



TOWN COUNCIL MEETING

Monday, August 26, 2024 at 5:30 PM

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

AGENDA

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

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

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

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

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

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

B. Moment of Silent Prayer

C. Approval of Minutes

1. Meeting Minutes of Town Council Meeting July 11, 2022

2. Meeting Minutes of Town Council Meeting August 12, 2024

D. Announcements from the President

E. Presentations

1. Youth Internship Program

F. Public Hearings

1. 6:15 PM - Council Order 2024-043: FY2025 Randolph Community Preservation Committee Projects

2. 6:15 PM - Council Order 2024-039: Request for the Town Council to Initiate Amendments to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - To add a new Section 200-14.5 Randolph Community

Multifamily Overlay District (RCMOD) and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishments to comply with the requirements of MGL Chapter 40A Section 3A Multi-family zoning as-of-right in MBTA Communities

G. Public Comments/Discussions

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

H. Appointments

I. Motions, Orders, and Resolutions

J. Town Manager's Report

K. Old/Unfinished Business

L. New Business

- [1.](#) Council Order 2024-044: Transfer of Care, Custody, Management and Control of the Former Devine School Properties To the School Department

M. Correspondence

- [1.](#) Xfinity Program Changes
- [2.](#) Massachusetts Department of Public Utilities - Notice of Public Hearing and Request for Comments

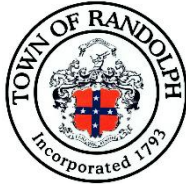
N. Committee Reports

O. Open Council Comments

P. Adjournment

Notification of Upcoming Meeting Dates

September 9 and 30
October 7 and 28
November 4 and 25
December 9



Town Council Meeting

Meeting Minutes

Monday, July 11, 2022, 6:00 p.m. via Zoom

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

Call to Order – Roll Call – Pledge of Allegiance: Council President W. Alexopoulos called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos, William Alexopoulos, James Burgess, Richard Brewer, Natacha Clerger, Ryan Egan, and Jesse Gordon

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

Moment of Silent Prayer: Moment of silent prayer held in remembrance of Mrs. Jane Glassy who was a long-time resident of Randolph.

Announcements from the President

1. Discussion and Appointment of New Councillor to Fill Vacant Town Council District One Seat

Councillor Huff-Larmond entered the meeting at 6:15 PM.

There were two applicants for the vacant Town Council District One seat. Yahaira Lopez and Mr. Kevin O'Connell. We will allow the applicants three minutes to address the Council, there will be no question and answer period, and then the Council vote on who will be appointed.

Ms. Yahaira Lopez and Mr. Kevin O'Connell each addressed the Council.

A roll call vote of the Council was taken for who will be appointed to the vacant Town Council District One Seat.

The following members voted in favor of Ms. Yahaira Lopez: Clerger, Gordon, and Lopez

The following members voted in favor of Mr. Kevin O'Connell: C. Alexopoulos, W. Alexopoulos, Brewer, O'Connell, and Egan.

Councillor O'Connell has been appointed as the District One Town Councillor.

Public Comments/Discussions

Sandy Cohem, 63 Bittersweet Lane: I've encountered speeding situations on Bittersweet Lane and Perly Evens Drive. Something has to be done about this. We need a speed bump.

Joe Burke, 54 Hill Street: I see people constantly speeding in the area between North Main Street and Pond Street, and cars parked in the area causing issues. Can we get a “No Parking” sign in that area?

Motions, Orders, and Resolutions

1. Resolution 2022-004: Concerning Chapter 90 Money and Unaccepted Street

Councillor Gordon introduced Council Order 2022-004 and provided additional information regarding this Resolution.

Councillor Burgess asked about the status of applications for street acceptance from developers in Randolph that have been submitted recently. Town Attorney Christine Griffin provided an update. Councillor Burgess also expressed concerns regarding Resolution 2022-004 and how

Council President Alexopoulos: I would like to refer this to the Public Safety Subcommittee for review and to iron out the language.

Town Manager's Report:

1. I'm looking to appoint Barry Reckley to the Board of Assessors. Mr. Reckley is now retired and previously worked for Northeastern University and ended his career at MIT School of Management. He is very involved in the community and has done work with the Zoning Board of Appeals.

Motion to approve the Appointment of Barry Reckley to the Board of Assessors made by C. Alexopoulos, seconded by Councillor Brewer.

Roll Call Vote: 8-0-0

Motion passes.

Councillor Burgess asked about the Town's policies on handling unruly parties and loud noise. Town Manager Howard: The Town Council has voted on different noise ordinances and one of the key components in upholding the ordinance is that residents need to call the police department when the issue occurs. Chief Marag has put together a multilayered process within the department to address this issue.

New Business

1. 2022-032: Year-End Budget Transfers for FY 2022

Town Manager Howard introduced Council Order 2022-032 and provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2022-032 with the following amendment: In the table under “Enterprise Fund,” the column on the left should be titled “Transfer To,” and the column on the right should be titled “Transfer From,” made by Councillor Brewer, seconded by Councillor Gordon.

Roll Call Vote: 8-0-0

Motion passes.

2. 2022-033: Assignment of Police Officers to Election Locations

Town Manager Howard introduced Council Order 2022-033 and provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2022-033 with the following amendment: There will be 14 FTE's over a full election day cycle, as described in the attached letters from the Town Clerk and Police Chief, made by Councillor Burgess, seconded by Councillor Egan.

Roll Call Vote: 8-0-0

Motion passes.

3. 2022-034: Request for New Traffic Signs from the Police Chief

Town Manager Howard introduced Council Order 2022-034 and provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2022-034 as presented made by Councillor Huff-Larmond, seconded by Councillor Brewer.

Roll Call Vote: 7-1-0 (Nays: Burgess)

Motion passes.

4. 2022-035: Approval of Contract for Police Body Cameras

Town Manager Howard introduced Council Order 2022-035 and provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2022-035 as presented made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 8-0-0

Motion passes.

5. 2022-036: FY23 Water/Sewer Rates Presentation

Town Manager Howard was joined by Douglas Gardner to present the proposed fiscal year 2025 water and sewer rates. Data was presented to reflect what a 0% increase, 2% increase, or 4% increase would look like in the water and sewer rates. The Councillors had an opportunity to comment and ask questions about the presentation.

6. 2022-037: Annual Reports Regarding Chapter 90 Money and Unaccepted Streets

Councillor Gordon introduced Council Order 2022-037 and provided additional information regarding this Council Order.

Council President Alexopoulos: This Council Order will be referred to the Public Safety Subcommittee for their review.

Correspondence

1. Thank you letter from the Clifton Family: Town Attorney Griffin read the letter submitted by the Clifton family expressing gratitude for the support received from the Town on the passing of former Councillor Kenrick Clifton.

2. Letter from State about Keno: The Massachusetts State Lottery Commission intends to install a KENO monitor at the following location: Richdale Town and Newspaper, 27 Warren Street, Randolph, MA.

you object to these agent(s) receiving a monitor, you must do so, in writing, within twenty-
of receipt of this letter. If applicable, please address your written objection to the Massachusetts State
Lottery Commission, Legal Department, 150 Mount Vernon Street, Dorchester, MA 02125, and send via
email to cporche@masslottery.com or by mail. Should you have any questions regarding this program or
any other issues relative to the Lottery, please call the Lottery's General Counsel, Greg Polin, at 781-917-
6057 or via email at gpolin@masslottery.com.

Committee Reports

Councillor Huff-Larmond: The Economic Development/Small Business/Real Estate Subcommittee will be meeting this week.

Councillor Gordon: The Master Plan Implementation Committee submitted their report to the Town Manager and I believe that will be coming to a future Town Council meeting in the near future.

Open Council Comments

Councillor Huff-Larmond: Can the School Department implement a Business and Marketing Class? I think it would be an extremely successful and wonderful opportunity for the students attending the school. Thank you to everyone who participated in the Juneteenth celebration. I am wearing green today in support of reproductive justice rights and need to have our voices heard.

Councillor Clerger: Thank you to the Town Manager and Police Department for their help with a constituent over the weekend.

Councillor Brewer: The Turner Free Library has a program this summer where you can earn a raffle ticket by attending the library programs, participating in the summer reading programs, writing book reviews, and more. The drawings for the raffle programs are done weekly and monthly until August 6th. Kids eat free at the Turner Free Library through Project Bread Lunches which will be served between 12 and 1 PM Monday through Friday. There are many other programs and you can get more information by going to the Turner Free Library website.

Councillor Gordon: There is a Community Preservation Committee meeting tentatively scheduled for July 20 at 6:00 PM.

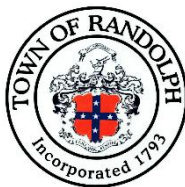
Councilor Burgess: Can we please get a list of who's on the Community Preservation Committee? Can I also get a copy of the approved landscape plans for the property on the corner of Warren and Highland?

Adjournment

Motion to adjourn made by Councillor Clerger, seconded by Councillor Gordon.

Roll Call Vote: 7-0-0 (Absent during vote: Egan)

Meeting adjourned at 9:12 PM



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, August 12, 2024, at 6:00 p.m.

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

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

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), Richard Brewer (In-Person), James Burgess (In-Person), Jesse Gordon (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person).

Pledge of Allegiance: Pledge of Allegiance led by Councillor Chris Alexopoulos.

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of Robert L. Connor.

Approval of Meeting Minutes:

1. Meeting Minutes of Town Council Meeting June 13, 2022

Motion to approve the minutes of the Town Council meeting on June 13, 2022, made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 4-2-0 (Abstention: O’Connell, Thompson; Absent: W. Alexopoulos, Egan, Huff-Larmond)

Motion passes.

2. Meeting Minutes of Town Council Meeting July 29, 2024

Motion to approve the minutes of the Town Council meeting on July 29, 2024, made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 6-0-0 (Absent: W. Alexopoulos, Egan, Huff-Larmond)

Motion passes.

