the land and the decision would be recorded at the Registry of Deeds. Any modifications require a public hearing. Site plan and design review would review the project, but the decision would not need to be recorded or necessarily run with the land.

Chairman Plizga has no objection to only requiring a site plan and design review. Members Alexopoulos, Adjei-Koranteng, and Sahlu are in favor of only a site plan and design review. Member Taveira prefers a Special Permit. Chairman Plizga will change it to site plan and design review, for now.

Car Washes: there are two districts listed where one requires a special permit by the Planning Board and the other district requires a special permit by the Town Council. Mrs. Tyler noted that the committee recommended that it only be from one Special Permit Granting Authority, which is the Planning Board.

Article 5. Dimensional Regulations

No changes have been made to Article 5 from the last draft, except for the addition of a sub-note stating that businesses in Crawford Square on North Main Street have no front yard set-backs. The buildings are meant to be up to the sidewalk in that district.

Residential High Density District (RHDD) - dimensional requirements for Single Family, Two-Family and Townhouse are broken out separately.

Chairman Plizga noted that they kept the Townhouse at two-stories and 32 feet, which was voted at the last meeting.

Blue Hill River Highway District (west of Rt. 28) - there was a change to the building height from 6 stories, 75 feet to 8 stories, 90 feet. Mrs. Tyler noted that the Fire Department was consulted for this update.

5.2 Frontage - The Board made a change at the last meeting to reduce the minimum frontage for a single family dwelling down from 85 feet to no less than 60 feet and leave the minimum frontage for two-families at no less than 85 feet. This draft did not state 85 feet for Two Families. Chairman Plizga requested that it be added back.

Article 6. Nonconforming Uses, Structures, and Lots

Mrs. Tyler stated that there were no changes to this section at all from the last draft.

Article 7. Off-Street Parking

There was a change in the *Table of Required Parking Spaces* in a category listed from *Hotel/Motel* to *Lodging, Temporary*.

Article 8. Signs

Mrs. Tyler stated that the changes since the Board last met include:

Service Island Canopy

The Service Island Canopy category did not have any districts assigned to it. Mrs. Tyler recommended to the Board that they be allowed in business districts: Core, Business 1, Business 2, Highway, or Industrial Districts. Mrs. Tyler pointed out there is one pre-existing non-conforming service station in CORE, presently. Service Island Canopies are for fueling stations only.

For clarification, Mrs. Tyler pointed out that this is in reference to the sign on the service island canopy, not the canopy itself.

Chairman Plizga was not sure he would like to see canopies in Crawford Square Business District (Core) with signs on it.

Mrs. Tyler amended her recommendation to eliminate Core and include only Business 1, Business 2, Highway, and Industrial districts.

Member Taveira asked if this includes EV Charging Stations. Mrs. Tyler stated EV Charging stations are classified separately in zoning.

Electronic Display Signs:

The maximum square footage for sign area changed to 16 square feet.

Pylon Signs:

The size regulations have been broken out by district. Each pylon sign needs to have a planter or landscaped area beneath it of 100 square feet.

Mrs. Tyler recommends adding language under Special Provision which mimics what the Town has in zoning for directory signs that limits the signs to a uniform color scheme. This will allow the owner to change out the sign panel for new tenants without having to pay for a sign permit, as long as the sign panel is in the same approved color scheme.

Member Adjei-Koranteng asked how this impact businesses with trademark logos/signs. Mrs. Tyler stated that they would be able to use their logos/signs, but they would need to be in the approved color scheme. Then, the sign on the building itself could be in the trademark/corporate colors. The multi-tenant (pylon) sign panel would be in the approved color scheme.

Member Alexopoulos asked for the proposed language. Mrs. Tyler stated the proposed language, as follows:

A master sign plan with color scheme is required. No additional permit is required for new tenant panels in compliance with the approved master sign plan.

Chairman Plizga asked the Board if they had any objections. The Board had no objections to the addition of the proposed language under Special Provisions.

Member Taveira asked about temporary signs and if the Board should be thinking ahead to add language for things like drones that could project images onto a building. Mrs. Tyler stated that if it is not listed in the zoning, then it is not permitted. Chairman Plizga wondered if something should be added for greater flexibility on temporary signs by leaving it to the discretion of the Building Commissioner or Planning Director. Mrs. Tyler stated no because then approvals become too subjective and could cause litigation.