Presentations:

1. Community Wellness Plan Civic Engagement Project

Town Planning Director Michelle Tyler and Community Wellness Planner Christine Tangishaka were present to introduce the HEART interns for the Civics Engagement Project. Ms. Tangishaka: The Community Wellness Plan has been in place for several years and is grant-funded by the Massachusetts Community Health and Healthy Aging Funds. One of the goals of the Community Wellness Plan is “community”. It states we are to find ways to engage members of the community, particularly those populations that are usually not well represented including the youth. The HEART Internship is a

response to that goal and started a few years ago as a way to invite youth into civic government. HEART stands for Healthy, Equity, Action by Randolph Teens.

Presenting the Civics Engagement Project are Thalia Bazile, Kylah Huggins, Nahlya Hall, Isabella Luu, and Ji'ai Gonzalez. We have designed a new Civics Academy titled HIVE which stands for Heart Interns Value Engagement. This program focuses on topics relevant to the youth such as community civics, history, and wellness. Our mission statement is to provide Randolph youth with roles of independence by highlighting the importance of community wellness involvement with topics most relevant to them. We did seven different workshops and they were centered around safety, government, culture, finance, wellness, career readiness, and history. The last workshop was a survey held at the RICC center. The survey had two components: an online component which had more concrete data on youth and a virtual component which had an interactive piece where we would put together a collage of different photos that highlighted what we wanted to feature in the workshop and what are the goals of the workshop.

The Councillors had an opportunity to ask the members of the HIVE Initiative questions about the program and their experiences.

Public Comments

1. Guerlince Semezler, 60 Mill Street: Congratulations to the HIVE youth who just presented. This is a great program with great leadership and we just got to witness the future of Randolph.

New Business:

1. Council Order 2024-043: FY2025 Randolph Community Preservation Committee Projects

Town Manager Brian Howard introduced Council Order 2024-043 and provided additional information regarding this Council Order. Two projects are being submitted and they are for vital records and historic documents preservation, and the Oakland Cemetery Gravestone Restoration. This is an initial introduction of the Council Order, and the Council Order will return to the Council at the next meeting for a public hearing.

Correspondence:

1. Board of Registrars: In-Person Early Voting: The Board of Registrars voted to set the hours for Early Voting for the September 3 State Primary Election as listed below. All in-person early voting will take place at Town Hall, 41 South Main Street, Randolph, MA 02368 in the Lincoln Room.

Saturday, August 24 9:00 am – 5:00 pm
 Monday, August 26th 8:30 am – 4:30 pm
 Tuesday, August 27th 8:30 am – 7:00 pm
 Wednesday, August 28 8:30 am – 4:30 pm
 Thursday, August 29 8:30 am – 7:00 pm
 Friday, August 30 8:30 am – 4:30 pm

2. Randolph Hiking Adventures: Randolph Recreation and Randolph Mass in Motion are hosting the last of the Hiking Adventures on Sunday, August 18, 2024 meeting at 1 PM at the Shea Memorial Rink, 651 Willard Street in Quincy.

3. 2024 Mid-Autumn Lantern Festival: Taking Friday, August 23 through Sunday, August 25. The hours vary so be sure to check out their website for more information regarding ticket entry and to learn about the different ways you can participate.

4. Kayaking At Powers Farm through Sunday, August 25, 2024: Kayaking at Powers Farm is available until August 25 from 12 PM to 4 PM! Feel free to stop by by yourself or with friends and family.

Committee Reports:

1. Councillor Gordon provided updates on the following items: 1. I'd like to hear from the Council about what to do next regarding the shuttle bus. 2. At the last meeting we discussed using the Town's website to be more informational and include a Frequently Asked Questions (FAQ) section. I'd be more than happy to draft of questions and answers to send to the Town Manager. 3. I've heard from several residents regarding street needs and received specific input about installing speed bumps. A discussion between the Council and Town Manager was held regarding speed bumps and the needs of various streets in Randolph including Pearly Evens Drive, Flint Locke Road, and Dow Street. Additional discussion was held concerning the traffic pattern at the new North Randolph Elementary School.

Council Comments:

1. Councillor O'Connell requested that Acorn Drive be added to the list for a speed bump. A lot of residents have requested it.

Adjournment:

Motion to adjourn made by Councillor Burgess seconded by Councillor Thompson.
Roll Call Vote: 6-0-0 (Absent: W. Alexopoulos, Egan, Huff-Larmond)
Meeting adjourned at 7:04 PM.

Council Order: 2024-043**Introduced By: Town Manager Brian Howard
July 29, 2024****FY25 Randolph Community Preservation Projects**

To see if the Town Council will vote to appropriate the projects recommended by the Community Preservation Committee for the amounts shown below and from the reserves identified:

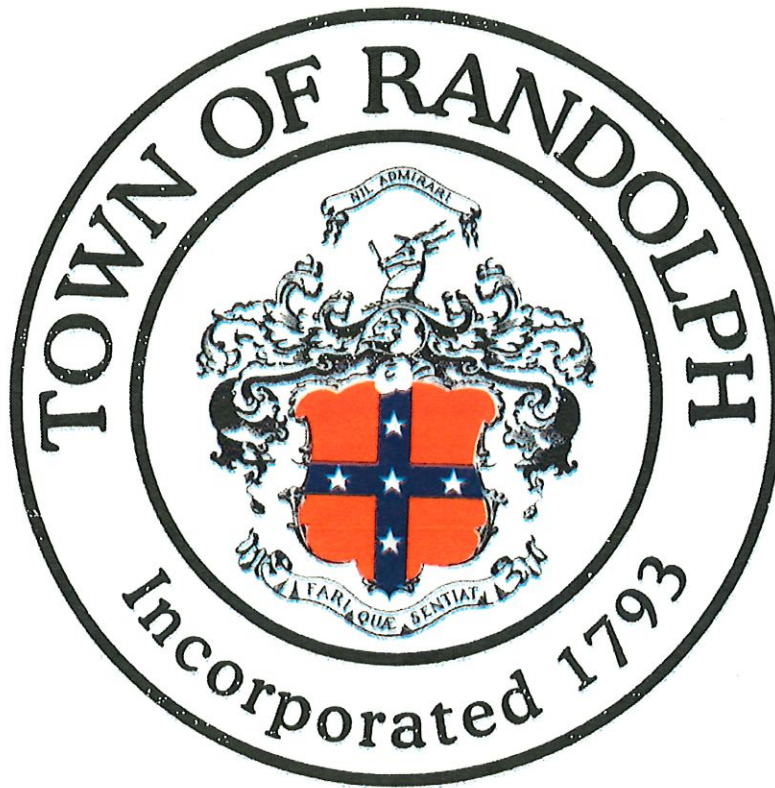
Project	Amount	Reserve
Vital Records & Historic Documents Preservation	\$ 75,000	Historic
Oakland Cemetery Gravestone Restoration	\$ 15,000	Historic

Town of Randolph

Report to the Town Council

FY 2025 Randolph Community Preservation Committee

August 12, 2024



Town of Randolph FY 2025 CPC Report to the Town Council

Table of Contents

CPA Report

- I. Overview of CPA
- II. Summary of CPA in Randolph
- III. Activities of Community Preservation Committee
- IV. Applications Received
 - A. Housing Coordinator- \$72,587 (Withdrawn)
 - B. Oakland Cemetery Gravestone Restoration- \$15,000
 - C. Vital Records and Historic Documents Preservation- \$75,000
- V. Financial Overview
- VI. Forward Looking Statement

I. Overview of CPA

The Community Preservation Act (hereafter referred to as “CPA”), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. In November 2004, Town Meeting voted a 2% annual real estate levy against real property. This was ratified at the Annual Town Election held on April 5, 2005. Town Meeting did accept two exemptions from this surcharge as permitted by law: an exemption of \$100,000 of the value of each taxable parcel of residential real property and an exemption for low income. Exemptions for low-income applications are available in the Assessor’s Office.

These CPA funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides significant State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and improving a community’s infrastructure. The Community Preservation Act gives a community the funds needed to control its future.

II. Summary of CPA in Randolph

Randolph’s fiscal year 2025 CPA revenue of approximately \$1,152,727 is expected to be matched by the State in November 2024 at 20%.

Consistent with the terms of the CPA and with the Community Preservation Committee (hereafter referred to as “CPC”) bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee
(as of May 1, 2024)

Housing Authority Member.....Ronald Lum, Chairman
Recreation Committee Member.....Coleen Burgess
Town Council Member..... Ryan Egan
Community Member-Business.....Bruce Fleischmann
Community Member- Resident.....Thomas Fisher
Community Member- Resident.....Marcell Robateau
Conservation Commission Member.....Vacant
Historical Commission Member.....Mary West
Planning Board Member.....Alexandra Alexopoulos

III. Activities of the Community Preservation Committee and Town Council

The Community Preservation Committee met two times this fiscal year to discuss Randolph’s CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document.

The CPA Statute and the DOR Guidelines dictate that Town Council may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Council cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Council cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

IV. Applications Accepted by the Committee

Table 1 Applications Accepted

<i>Applicant Name</i>	<i>Project Type</i>	<i>Project Cost</i>	<i>Purpose</i>
Historic Commission Chairman	Oakland Cemetery Gravestone Restoration	\$15,000	Historic
Building Commissioner	Vital Records & Historic Documents Preservation	\$75,000	Historic

Table 2 2025 CPA Expenditures Approved by Category/Type

Historic	
Oakland Cemetery Gravestone Restoration	\$15,000
Vital Records & Historic Documents Preservation	\$75,000
Administrative	
FY2024 Administrative Costs	\$69,164
Payments	
Bond Payment	\$262,596

A. Housing Coordinator (\$72,587- Housing)

Withdrawn

B. Oakland Cemetery Gravestone Restoration (\$15,000- Historic)

This project will hire a professional company to evaluate and restore about 24-28 of the oldest gravestones and markers in the east end of the historic Oakland Cemetery. Many of the stones and markers proposed for restoration are those of veterans of the American Revolution and Civil War dating between 1795-1865. The stones have been broken, buried, damaged overtime and some improperly repaired in the past. The project will clean, repair and reset stones identified for treatment. The project will also mitigate existing environmental conditions where possible to help prevent future damage.