Article 9. Special Regulations

Mrs. Tyler stated that the only changes to Article 9 since the last meeting were administrative.

There was a minor change to section 9.3 Wireless Communication Facilities by making a change from wireless small cell facilities equipment to *wireless small cell equipment*, throughout. Characterizing is as facilities no longer made sense since this is equipment that gets installed on utility poles for wireless access.

Member Alexopoulos asked if we have Battery Exchange Stations/Storage Facilities included in the Zoning. Mrs. Tyler stated that the Zoning for EV Charging stations has not changed since it was adopted. Facilities like that would have to meet criteria for safety and could be denied based on the location. Mrs. Tyler noted that if it is not referenced in the Zoning it is not permitted.

Article 10. Overlay and Special Districts

Mrs. Tyler noted the major change to this section was to eliminate Plan Review Authority (PRA), which in current Zoning is a cross-functional, non-regulatory advisory committee to the Special Permit Granting Authority. Instead, these projects would be reviewed by the Planning Board and comprehensive report would be provided to Town Council as the Special Permit Granting Authority. It also stipulates that if the Town Council disagrees with the Planning Board's findings, they must specify why in writing.

Article 11. Administration and Enforcement

Article 11 remained unchanged other than some of terms that the Town Attorney wanted to make sure were consistent with the Town Charter. The edits were related to language rather than substantive content.

Motion made by Plizga, Seconded by Alexopoulos to refer the Zoning Ordinance tonight including the various edits discussed this evening to Town Council.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

Chairman Plizga thanked the Planning Director, Michelle Tyler, for her hard work on this project.

Mrs. Tyler stated the updated draft Zoning Ordinance approved tonight will be referred to Town Council at their meeting on September 29, 2025. The Town Council will refer it back to the Planning Board for a public hearing on October 14, 2025. It will then go back to the Town Council for a public hearing and adoption, hopefully sometime in November of this year.

H. Staff Report

Lantana Property/Scanlon Drive

Mrs. Tyler has participated in some pre-application meetings and anticipates having a plan set before the Board toward the end of the year. Mrs. Tyler suggested that they file for their stormwater permit, as that can be a timely process. They still need to file with Norfolk

County to have a portion of High Street discontinued. There will be an ANR to move some lot lines as well.

Member Taveria asked if it was the same team. Mrs. Tyler stated it is a different property owner.

Release of Covenant - Ayers Drive

Mrs. Tyler will be asking the Board to release a covenant for Ayers Drive that dates back to 1981 related to the private road. Mrs. Tyler requested they add Cape Cod berm to the road and complete the radius/cul-de-sac. If the work is complete, the Board will be asked to sign off on the covenant release.

Mark Terrace/Ledgeview Estates

Ledgeview Estates will be discussed at the next meeting related to a possible recission. The owners have been doing some engineering which indicates they may be looking to develop the property.

House Bill to Increase Multi-family Units

There are several Bills in the House to increase housing density as of right. And, one that offers financial incentives to communities for creating "Starter Home" districts.

I. Board Comments

None

J. Adjournment

Upcoming Meeting Dates

September 23

October 14 and 28

November 18

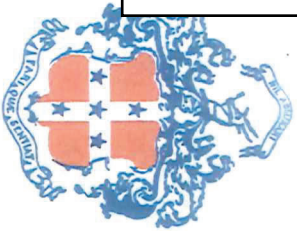
December 2 and 16

The meeting adjourned at 7:25pm.

File Attachments for Item:

1. 6:15 PM - Ledgeview Terrace Subdivision - continuation of public hearing

Town of Randolph



OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

TOWN OF RANDOLPH
INC. 1793

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification,

amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests your participation at their meeting of September 10, 2024 at 6:00pm regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. At that time, the Board will consider any action permitted by law. The Randolph Planning Board is conducting regular meetings in a hybrid fashion. You may participate in person at Town Hall 41 South Main Street, Randolph in the Washington Room on the first floor OR via ZOOM (see the link on the Planning Board page at www.townofrandolph.com).