Committee’s Comments:
Whereas one of the Community Preservation Act’s core purposes is to preserve history and this project continues the work of a previously approved restoration project in Oakland Cemetery and the project is expected to receive matching funding from the Massachusetts Veterans Heritage Grant the CPC feels this is a great use of CPA funding and a worthwhile project that will help preserve this historic area. We commend the Historic Commission for applying for the matching fund grant. The CPC feels it is important that we preserve our Town’s history.

C. Vital Records & Historic Documents Preservation (\$75,000- Historic)

The Town has numerous historical records that need to be maintained permanently across various departments. This project would allow the Town to purchase a scanner and continue in-house scanning and digitizing of maps, photos and documents, to make them searchable on a database. It will make it easier to comply with public records requests by residents, genealogists and historians. Some documents may need mending, rebinding or deacidification to help preserve them. Part-time and volunteer staff will be utilized to carry out the scanning. The information is then loaded into indexing software. Records will be designated by the Historical Commission.

Committee’s Comments:
Whereas one of the Community Preservation Act’s core purposes is to preserve history and this project continues the work of a previously approved document preservation project, the CPC feels this a great use of CPA funding. This project will allow the Town to purchase a scanner to allow for the continuation of the scanning and digitizing across departments; ultimately preserving the Town’s records. The Town will also be able to complete the entire process in-house, saving money from outsourcing the work.

Bond Payment

(\$262,596)

The Finance Director has determined a bond payment of \$262,596 this year. After the payment is made the remaining debt will be \$293,159; for Outdoor Recreation, Powers Farm Phases I and II and the Grove Street Trail project with a scheduled payoff in 14-years. The Outdoor Recreation bonds from 2012 and 2014 will be paid off in August 2024.

Committee's Comments:

Whereas the Committee must pay the obligated amount on any CPC related bonding, the committee recommends this year's bond payment of \$262,569.

V. Randolph CPC Financial Overview

See attached FY2025 recommendation spreadsheet.

VI. Acknowledgements

The Community Preservation Committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC members' questions, and the support the Committee has received from every department in Town; specifically, the Finance Director, Town Clerk/Registrar's Office, Town Planner, Town Counsel and Town Manager.

FY 2025 Community Preservation Committee Recommendations

	Received	2025 Appropriations	Section F, Item1.
001 CPA General Fund Account			
FY25 local receipts	\$1,137,348		
FY25 estimated abatements/exemptions	-\$12,737		
2.5% Tax	\$28,115		
State Match	\$230,545		
To Community Housing Account		\$138,327	
To Open Space/Rec. Account		\$138,327	
To Historic Preservation Account		\$138,327	
To Budgeted Reserve Account		\$636,531	
To Administrative Account		\$69,164	
To FY 25 Bond Payment		\$262,596	
		<u>\$1,383,272</u>	
Total Reciepts for FY 2025	\$1,383,272		
002 Community Housing Account			
FY24 Balance	\$390,636		
Community Housing account 10% Set Aside	\$138,327		
Total Account Balance	<u>\$528,963</u>		
Balance after 2025 appropriations			\$528,963
003 Open Space and Recreation Account			
FY24 Balance	\$83,728		
Open Space & Recreation account 10% Set Aside	\$138,327		
Total Account Balance	<u>\$222,055</u>		
Balance after 2025 appropriations			\$222,055
004 Historic Preservation Account			
FY24 Balance	\$227,813		
Historic Preservation account 10% Set Aside	\$138,327		
Total Account Balance	<u>\$366,140</u>		
To: Building Commissioner- Vital Records & Historic Documents Preservation Project		-\$75,000	
To: Historical Commission- Oakland Cemetery Gravestone		-\$15,000	
Balance after 2025 appropriations			\$276,140
005 Administrative Account			
CPA Admin Account from 5% of FY25 CPA Estimated Revenue	\$69,164		
Balance after 2025 appropriations			\$0
006 CPA Budgeted Reserve Account			
Budgeted Reserve account from FY25 Estimated Reserves	\$636,531		
Total Account Balance	<u>\$636,531</u>		
Balance after 2025 appropriations			\$636,531
Total CPA Estimated Accounts Balance**			\$1,663,689

Outstanding Debt- \$293,159

**The Admin. Acct. remaining balance gets turned back into the CPA Undesignated Fund Balance at the end of the Fiscal Year.

CPA Fund Financial Update

FY24

Janine Smith
Director of Municipal Finance

FY25 Estimated Revenues

Estimated Revenues:

Gross Surcharge for FY23	\$ 1,137,348
Estimated abatements/exemptions	\$ (12,737)
2.5% Tax Increase	\$ 28,115
Estimated Surcharge for FY24	\$ 1,152,727
Estimated State Match (20%)	\$ 230,545
Total Estimated FY24 Revenue	\$ 1,383,272

Appropriations & Set Asides

Appropriations & Set Asides:

5% Administrative Budget	\$	69,164
10% Open Space Reserve	\$	138,327
10% Historic Preservation Reserve	\$	138,327
10% Affordable Housing Reserve	\$	138,327

FY25 Debt Obligations:

Amount

8/30/12 Outdoor Recreation	\$	20,240
6/18/14 Outdoor Recreation	\$	206,000
9/27/18 Powers Farm	\$	8,038
9/27/18 Powers Farm II	\$	15,069
9/27/18 Grove Street Trail	\$	13,250
	\$	262,596

Budgeted Reserve \$ 636,531

Total Appropriations & Set Asides **\$ 1,383,272**

Additional Debt Information

FY25 Debt Obligations:

	<i>Amount</i>
8/30/12 Outdoor Recreation	\$ 20,240
6/18/14 Outdoor Recreation	\$ 206,000
9/27/18 Powers Farm	\$ 8,038
9/27/18 Powers Farm II	\$ 15,069
9/27/18 Grove Street Trail	\$ 13,250
	<u>\$ 262,596</u>

<i>Outstanding after FY25 Payment</i>	<i>Last Payment Date</i>
\$ -	8/15/2024
\$ -	4/15/2024
\$ 88,431	9/15/2038
\$ 135,728	9/15/2038
\$ 69,000	9/15/2030
<u>\$ 293,159</u>	

Available Funding Sources

Required Reserves:

Reserve	FY23 6/30/23	FY24 Set Aside	FY24 Appropriations	Current Balance	FY25 Set Aside	Available for Projects
Community Housing	\$ 262,454	\$ 128,182		\$ 390,636	\$ 138,327	\$ 528,963
Open Space	\$ 60,546	\$ 128,182	\$ 105,000	\$ 83,728	\$ 138,327	\$ 222,055
Historic	\$ 135,931	\$ 128,182	\$ 36,300	\$ 227,813	\$ 138,327	\$ 366,140
FY24 Approved Projects						
Open Space:			Housing:			
Pickleball Courts		\$ 105,000	No Projects			
			Historic:			
			Historic Properties Survey			\$ 36,300

Available Fund Sources

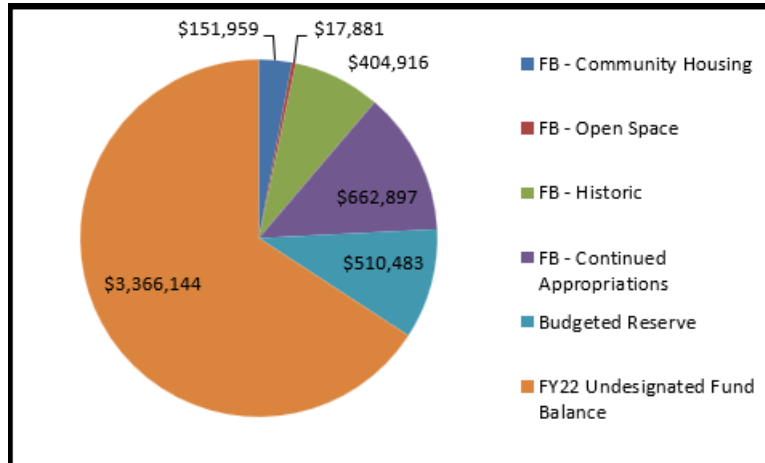
FY25 Budgeted Reserve	\$636,531
Undesignated Fund Balance	\$4,072,236

The budgeted reserve may be used any time during the fiscal year for any legal Community Preservation purpose. (July 1- June 30th)

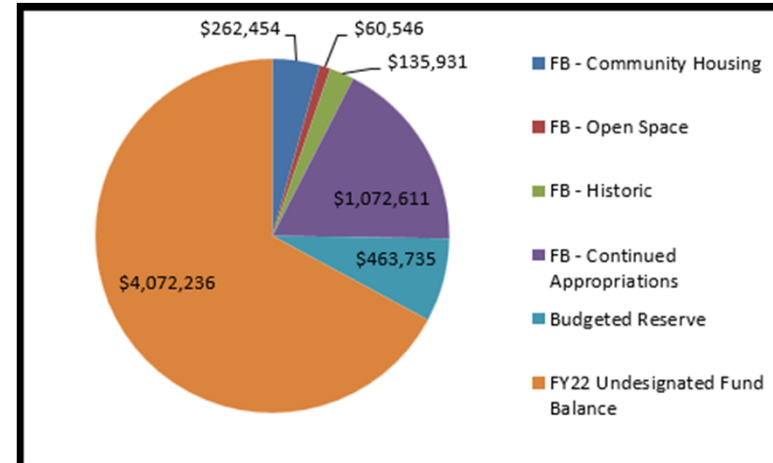
The undesignated fund balance may also be used after the Department of Revenue has reviewed the balance sheets from the prior year. This is done after the close of each fiscal year.