Please contact my office at 781-961-0936 or mttyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

On March 5, 2020, the Randolph Planning Board requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a

7018 3090 0001 2061 7456

Official Mail® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here

Sent To
RKS Realty c/o SB General Contracting
Street and Apt. No., or PO Box No.
14 Renmar Ave
City, State, Zip+4®
Walpole MA 02081

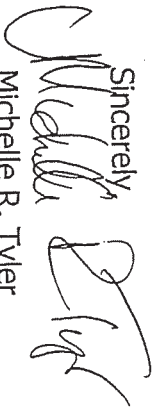
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Department
Town Hall
14 Main Street
Walpole, MA 02368

single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response to the Board in writing to my attention or participating in an upcoming meeting via video. Please contact my office at 781-961-0936 or mttyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as Ledgeview Terrace. The four (4) lot subdivision creating E.G. Schaner Circle was approved September 19, 2006, endorsed October 12, 2006 and recorded at the Norfolk Registry of Deeds January 9, 2007 in Plan Bok 564 Plan 20 yet there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. If my office can be of assistance in providing information or guidance on process, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC

FILE

9589 0710 5270 1865 7606 62

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage \$

Sent To _____

Street and, _____

City, State, _____

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

Postmark Here
JUL 25 2024
DORCHESTER MA 02368

PS Form 3800, January 2020 PSN 7530-02-000-9001 See reverse for instructions

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368
(781) 961-0936



PLANNING BOARD
Anthony Plizga, Chairman
Alexandra Alexopoulos, Vice-Chair
Peter Taveira
Loulseged Sahlou
Araba Adjei-Koranteng

DIRECTOR OF PLANNING
Michelle Tyler
mtyler@randolph-ma.gov

September 17, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval.

Most recently, the Randolph Planning Board reached out to you on July 25, 2024 by mail (certified return receipt) requesting information regarding the intent to construct, revise or discontinue this subdivision of land in order for the Board to consider all actions available to them. To date, the Board has received no response to their request for information.

We would like to make you aware that on, Tuesday, October 8, 2024 the Randolph Planning Board will conduct a public hearing to consider rescinding (revoking) your previously approved subdivision pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a

valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Planning Board requests your participation at their meeting of Tuesday, October 8, 2024 at 6:30pm for the public hearing. At that time, the Board will consider any action permitted by law. You may participate in person at Town Hall, 41 South Main Street, Randolph in the Washington Room on the first floor or virtually via ZOOM. The link to the meeting can be found on the Planning Board webpage at www.townofrandolph.com.

Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,


Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson ✓

9589 0710 5270 1865 7606 62

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$
Total Postage

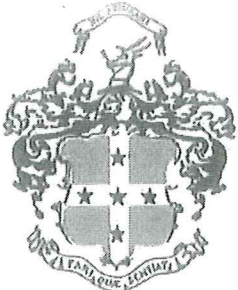
Sent To
Street and
City, State

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

PS Form 3800, January 2013

WALPOLE MA. 02081
JUL 25 2024
Postmark Here
USPS

22



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

COPY

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

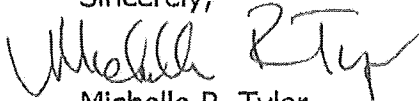
No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification,

amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests your participation at their meeting of September 10, 2024 at 6:00pm regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. At that time, the Board will consider any action permitted by law. The Randolph Planning Board is conducting regular meetings in a hybrid fashion. You may participate in person at Town Hall 41 South Main Street, Randolph in the Washington Room on the first floor OR via ZOOM (see the link on the Planning Board page at www.townofrandolph.com).

Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

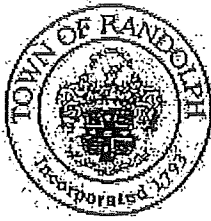
Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

On March 5, 2020, the Randolph Planning Board requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a

2018 3090 0000 0606 8702

7542 7902 2061 7456

Postnet Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Sent To
RKS Realty c/o SB General Contracting
Street and Apt. No., or PO Box No.
14 Renmar Ave
City, State, ZIP+4®
Walpole MA 02081

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

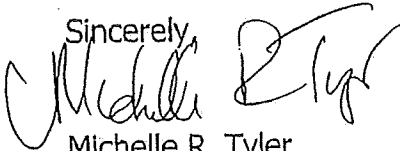
Section E, Item 1.

g Department
Town Hall
th Main Street
ph, MA 02368

single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response to the Board in writing to my attention or participating in an upcoming meeting via video. Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

Sincerely,

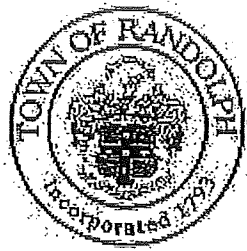


Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson

FILE

Section E, Item 1.



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as Ledgeview Terrace. The four (4) lot subdivision creating E.G. Schaner Circle was approved September 19, 2006, endorsed October 12, 2006 and recorded at the Norfolk Registry of Deeds January 9, 2007 in Plan Bok 564 Plan 20 yet there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. If my office can be of assistance in providing information or guidance on process, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

On March 5, 2020, the Randolph Planning Board requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
RKS Realty c/o SB General Contracting
Street and Apt. No., or PO Box No.
14 Renmar Ave
City, State, ZIP+4®
Walpole MA 02081

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

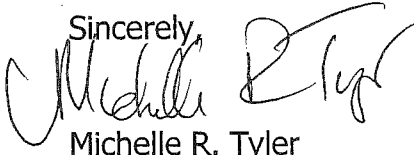
Section E, Item 1.

Department
Town Hall
Main Street
Walpole, MA 02368

single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response to the Board in writing to my attention or participating in an upcoming meeting via video. Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

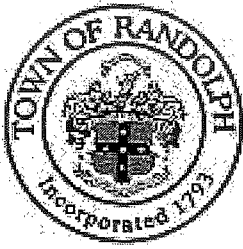
Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY															
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X C19 RS PMM <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>															
<p>1. Article Addressed to:</p> <p>RKS Realty, LLC c/o SB General Contracting 14 Renmar Av Walpole MA 02081</p>		<p>B. Received by (Printed Name) C19 RS PMM C. Date of Delivery 5/27/20</p>															
<p>2. Article Number (Transfer from service label)</p> <p>7018 3090 0001 2061 7456</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>															
<p>9590 9403 0535 5173 1291 43</p>		<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, April 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>															



FILE

Section E, Item 1.

Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as Ledgeview Terrace. The four (4) lot subdivision creating E.G. Schaner Circle was approved September 19, 2006, endorsed October 12, 2006 and recorded at the Norfolk Registry of Deeds January 9, 2007 in Plan Bok 564 Plan 20 yet there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. If my office can be of assistance in providing information or guidance on process, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

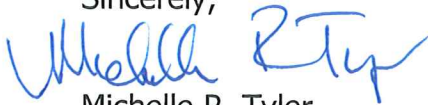
No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification,

amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests your participation at their meeting of September 10, 2024 at 6:00pm regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. At that time, the Board will consider any action permitted by law. The Randolph Planning Board is conducting regular meetings in a hybrid fashion. You may participate in person at Town Hall 41 South Main Street, Randolph in the Washington Room on the first floor OR via ZOOM (see the link on the Planning Board page at www.townofrandolph.com).

Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

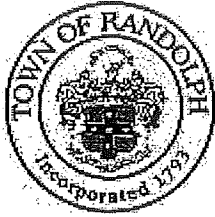
Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgerview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

On March 5, 2020, the Randolph Planning Board requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Sent To
RKS REALTY c/o SB General Contracting
Street and Apt. No., or PO Box No.
14 Renmar Ave
City, State, ZIP+4®
Walpole MA 02081

Postmark Here.

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

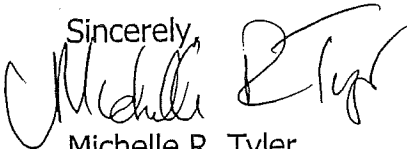
Section E, Item 1.

g Department
Town Hall
th Main Street
ph, MA 02368

single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response to the Board in writing to my attention or participating in an upcoming meeting via video. Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as Ledgeview Terrace. The four (4) lot subdivision creating E.G. Schaner Circle was approved September 19, 2006, endorsed October 12, 2006 and recorded at the Norfolk Registry of Deeds January 9, 2007 in Plan Bok 564 Plan 20 yet there has been no activity identified toward the completion of the road and installation of utilities.