Fund Balance

FY22



FY23



Open Projects

Bylaw Archiving	\$ 6,877	Bicycle Master Plan **	\$ 40,465
Stetson Hall Entrance**	\$ 17,162	391 South St. Purchase **	\$ 4,245
Records Preservation	\$ 18,811	Interperive Wayside markers **	\$ 3,588
Park N. Randolph**	\$ 20,000	Playground Upgrades	\$ 2,795
Town Hall Rehab	\$ 162,895	Powers Farm Pond Hydro-raking **	\$ 2,000
Historic Lighting **	\$ 3,410	Fin, Fur & Feather	\$ 16,363
Reservoir Walk**	\$ 8,500	Forestry Preservation**	\$ 4,000
Noroway Pond Restoration**	\$ 46,400	RICC Pickleball	\$ 8,367
War Memorials Lighting **	\$ 7,090	Open Space Preservation Plan	\$ 46,795
Belcher Park Pond Restoration**	\$ 2,413	Archival Storage Items**	\$ 1,113
Rope Course Belcher Park	\$ 16,345	Glovers Brook Rehab**	\$ 3,178
DJ Simmonds Playground**	\$ 3,899	Dog Park Improvements**	\$ 17,750
Young Tennis Court Replacement**	\$ 140,000	Luddington Memorial Park	\$ 2,610
Belcher House ADA Rehab	\$ 161,000	Shared Housing Services	\$ 11,520
Stetson Hall Insulation	\$ 20,000	Luddington Park II	\$ 25,000
Stetson Roof & Wood	\$ 100,000	Girl Scout House Rehab	\$ 17,000
Stetson Hall HVAC Reno	\$ 70,000	Open Space & Rec Plan	\$ 15,000
Stetson Hall Gutter Install	\$ 40,000	Signage	\$ 6,020
Total Project Balances		\$ 1,072,611	
** Indicates projects that have had NO activity in FY19, FY20, FY21, FY22, FY23 or to date in FY24.			

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Bids & Proposals

Carver Council on Aging Deck 2024
LEGAL NOTICE

The Operations & Maintenance Department for the Carver Council on Aging is requesting bids from qualified builders with experience and references with a Massachusetts unrestricted Supervisors License to design/sketch and build a free standing deck located at 48 Lakeview Street Carver, MA 02330.

The Town will accept sealed bids for "Carver Council on Aging Deck 2024" for the Operations & Maintenance Department until September 12, 2024 at 9:45A.M. according to the clock located on the wall in the Select Board's office, and then publicly opened September 12, 2024 at 10:00A.M. in Meeting Room 1, located on the second floor of the Town Hall, 108 Main Street in Carver, MA.

The awarded bid will become effective September 16, 2024

Specifications can be requested by e-mailing Shelby.roy@carverma.gov

#10484067
PL 8/20/24

RFP/HEARTWAP
LEGAL NOTICE
Request for Proposals

South Shore Community Action Council, Inc. (SSCAC) is soliciting proposals for a two-year contract October 1, 2024 through September 30, 2026 from contractors for the Heating Emergency Assistance Retrofit Task Weatherization Program (HEARTWAP) in the following areas:

Heating System Repairs, Clean, Tune and Efficiency, Burner Replacement, Oil Line Replacement, Oil Tank Installation, Oil, Gas, and Electric Heating System

Bids & Proposals

Replacements, ASHP, Asbestos Abatement, And Chimney Liner Installations.

For further information and for a copy of the written request for proposal contact: Linda Wilson, HEARTWAP Coordinator, at 774-283-6237, SSCAC, 71 Obery Street Plymouth, MA 02360
DEADLINE FOR FILING: 4:00 PM SEPTEMBER 13, 2024

This advertisement is subject in all respects to the terms and conditions for the request for proposal. Minority and women and owned businesses are strongly encouraged to apply.

SSCAC is an Affirmative Action/Equal Opportunity Employer.

#10481496
PL 8/20, 8/21, 8/22/24

Govt Public Notices

COUNCIL ORDER 2024-043
LEGAL NOTICE
PUBLIC HEARING NOTICE
Town of Randolph, MA
Council Order 2024-043

The Randolph Town Council will conduct a public hearing on Monday, August 26, 2024 at 6:15 PM, which may be attended in-person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or telephone, on Council Order: 2024-043 FY 2025 Randolph Community Preservation Projects to see if the Town Council will vote to appropriate funding for the projects recommended by the Community Preservation Committee in the amounts shown below and from the reserves identified next to each project: Vital Records & Historic Documents Preservation \$75,000/Historic; Oakland Cemetery Gravestone Restoration \$15,000/Historic. Additional information on this Council Order is available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.

Date of Publication: 8/20/2024

#10481958
PL 8/20/24

Public Notices

0, 170 and 196 Stetson Road
LEGAL NOTICE
Town of Norwell Public Hearing Notice

In accordance with MGL c.40A, §11, the Norwell Planning Board will open a public hearing at Norwell Town Hall, 345 Main Street, Room 112, on Wednesday, August 28, 2024 at 7:00 pm, regarding the July 24, 2024 application by Weatheravane Stetson, LLC to modify Condition 11 of the Village Residential Overlay District Special Permit (Plymouth Registry Book 53438, Page 21) issued for a VROD Project at 10.17 acres of land owned by Weatheravane Stetson, LLC, in the Village Overlay District, known as 0, 170 and 196 Stetson Road (Assessing Map 29-A, Parcels 78-123, 126, 164 and 168). Norwell Zoning §201-24.7.G and Special Permit Condition 11 require all drainage systems for a VROD Project to satisfy the minimum design criteria set forth under Norwell Code 302, which, at §302-7.3.C, requires all stormwater basins to be designed to have a stormwater depth which shall not exceed four feet in a one-hundred-year storm event; and, at 302-6.4.F, requires submission to the Planning Board of a construction plan, with drainage calculations that prove runoff from the property for all storm events, up to and including a one-hundred-year storm event, shall be "fully contained on-site during construction so as to eliminate flooding runoff and runoff." The Applicant requests to waive the required drainage design standard from "up to and including a 100-hundred-year storm event" during construction and to substitute a drainage design standard during construction "to retain up to and including the 10-year storm events, and up to and including the 2-year storm event."

A copy of the application and related submissions are on file with the Norwell Planning Office (Town Hall/Room 112) and may be viewed during Town Hall Planning Office business hours. By: Norwell Planning Board Chair Brian M. Greenberg

AD# 10459271
PL 08/13 & 08/20/2024

Public Notices



1 Ikea Way
LEGAL NOTICE
TOWN OF STOUGHTON
NOTICE OF PUBLIC HEARING

A public hearing will be held by the Stoughton Planning Board in the Great Hall, Third Floor, 10 Pearl Street, Stoughton, MA, on Wednesday, August 28, 2024 at 6:30 P.M. on the petition of the applicant NSHE Stoughton c/o Ikea North America Serv, LLC represented by Heather Hopkins Dudko, 27 Old Meetinghouse Road, Auburn, MA 01501 for a Sign Special Permit under Section 6.2.7. The applicant is seeking to allow an additional wall building sign that exceeds Section 6.2.6.5 which states "No more than two signs shall be allowed for any one business or industrial establishment in the B or I Districts". The project is located on the 1 Ikea Way (Assessors Map 92 Lot 21) in an Industrial (I) District.

The Special Permit Application and plans may be viewed at the office of the Stoughton Planning Board, Engineering Department, Town Hall, 10 Pearl Street, Stoughton, MA, during normal business hours.

The petitioner and/or his representative, or any other persons desiring to be heard on this matter, should appear at the time and place designated.

Town of Stoughton Planning Board
Daniel Kelly, Chairperson

AD# 10457359
PL 08/13 & 08/20/2024



17 Campanelli
LEGAL NOTICE
TOWN OF STOUGHTON
NOTICE OF PUBLIC HEARING

A public hearing will be held by the Stoughton Planning Board in the Great Hall, Third Floor, 10 Pearl Street, Stoughton, MA, on Wednesday, August 28, 2024 at 6:30 P.M. on the petition of the applicant/property owner Franklin Sports, Inc., 17 Campanelli, Stoughton MA 02072, for a Site Plan Review under Section 10.6 for an "after the fact" Site Plan for a sports court (already installed) and modification to the parking and loading area on the west side of the building adjacent to the sports court with access to Turnpike Street. The property is located on the 17 Campanelli, Stoughton MA 02072 (Assessors Map 88, Lot 146) in an Industrial (I) Zoning District.

The Site Plan Application, and plans may be viewed at the office of the Stoughton Planning Board, Planning Department, Town Hall, 10 Pearl Street, Stoughton, MA, during normal business hours.

The petitioner and/or his representative, or any other persons desiring to be heard on this matter, should appear at the time and place designated.

Town of Stoughton Planning Board
Daniel Kelly, Chairperson

AD# 10457392
PL 08/13 & 08/20/2024

195 Summer St. Norwell
LEGAL NOTICE
Town of Norwell Public Hearing Notice

In accordance with G.L. c.40, §15C and Norwell Code Chapter 81 (Scenic Road Bylaw), the Norwell Planning Board will hold a Public Hearing at the Norwell Town Hall, 345 Main Street, Room 112, on Wednesday, August 28, 2024, at 7:00 pm, regarding the July 31, 2024 application of Isabel Dandrea and Nicholas Kidd to obtain the assent of the Planning Board to remove portions of a stone wall in order to add a second driveway opening at 195 Summer Street (Assessing Parcel ID 3D-8-9), land owned by Isabel Dandrea

Public Notices

and Nicholas Kidd. The proposed sections of the stone wall to be removed are marked at both ends of the limit of work. A copy of the application and related submissions are on file with the Planning Office (Town Hall, Room 112) and may be viewed during Planning Office business hours. By: Norwell Planning Board Chair Brian M. Greenberg

AD# 10468891
PL 08/13 & 08/20/2024

740 Middle St. Weymouth
LEGAL NOTICE
TOWN OF WEYMOUTH
CONSERVATION COMMIS-SION

In accordance with the Mass. Wetlands Protection Act and the Weymouth Wetlands Protection Ordinance, the Weymouth Conservation Commission will hold a Public Hearing in the McElroy Room, McCulloch Bldg., 182 Green Street, Weymouth, MA on Tues. August 27th, 2024 at 7:00 P. M. on the Request for Determination of Applicability filed by Wal-Mart Stores, Inc. to reconstruct concrete ramps within buffer to wetland resource areas. Located at 740 Middle Street (Map 30, Block 380, Lot 1). Application posted on website at: <https://www.weymouth.ma.us/conservation-commission/pages/current-and-past-cases-partial-list>

CONSERVATION COMMISSION
Alexander Donovan, Chairman

AD# 10474585
PL 08/20/2024

ABDALLAH 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. N020P1938EA

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT

Estate of: Fred A. Abdallah

Date of Death: 05/22/2020

A Petition for order of Complete Settlement has been filed by: Mary E. Abdallah of Quincy MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, a determination of heirs at law and other such relief as may be requested in the Petition.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 09/04/2024.

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

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

Date: July 30, 2024

Colleen M. Brierley
Register of Probate

AD#10483404
PL 8/20/2024

Lake Holbrook Treatment 08/28

LEGAL NOTICE
NOTIFICATION OF AQUATIC TREATMENT LAKE HOLBROOK - HOLBROOK

Two aquatic specialists will be on site Wednesday, August 28, 2024 to treat portions of Lake Holbrook with copper sulfate crystals for algae. Copper sulfate crystals do not have any water-use restrictions. Immediately prior to the treatment, access sites around the lake will be posted with printed signs in accordance with MA DEP requirements. The chemical application is being conducted by the State licensed firm, SOLitude Lake Management, of 590 Lake Street, Shrewsbury, MA 01545, Tel. (508) 865-1000.

AD# 10476176
PL 08/20/2024

off Old Oaken Bucket and Cross Street
LEGAL NOTICE
Town of Norwell Planning Board Public Hearing Notice

In accordance with MGL c.41, §81T, the Norwell Planning Board will open a public

Public Notices

hearing at Norwell Town Hall, 345 Main Street, Room 112, on Wednesday, August 28, 2024 at 7:00 pm, regarding the July 31, 2024 application of Highland Estates Old Oaken Bucket LLC to modify two conditions in the October 13, 2022 Old Oaken Bucket Estates Definitive Plan Certificate of Action (Plymouth Registry Book 57394, Page 92), namely: (1) Condition 43, which requires the Project's utility plan sheets to be approved by the utility companies prior to the start of construction; and (2) Condition 44, which requires the endorsed definitive plan (Plymouth Registry Plan Book 66, Page 790) to be updated, prior to the start of construction, to show the locations of telephone cables and primary and secondary power lines as approved by the Norwell Electrical Inspector. The subject land consists of 36.78 acres located off Old Oaken Bucket and Cross Street (Assessing Map 49, Lots 1, 35, 51, 58, 62 & 65) and is owned by Highland Estates Old Oaken Bucket LLC (Plymouth Registry Book 57467, Page 280).

A copy of the application and related submissions may be viewed at the Norwell Planning Office (Norwell Town Hall/Room 112) during Planning Office business hours. By Norwell Planning Board Chair Brian M. Greenberg.

AD# 10459308
PL 08/13 & 08/20/2024

BRAINTREE, TREE HEARING 9/4
LEGAL NOTICE
TOWN OF BRAINTREE
TREE REMOVAL HEARING

In accordance with M.G.L. Chapter 87, the Town of Braintree DPW will hold a public hearing regarding the removal of one maple tree measuring 12" dbh at 57 Lawnview Dr.; four lindens all 8" at South St. Median. The hearing will be held Wednesday September 4, at 1:00 PM at Town of Braintree DPW, 85 Quincy Avenue, Braintree MA, (Lower Level Conference Room). Any person interested or wishing to be heard on this matter should appear at the time and place designated.

The trees identified above have been posted with a notice of public hearing in the field.

AD#10483513
PL 8/20, 8/27/2024



Turnpike Street #1700 Block
LEGAL NOTICE
PLANNING BOARD
TOWN OF STOUGHTON
NOTICE OF PUBLIC HEARING

A public hearing will be held by the Stoughton Planning Board in the Great Hall, Third Floor, 10 Pearl Street, Stoughton, MA, on Wednesday, August 28, 2024 at 6:30 P.M. on the petition of the applicant Charles Dow, ORE Associates, Inc., 333 Washington Street, Suite 203-4, Boston MA 02108 represented by Eric Dias, P.E., Strong Point Engineering Solutions, Inc., 340 Manley Street, Unit 2, West Bridgewater, MA 02379 for Site Plan Review under Section 10.6.2 for Phase I development for a paved driveway, associated infrastructure and site grading. The project is located on the West side of Turnpike Street in the #1700 Block, approxi-

Public Notices

mately 500-feet north of the intersection of Turnpike St. and Hawes Way (Assessors Map 92 Lot 2) in a Neighborhood Business (NB) Zoning District.

The Site Plan Application and plans may be viewed at the office of the Stoughton Planning Board, Engineering Department, Town Hall, 10 Pearl Street, Stoughton, MA, during normal business hours.

The petitioner and/or his representative, or any other persons desiring to be heard on this matter, should appear at the time and place designated.

Town of Stoughton Planning Board
Daniel Kelly, Chairperson

AD# 10457331
PL 08/13 & 08/20/2024



Turnpike Street (between #860 and #930)

LEGAL NOTICE
PLANNING BOARD
TOWN OF STOUGHTON
NOTICE OF PUBLIC HEARING

A public hearing will be held by the Stoughton Planning Board in the Great Hall, Third Floor, 10 Pearl Street, Stoughton, MA, on Wednesday, August 28, 2024 at 6:30 P.M. on the petition of the applicant/property owner Absolute Builders, 932 Bedford Street, Abington, MA 02351, for a Special Permit under Section 6.4 and a Stormwater Management Permit per Town code Ch. 159, for the non-permitted clearing of the four lots without approval. The four lots are located on the West side of Turnpike Street (between #860 and #930) (Assessors Map 79; Lots 140, 141, 142 & 143) in a Residential Suburban B (RB) Zoning District.

The Special Permit Application, and plans may be viewed at the office of the Stoughton Planning Board, Planning Department, Town Hall, 10 Pearl Street, Stoughton, MA, during normal business hours.

The petitioner and/or his representative, or any other persons desiring to be heard on this matter, should appear at the time and place designated.

Town of Stoughton Planning Board
Daniel Kelly, Chairperson

AD# 10457424
PL 08/13 & 08/20/2024

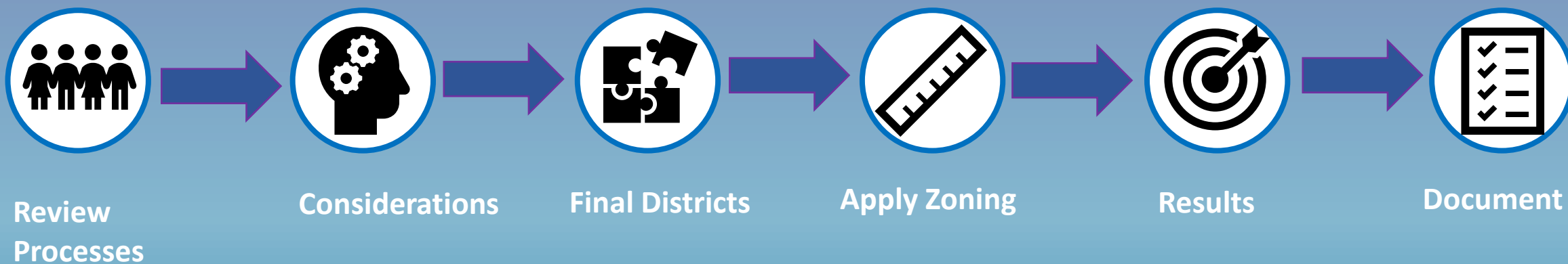
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Final Steps



PLANNING BOARD Report to Town Council

Order: 2024-039

Petitioner: William Alexopoulos

Date referred: July 15, 2024

Date hearing opened: August 13, 2024

Date hearing closed: August 13, 2024

Date of report: August 14, 2024

PETITION

Amend Chapter 200 of the General Code of the Town of Randolph, multiple sections, to create zoning for the Randolph Community Multifamily Overlay District (RCMOD) to comply with the requirements of MGL Chapter 40A Section 3A Multifamily zoning as-of-right in MBTA communities.

BACKGROUND

Section 3A of MGL c. 40A:

Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

(c) The department, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

AMENDMENTS TO ZONING ORDINANCE(S)

This petition suggests creation of a new sub-chapter regulating multifamily as-of-right and amending existing sections of the Zoning Ordinance to provide associated definitions, map designations and dimensional requirements.

VOTING THRESHOLD

The Planning Board asserts a SIMPLE MAJORITY VOTE is required for the proposed amendment pursuant to Chapter 358 of the Acts of 2020, where changes to section 5 of the Zoning Act reduce the number of votes required to enact certain kinds of zoning ordinances and bylaws from a $\frac{3}{4}$ supermajority to a simple majority. The ordinance includes the following criteria making it eligible for a simple majority vote:

- *Allows for multi-family housing or mixed-use developments “as of right” in an eligible location.*

RECOMMENDATION

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

DISCUSSION

The Planning Board acknowledges both the need for compliance with Chapter 3A and the need for an increased variety of housing options for the residents of Randolph. Further, they appreciate that there should not be a “one size fits all” approach to developing criteria to comply with the law. Each potential district may have its own character and regulations based upon its location; each potential district has impact to the overall long-term development of Randolph. As such, each potential district that complies with Chapter 3A should be regulated in consideration of location, neighborhood impact and community growth.

The Planning Board **RECOMMENDS ADOPTION** of the zoning ordinance (attached) with the following amendments **(bolded and highlighted in yellow)**:

I. Amend section 200-14.5 B (3) by inserting the word “sub” between the words Station and District and between the words Gill Farm and District; include the word ‘Sub-District’ after the words Chestnut West.

(3) Sub-districts. The RCMOD contains the following sub-districts, all of which are shown on the RCMOD Boundary Map:

(a) Station **Sub**-District

(b) Chestnut West **Sub-District**

(c) Gill Farm **Sub**-District

II. Amend section 200-14.5 D Dimensional Standards table heading by inserting “sub’ between the words Station and District and between the words Gill Farm and District; include the word ‘Sub-District’ after the words Chestnut West.