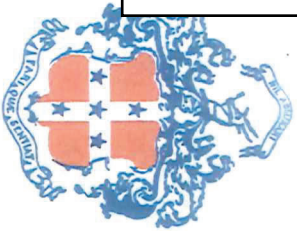
The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. If my office can be of assistance in providing information or guidance on process, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC

Town of Randolph



OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification,

amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests your participation at their meeting of September 10, 2024 at 6:00pm regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. At that time, the Board will consider any action permitted by law. The Randolph Planning Board is conducting regular meetings in a hybrid fashion. You may participate in person at Town Hall 41 South Main Street, Randolph in the Washington Room on the first floor OR via ZOOM (see the link on the Planning Board page at www.townofrandolph.com).

Please contact my office at 781-961-0936 or mttyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

On March 5, 2020, the Randolph Planning Board requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a

7018 3090 0001 2061 7456

Official Mail® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here

Sent To
RKS Realty c/o SB General Contracting
Street and Apt. No., or PO Box No.
14 Renmar Ave
City, State, Zip+4®
Walpole MA 02081

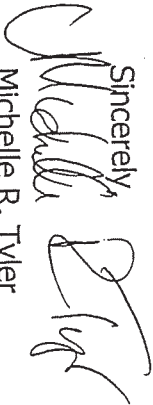
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

g Department
Town Hall
th Main Street
ph, MA 02368

single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response to the Board in writing to my attention or participating in an upcoming meeting via video. Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer

Robert Cole, Town of Randolph Assessor

Michael Perreault, PE, P.M.P Associates, LLC

Anthony Plizga, Planning Board Chairperson



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as Ledgeview Terrace. The four (4) lot subdivision creating E.G. Schaner Circle was approved September 19, 2006, endorsed October 12, 2006 and recorded at the Norfolk Registry of Deeds January 9, 2007 in Plan Bok 564 Plan 20 yet there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. If my office can be of assistance in providing information or guidance on process, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC

FILE

9589 0710 5270 1865 7606 62

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage \$

Sent To _____

Street and, _____

City, State, _____

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

Postmark Here
JUL 25 2024
DORCHESTER MA 02368

PS Form 3800, January 2020 PSN 7530-02-000-9001 See reverse for instructions

TOWN OF RANDOLPH
41 SOUTH MAIN STREET
RANDOLPH, MASSACHUSETTS 02368
(781) 961-0936



PLANNING BOARD
Anthony Plizga, Chairman
Alexandra Alexopoulos, Vice-Chair
Peter Taveira
Loulseged Sahl
Araba Adjei-Koranteng

DIRECTOR OF PLANNING
Michelle Tyler
mtyler@randolph-ma.gov

September 17, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval.

Most recently, the Randolph Planning Board reached out to you on July 25, 2024 by mail (certified return receipt) requesting information regarding the intent to construct, revise or discontinue this subdivision of land in order for the Board to consider all actions available to them. To date, the Board has received no response to their request for information.

We would like to make you aware that on, Tuesday, October 8, 2024 the Randolph Planning Board will conduct a public hearing to consider rescinding (revoking) your previously approved subdivision pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a

valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Planning Board requests your participation at their meeting of Tuesday, October 8, 2024 at 6:30pm for the public hearing. At that time, the Board will consider any action permitted by law. You may participate in person at Town Hall, 41 South Main Street, Randolph in the Washington Room on the first floor or virtually via ZOOM. The link to the meeting can be found on the Planning Board webpage at www.townofrandolph.com.

Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,


Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson ✓

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$

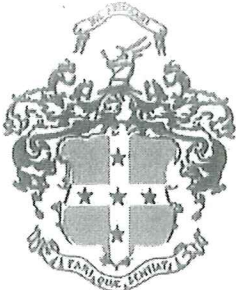
Total Postage \$

Sent To _____

Street and _____

City, State, _____

PS Form 3849, June 2010



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

COPY

July 25, 2024

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has previously requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

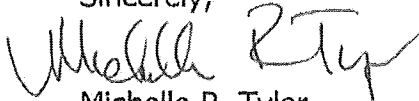
No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification,

amendment or rescission when there has been a sale to a single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests your participation at their meeting of September 10, 2024 at 6:00pm regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. At that time, the Board will consider any action permitted by law. The Randolph Planning Board is conducting regular meetings in a hybrid fashion. You may participate in person at Town Hall 41 South Main Street, Randolph in the Washington Room on the first floor OR via ZOOM (see the link on the Planning Board page at www.townofrandolph.com).

Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process.

Sincerely,



Michelle R. Tyler
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson



May 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

On March 5, 2020, the Randolph Planning Board requested information from you regarding the "the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle" that was approved September 19, 2006, the plan endorsed October 12, 2006 and the plan recorded at the Norfolk Registry of Deeds January 9, 2007 as there has been no activity identified toward the completion of the road and installation of utilities since the date of approval. To date, the Board has received no response to their request for information.

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

A planning board, on its own motion or on the petition of any person interested, shall have power to modify, amend or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan. All of the provisions of the subdivision control law relating to the submission and approval of a plan of a subdivision shall, so far as apt, be applicable to the approval of the modification, amendment or rescission of such approval and to a plan which has been changed under this section.

No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the holder of the mortgage or mortgages, if any, thereon; provided, however, that nothing herein shall be deemed to prohibit such modification, amendment or rescission when there has been a sale to a

7542 7902 1000 0606 8702

Postnet Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Sent To
RKS Realty c/o SB General Contracting
Street and Apt. No., or PO Box No.
14 Renmar Ave
City, State, ZIP+4®
Walpole MA 02081

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

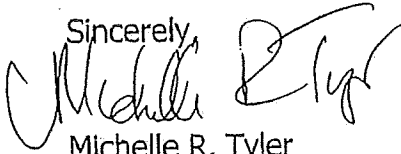
Section E, Item 1.

g Department
Town Hall
th Main Street
ph, MA 02368

single grantee of either the entire parcel of land shown on the subdivision plan or of all the lots not previously released by the planning board.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response to the Board in writing to my attention or participating in an upcoming meeting via video. Please contact my office at 781-961-0936 or mtyler@randolph-ma.gov if I can be of assistance in providing information or guidance on process or schedule you for an upcoming Planning Board meeting.

Sincerely,



Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC
Anthony Plizga, Planning Board Chairperson

FILE

Section E, Item 1.



Planning Department
Town Hall
41 South Main Street
Randolph, MA 02368

March 5, 2020

RKS Realty LLC
c/o SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as Ledgeview Terrace. The four (4) lot subdivision creating E.G. Schaner Circle was approved September 19, 2006, endorsed October 12, 2006 and recorded at the Norfolk Registry of Deeds January 9, 2007 in Plan Bok 564 Plan 20 yet there has been no activity identified toward the completion of the road and installation of utilities.

The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle. If my office can be of assistance in providing information or guidance on process, please call me at 781-961-0936.

Sincerely,

Michelle R. Tyler
Town Planner

Cc: Jean Pierre-Louis, Town of Randolph Engineer
Robert Cole, Town of Randolph Assessor
Michael Perreault, PE, P.M.P Associates, LLC

7007 3020 0001 8084 1100

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	

RANDOLPH MA 02368
SEP 18 2024
USPS

Postmark Here

Sent To
Street, or P.O.
City, State, ZIP+4[®]

PS Form 3800, June 2015

RKS Realty LLC
C/O SB General Contracting, Inc.
14 Renmar Avenue
Walpole, MA 02081

Instructions

Account Number:	663354
Customer Name:	Randolph Planning Director
Customer Address:	Randolph Planning Director 41 South Main St Randolph MA 02368
Contact Name:	Randolph Planning Director
Contact Phone:	7819610936
Contact Email:	
PO Number:	Jen Austrino

Date:	09/16/2024
Order Number:	10580297
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	30.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
NEO QUI The Patriot Ledger	2	09/24/2024 - 10/01/2024	Public Notices
NEO wickedlocal.com	2	09/24/2024 - 10/01/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$91.80
Tax Amount	\$0.00
Service Fee 3.99%	\$3.66
Cash/Check/ACH Discount	-\$3.66
Payment Amount by Cash/Check/ACH	\$91.80
Payment Amount by Credit Card	\$95.46