Standard	Station Sub-District	Chestnut West Sub-District	Gill Farm Sub-District
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III. Amend section 200-14.5 E (1) Off-Street Parking table heading by inserting “sub’ between the words Station and District and between the words Gill Farm and District; include the word ‘Sub-District’ after the words Chestnut West.

Use	Station Sub District	Chestnut West Sub-District	Gill Farm Sub District
-----	----------------------	----------------------------	------------------------

IV. Amend section 200-14.5 G (1) by renumbering the subsections from C through F to A through D

Applicability. Site Plan Review is required for all projects within the RCMOD. The Site Plan Review Authority shall review an application for Site Plan Review for consistency with the purpose and intent of **Sections 200-14.5.A through D.**

(a) Applications for a project within the RCMOD that meet the following requirements are eligible for Administrative Site Plan and Design Review. The Planning Board’s designee shall be the Site Plan Review Authority.

[1] A single-family conversion to no more than four units requiring exterior changes of less than 2,500 SF;

[2] A new construction of less than 2,500 SF; or

[3] or an addition of less than 2,500 SF to an existing building

(b) The Planning Board shall be the Site Plan Review Authority for applications for a project within the RCMOD that do not meet the requirements for Administrative Site Plan and Design Review.

(c) The requirements of **§200-12 Industrial districts** do not apply to projects in the RCMOD.

- (d) The requirements of **§200-16 Watershed and Wetland Protection Overlay Districts** are incorporated into this Site Plan Review process. No project within the RCMOD requires a special permit for the purposes of this overlay district.

V. Amend section 200-6 subsection W

Station Sub-District: **Consists of** one hundred seventeen (117) parcels as depicted on the Zoning Map.

Gill Farm Sub-District: Consists of the parcel(s) on the Assessor's map 50-A-2, GIS ID F_784900_2885800 also known as 268 Centre Street

Chestnut West Sub-District: Consists of the parcel(s) on the Assessor's map 26-A-1, GIS ID F_772230_2890830 also known as Chestnut West

Council Order: 2024-039

Introduced by: Planning Board
July 15, 2024

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

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

1. ADD new Section 200-14.5:

Section 200-14.5: Randolph Community Multi-family Overlay District (RCMOD)

A. Purpose

The purpose of the Randolph Community Multi-family Overlay District (RCMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

- (1) Comply with Section 3A of M.G.L. Chapter 40A, the “MBTA Communities Act.”
- (2) Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
- (3) Support vibrant neighborhoods by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services within a half-mile of a transit station.
- (4) Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
- (5) Increase the municipal tax base through private investment in new residential developments.

B. Establishment and Applicability

This RCMOD is an overlay district having a land area of approximately 144.2 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

- (1) **Applicability of RCMOD.** An applicant may develop multi-family housing located within a RCMOD in accordance with the provisions of this Section 200-14.5.
- (2) **Underlying Zoning.** The RCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimensions, and all other provisions of the Zoning Ordinance governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right in the RCMOD. Uses not identified in Section 200-14.5 are governed by the requirements of the underlying zoning district(s).
- (3) **Sub-districts.** The RCMOD contains the following sub-districts, all of which are shown on the RCMOD Boundary Map:
 - (a) Station District
 - (b) Chestnut West
 - (c) Gill Farm District

C. Permitted Uses

- (1) **Uses Permitted As of Right.** The following uses are permitted as of right within the RCMOD.
 - (a) Multi-family housing.
 - (b) Conversion of a single-family home to no more than four dwelling units.
- (2) **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section C.1.
 - (a) Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

D. Dimensional Standards

- (1) **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable to projects constructed in the RCMOD under the RCMOD zoning are as follows:

Standard	Station District	Chestnut West	Gill Farm District
Minimum Lot Size (Square Feet)	12,000	43,560	130,680
Minimum Frontage (feet)	100	75	75
Minimum Lot Depth (feet)	75	75	75
Height			
Stories (Maximum)	3	4	5
Feet (Maximum)	40	50	60
Lot Coverage (%)			
Building (Maximum)	30	20	20
Impervious Surface (Maximum)	20	20	20
Lot Coverage (Maximum)	50	40	40
Green Area/ Open Space (Minimum)	50	60	60
Maximum Dwelling Units per Acre	15	14	30
Setbacks (feet)			
Front	25, and see §200-28.A.	40, and see §200-28.D.	
Side	15	40, and see §200-29.C.	
Rear	15, and see §200-30.A.	40, and see §200-30.B.	
Buffer Strips (Side and Rear) (feet)	5	20	

- (2) **Multi-Building Lots.** In the RCMOD, lots may have more than one principal building on a single lot, provided that the Site Plan Review Authority finds through the site plan review process that safe and convenient access will be provided to all structures.
- (3) The limitations on floor area and units per acre within **§200-34.E. Multifamily districts** shall not apply to projects within the RCMOD.
- (4) **Exceptions.** The limitation on the height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building. This paragraph supersedes **§200-35. Maximum building height.**
- (5) **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 200-14.5.D. Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

E. Off-Street Parking

These parking requirements are applicable to development in the RCMOD.

- (1) **Vehicle parking spaces.** The following **maximum** numbers of off-street parking spaces shall be permitted either in surface parking or within garages or other structures:

Use	Station District	Chestnut West	Gill Farm District
Multi-family (spaces per Residential Dwelling Unit)	2	2	1

- (2) **Bicycle parking spaces.** There shall be a minimum of 1 covered bicycle storage space for every ten (10) dwelling units.
- a. For a multi-family development of twenty-five (25) units or more, covered parking bicycle parking spaces for a minimum of twenty-five percent (25%) of the requirement shall be integrated into the structure of the building(s).
- (3) **Article IV. Off-Street Parking Requirements,** except **§200-22 Required number of spaces**, applies to developments within the RCMOD.

F. Affordability Requirements.

(1) **Purpose.**

- (a) Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- (b) Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- (c) Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- (d) Work to overcome economic segregation, allowing the Town of Randolph to be a community of opportunity in which low and moderate-income households can advance economically.

(2) **Applicability.** This requirement is applicable to all residential developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion (Applicable Projects). No project may be divided or phased to avoid the requirements of this section.

(3) **Affordability requirements.**

- (a) **Subsidized Housing Inventory (SHI).** All units affordable to households earning eighty percent (80%) or less of AMI created in the RCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.

(4) **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

(5) **Development Standards.** Affordable Units shall be:

- (a) Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- (b) Dispersed throughout the development;

- (c) Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- (d) Located such that the units have equal avoidance of any potential nuisances as [market-rate units] within the development;
- (e) Distributed proportionately among unit sizes; and
- (f) Distributed proportionately across each phase of a phased development.
- (g) Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

(6) **Administration.**

- (a) The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.
- (b) Occupancy permits shall not be issued without confirmation that a regulatory agreement for a Local Initiative Program (LIP) or Local Action Unit (LAU) is in place with EOHLC.

G. Site Plan Review

- (1) **Applicability.** Site Plan Review is required for all projects within the RCMOD. The Site Plan Review Authority shall review an application for Site Plan Review for consistency with the purpose and intent of **Sections 200-14.5.C through F.**
 - (c) Applications for a project within the RCMOD that meet the following requirements are eligible for Administrative Site Plan and Design Review. The Planning Board's designee shall be the Site Plan Review Authority.
 - [1] A single-family conversion to no more than four units requiring exterior changes of less than 2,500 SF;
 - [2] A new construction of less than 2,500 SF; or
 - [3] or an addition of less than 2,500 SF to an existing building
 - (d) The Planning Board shall be the Site Plan Review Authority for applications for a project within the RCMOD that do not meet the requirements for Administrative Site Plan and Design Review.
 - (e) The requirements of **§200-12 Industrial districts** do not apply to projects in the RCMOD.
 - (f) The requirements of **§200-16 Watershed and Wetland Protection Overlay Districts** are incorporated into this Site Plan Review process. No project within the RCMOD requires a special permit for the purposes of this overlay district.
- (2) **Submission Requirements.** As part of any application for Site Plan Review for a project within the RCMOD submitted under §200-14.5(C) through (F), the Applicant must submit the following documents to the Town of Randolph:
 - (a) Application and fee for Site Plan Review.
 - (b) In accordance with MGL c. 44, § 53G, the Planning Board may require that applicants pay the reasonable cost (project review fee) for the employment of outside consultants to review a proposed site plan and/or an as-built plan. The project review fee may be used to engage experts, other than attorneys, as outside consultants to assist the applicable acting body in the technical evaluation of a site plan and/or an as-built plan.
 - (c) Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties, and other information commonly required by Municipality for Site Plan Review.
 - (d) Elevations of the building(s) showing the architectural design of the building.

(e) All site plans shall be prepared by a certified architect, landscape architect and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of [one-inch equals forty feet (1"=40') or larger], or at a scale as approved in advance by the Permitting Authority.

(f) Narrative of compliance with the development standards set forth in Section 200-94. Standards and Criteria.

(g) As-built plans shall be required as defined in § 200-95. As-built plans.

(3) Timeline. Site Plan Review should be commenced no later than 30 days after the submission of a complete application and should be completed expeditiously.

(a) The Site Plan Review Authority may, when appropriate, seek the input of other municipal boards or officials. Copies of the application and site plan will be circulated for review and comment to the appropriate Town departments or commissions. Town departments will have fifteen (15) days to forward comments to the applicable acting body.

(b) A decision shall be made within sixty (60) days of receipt of a complete accepted application, unless extended by mutual agreement. When the Planning Board is the Site Plan Review Authority, the Planning Board will vote as a simple majority.

(c) A report of the Planning Board's decision/findings or the Planning Board designee's decision/findings shall be forwarded to applicable departments including Building, Conservation, DPW, Engineering, Fire and Health and a copy included in the building jacket.

(d) Failure of the Planning Board or its designee(s) to act within sixty (60) days of a complete accepted application shall be deemed an approval.

(e) In general, site plan review should be completed no more than six (6) months after the submission of the application.

(4) Site Plan Approval. Site Plan approval for uses listed in Section 200-14.5 D Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.

(a) The Applicant has submitted the required fees and information as set forth in the Town of Randolph's requirements for a Building Permit and **Article XI. Site Plan Review** (unless modified by this **Sections 200-14.5.G**); and

- (b) The project as described in the application meets the development standards set forth in **Section 200-94. Standards and Criteria**. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of **Section 200-94. Standards and Criteria**, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the RCMOD.
- (5) **Project Phasing.** An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section 200-14.5 F. Affordability Requirements. The Planning Board may require a performance guarantee for a phased development to ensure completion according to the conditions of the site plan approval decision. The performance guarantee, if required, shall be one (1) of the methods stated in MGL c. 41, § 81U, and the amount of the guarantee shall be determined by the Planning Board and transmitted to the Planning Board within forty-five (45) days following approval.

2. Amend § 200-3. Word usage; definitions.

Add the following definitions:

AREA MEDIAN INCOME (AMI) – The median family income for the metropolitan statistical region that includes the Town of Randolph, as defined by the U.S. Department of Housing and Urban Development (HUD).

AS OF RIGHT – Development that may proceed under the Zoning in place at the time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

MULTI-FAMILY HOUSING – A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

MULTI-FAMILY ZONING DISTRICT – A zoning district, either a base district or an overlay district, in which multi-family housing is allowed.

OPEN SPACE – Contiguous undeveloped land within a parcel boundary.

PARKING, SURFACE – One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.

SUB-DISTRICT – An area within the RCMOD that is geographically smaller than the RCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

SUBSIDIZED HOUSING INVENTORY (SHI) – A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

Replace PARKING GARAGE/DECK with the definition below:

PARKING, STRUCTURED – A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

3. Amend § 200-4. Establishment.

Add the following text:

W. Randolph Community Multi-family Overlay District (RCMOD)**4. Amend § 200-6. Designation.**

Add the following text:

W. Randolph Community Multi-family Overlay District (RCMOD)

The boundaries of the RCMOD are depicted on the Zoning Map on file with the Town Clerk and further divided into three subdistricts as depicted on the Zoning Map and described herein:

Station District: One hundred seventeen (117) parcels as depicted on the Zoning Map.

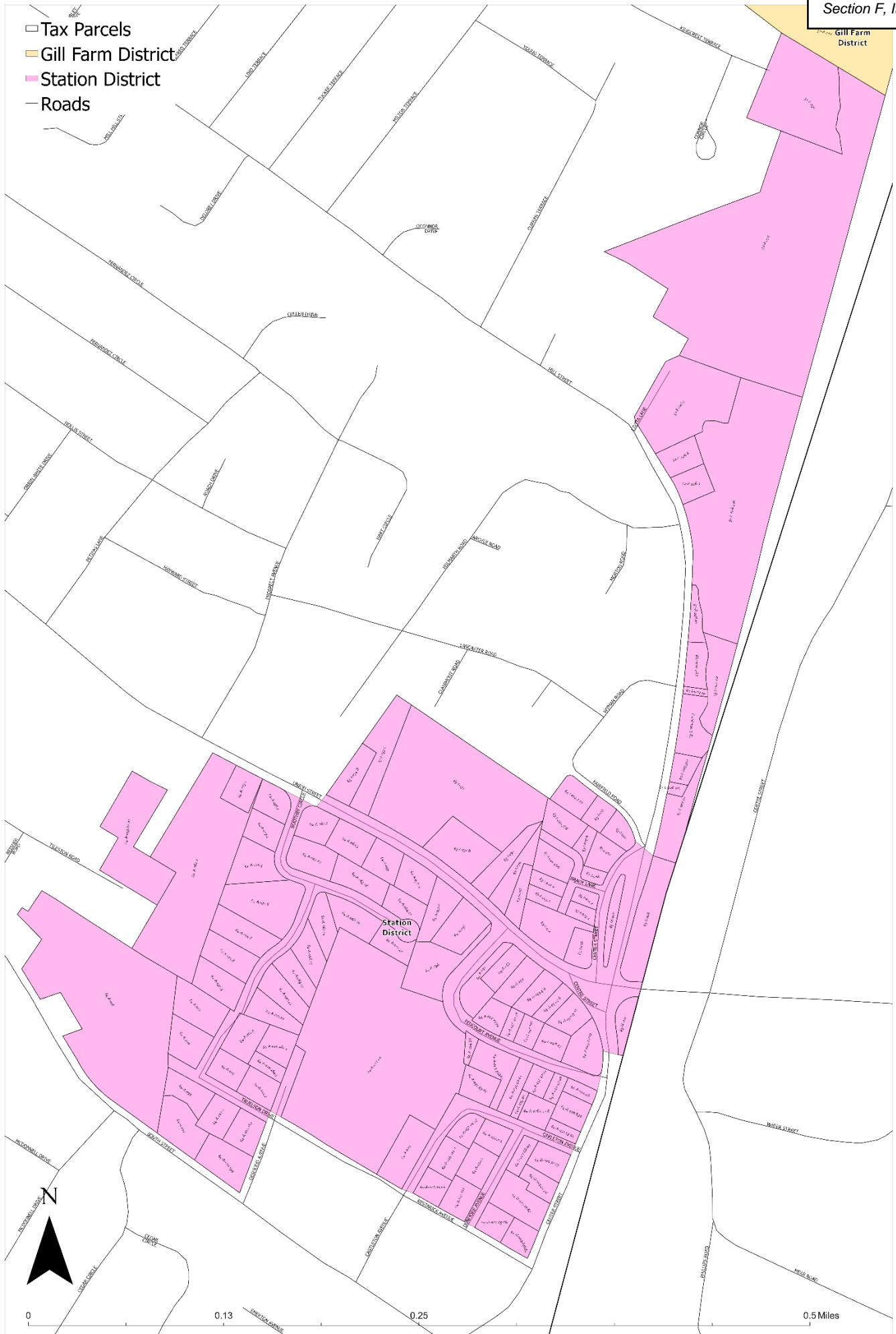
Gill Farm District: Consists of the parcel(s) on the Assessor's map 50-A-2, GIS ID F_784900_2885800 also known as 268 Centre Street

Chestnut West District: Consists of the parcel(s) on the Assessor's map 26-A-1, GIS ID F_772230_2890830 also known as Chestnut West

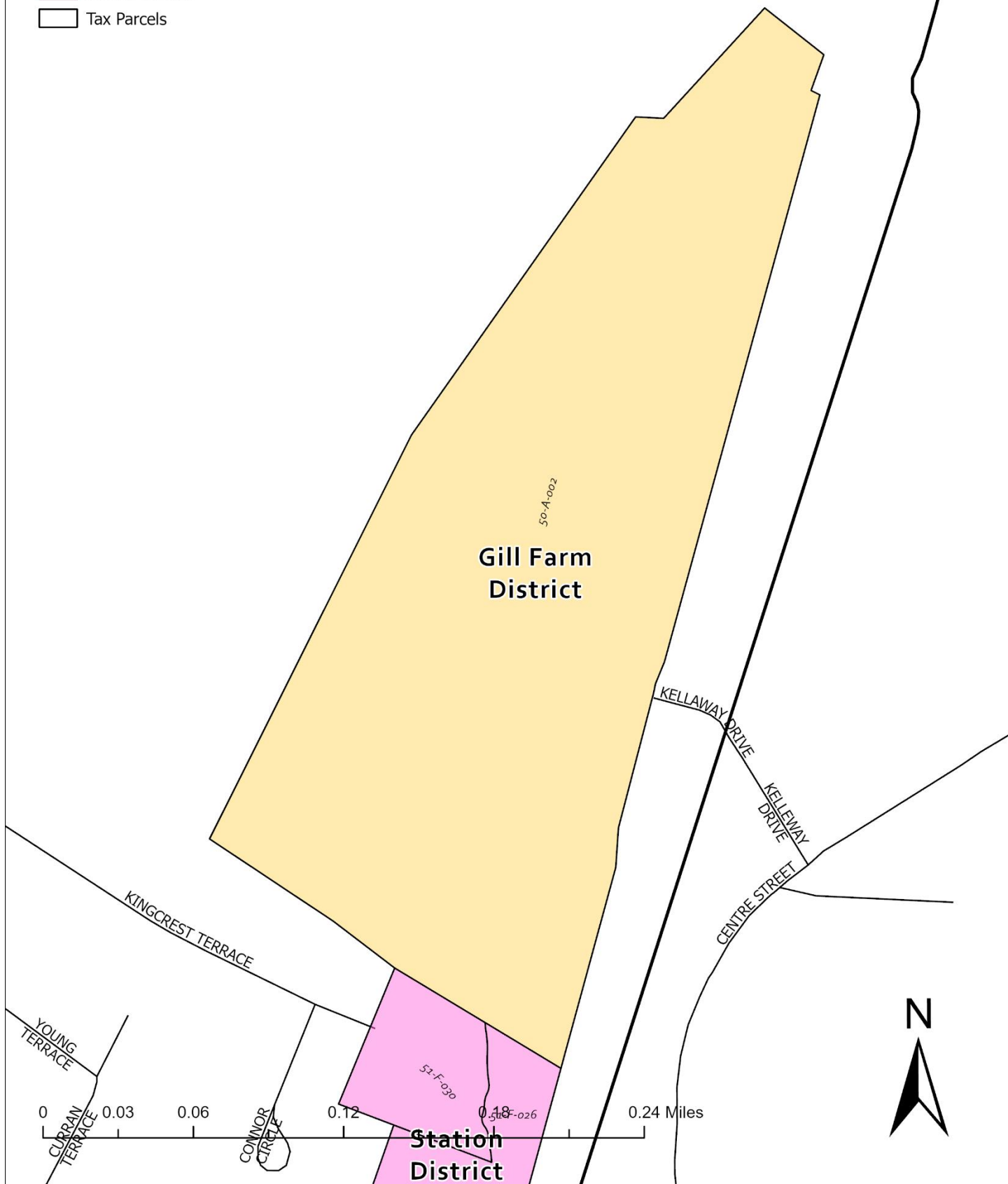
5. Amend Section 200-5, Zoning Map Pursuant to M.G.L. ch. 40A, sec. 5.