Order Confirmation Amount	\$91.80
----------------------------------	----------------

**LEGAL NOTICE
PUBLIC HEARING**

On Tuesday, October 8, 2024, the Randolph Planning Board will conduct public hearings pursuant to Massachusetts General Law Chapter 41 Section 81W to rescind the following previously approved subdivisions:

6:15 PM Powers Drive approved in 1980; 6:30 PM Ledgeview Terrace approved in 2006; 6:45 PM Roel Court approved in 2007; all of which were never constructed. Further details may be viewed at the office of the Town Clerk during regular business hours. Interested parties may participate in person at Randolph Town Hall, 41 S Main St, Randolph, MA in the Washington Room or virtually via ZOOM. The link to join the meeting is on the Town of Randolph calendar.

AD#10580297

PL 09/24, 10/01/2024

File Attachments for Item:

1. Release of Covenant - Ayers Dr

PLANNING DEPARTMENT

**FORM D2
COVENANT RELEASE**



Subdivision Name	AYERS DR	Norfolk County Registry of Deeds	Book & Page or Cert#
Covenant Date	Sept 4, 1981	Norfolk County Registry of Deeds	5919/670
Street Name	AYERS DR	Lots to be released	2A, 3, 4, B-1

Property Owner	Michael Ayers (Heather McDonnell, TRUSTEE)
Address	4 Ayers Dr, Randolph, MA 02368

The undersigned, being a majority of the Planning Board of the Town of Randolph, Massachusetts, hereby certify that the requirements for work on the ground called for by the aforesaid Covenant recorded in the Norfolk County Registry of Deeds have been completed to the satisfaction of the Planning Board as to the referenced enumerated lots shown on the subdivision plan and said lots are hereby released from the restrictions as to sale and building specified thereon.

EXECUTED as a sealed instrument this 23rd day of September, 20 25

COMMONWEALTH OF MASSACHUSETTS, NORFOLK, SS.

Then personally appeared _____ before me and acknowledged the foregoing instrument to be signed voluntarily for its stated purpose.

Notary Public

Date Commission Expires

670

NOT
A N
O F F I C I A L
C O P Y

NOT
A N
O F F I C I A L
C O P Y

COVENANT

We, Norman F. & Kathryn M. Ayers, Michael J. Ayers, Esther P. & Robert M. Ayers, George O. & Beverly A. Ayers, of Norfolk County, Massachusetts, herein after called the "Covenantors", do hereby enter into the following covenant with the Town of Randolph, and its Planning Board, which covenant shall run with the land affected hereby, and shall be binding upon the covenantors, their successors and assigns:

In consideration of the Randolph Planning Board releasing lots 2A, 3, 4, and B-1 as shown on a plan dated February 10, 1973 by Charles W. Lehto, R.L.S., recorded as plan No. 578 of 1973, Bk. 4933 Pg. 200, or any resubdivision of said lots which may be necessary to conform to zoning, for the purposes of building permits, the covenantors covenant with the Town of Randolph, that in the event any of the above mentioned lots or any part of are conveyed to persons or interests other than direct descendants including by marriage of the covenantors, the covenantors agree to construct Ayers Drive (a 30' private way as shown on the above mentioned plan) as per Planning Board Rules and Regulations in effect at the time of construction.

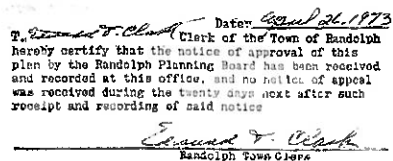
Executed as a sealed instrument this 4th day of September 1981.

Norman F. Ayers Kathryn M. Ayers
Michael J. Ayers
Esther P. Ayers Robert M. Ayers
George O. Ayers Beverly A. Ayers

Then personally appeared the above named persons and acknowledged the foregoing to be their free act and deed, before me.

Edward J. [Signature]
Notary Public

Recorded Sept. 4, 1981 at 2h.10a.P.M.



Norfolk Registry of Deeds
Dedham, Mass.
Received May 2 1973 with _____

Filed as No. 578 1973 Bk. 4933 Pg. 200
Attest: [Signature] Register

RECEIVED
MAR 12 1973
PLANNING BOARD
RANDOLPH

57