A map showing the designated parcels is attached hereto.

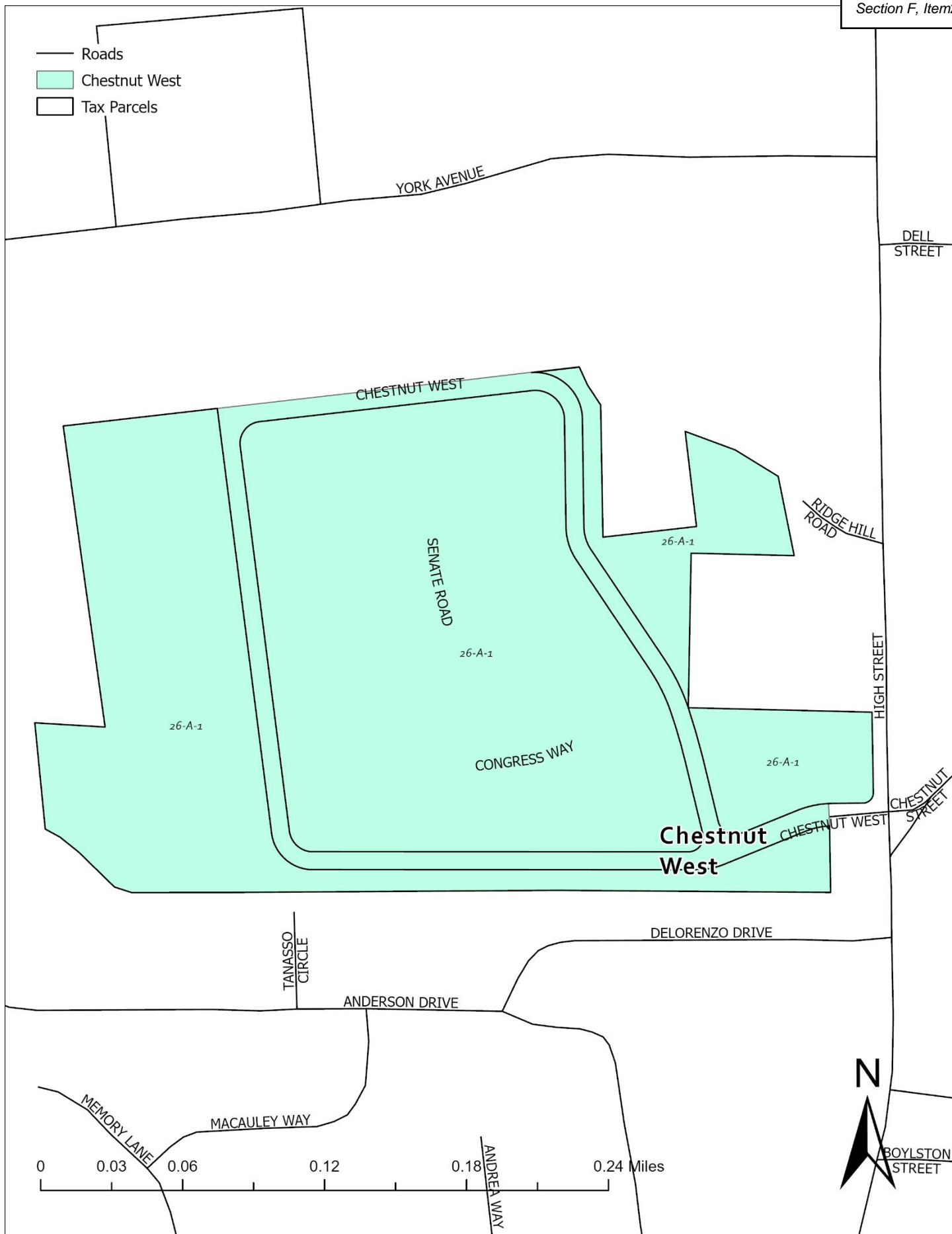
- Tax Parcels
- Gill Farm District
- Station District
- Roads



- Roads
-  Gill Farm District
-  Station District
-  Tax Parcels



- Roads
- Chestnut West
- Tax Parcels



Randolph Community Multifamily Overlay District

Station Subdistrict Parcels

Section F, Item2.

	GIS ID	LOCATION	STREET	M-B-L
1	F_784534_2884387	9 CIVITA LN	CIVITA LN	51-F-026
2	F_784314_2883814	262 MILL ST	MILL ST	51-F-026.2
3	F_784357_2883725	270 MILL ST	MILL ST	51-F-026.3
4	F_784527_2883669	MILL ST REAR	MILL ST REAR	51-F-026.400
5	F_784341_2884015	260 MILL ST	MILL ST	51-F-026.5
6	F_784373_2883285	MILL ST	MILL ST	51-F-028.00
7	F_784701_2885062	MILL ST	REAR MILL ST	51-F-030
8	F_783956_2882674	FAIRFIELD RD	FAIRFIELD RD	63-I-014.7-10
9	F_784040_2882612	6 FAIRFIELD RD	FAIRFIELD RD	63-I-015
10	F_784105_2882566	2 FAIRFIELD RD	FAIRFIELD RD	63-I-016
11	F_784063_2882476	470 CENTRE ST	CENTRE ST	63-I-017
12	F_784026_2882403	468 CENTRE ST	CENTRE ST	63-I-018
13	F_783993_2882500	REAR CENTRE ST	CENTRE ST	63-I-019.9
14	F_783926_2882570	BRADY LN	BRADY LN	63-I-020.7&8
15	F_783887_2882449	4 BRADY LN	BRADY LN	63-I-021.5&6
16	F_783870_2882377	2 BRADY LN	BRADY LN	63-I-022.4
17	F_783856_2882329	BRADY LN	BRADY LN	63-I-023.3
18	F_783994_2882330	458 CENTRE ST	CENTRE ST	63-I-024.2
19	F_783980_2882279	456 CENTRE ST	CENTRE ST	63-I-025.1
20	F_783972_2882162	336 UNION ST	UNION ST	63-I-026
21	F_783898_2882208	318 UNION ST	UNION ST	63-I-027
22	F_783770_2882312	316 UNION ST	UNION ST	63-I-028
23	F_783759_2882413	308 UNION ST	UNION ST	63-I-029
24	F_783730_2882458	306 UNION ST	UNION ST	63-I-030
25	F_783579_2882491	304 UNION ST	UNION ST	63-I-031.B
26	F_783565_2882733	300 UNION ST	UNION ST	63-I-032
27	F_783302_2882823	290 UNION ST	UNION ST	63-I-033.C
28	F_783205_2882726	288 UNION ST	UNION ST	63-I-034.B
29	F_784369_2883115	MILL ST	MILL ST	63-L-001.299
30	F_784445_2883079	MILL ST	REAR MILL ST	63-L-002.00
31	F_784367_2883026	MILL ST	MILL ST	63-L-003.00
32	F_784361_2882911	MILL ST	MILL ST	63-L-004.301-3
33	F_784334_2882762	340 MILL ST	MILL ST	63-L-005.312
34	F_784307_2882695	MILL ST	MILL ST	63-L-006.315
35	F_784317_2882585	MILL ST	MILL ST	63-L-007.50
36	F_784207_2882263	MILL ST	MILL ST	63-L-008
37	F_784093_2882290	UNION ST	UNION ST	63-M-001
38	F_784136_2881917	355 UNION ST	UNION ST	63-N-001
39	F_782349_2881959	246 SOUTH ST	SOUTH ST	64-A-006
40	F_782774_2881441	290 SOUTH ST	SOUTH ST	64-A-010.198
41	F_782843_2881543	6 DESMOND AV	DESMOND AV	64-A-011.219
42	F_782637_2881557	280 SOUTH ST	SOUTH ST	64-A-012
43	F_782754_2881592	46 RESTARICK AV	RESTARICK AV	64-A-012.1
44	F_782677_2881977	15 TRUELSON DR	TRUELSON DR	64-A-013
45	F_782787_2881749	20 TRUELSON DR	TRUELSON DR	64-A-014
46	F_782845_2881854	16 TRUELSON DR	TRUELSON DR	64-A-014.1

Randolph Community Multifamily Overlay District

Station Subdistrict Parcels

Section F, Item2.

	GIS ID	LOCATION	STREET	M-B-L
47	F_782891_2881690	12 DESMOND AV	DESMOND AV	64-A-014.2
48	F_782920_2881761	16 DESMOND AV	DESMOND AV	64-A-020.164-5
49	F_782954_2881832	DESMOND AV	DESMOND AV	64-A-021.161-1
50	F_783279_2881842	16 FENCOURT AV	FENCOURT AV	64-A-022.00
51	F_783389_2881473	18 CASTLETON AV	CASTLETON AV	64-A-024
52	F_783533_2881451	17 CASTLETON AV	CASTLETON AV	64-A-025.114-1
53	F_783479_2881354	RESTARICK AV	RESTARICK AV	64-A-026.112-1
54	F_783571_2881316	9 RESTARICK AV	RESTARICK AV	64-A-027.111
55	F_783630_2881425	3 DUNMORE AV	DUNMORE AV	64-A-030.1
56	F_783700_2881500	1 DUNMORE AV	DUNMORE AV	64-A-030.1-2
57	F_783592_2881542	CARLETON AV	CARLETON AV	64-A-031.94-97
58	F_783639_2881691	11 CARLETON AV	CARLETON AV	64-A-032.63-67
59	F_783758_2881691	6 FENCOURT AV	FENCOURT AV	64-A-034.40-41
60	F_783774_2881632	CARLETON AV	CARLETON AV	64-A-035.00
61	F_783831_2881607	5 CARLETON AV	CARLETON AV	64-A-036.55-58
62	F_783919_2881542	394 CENTRE ST	CENTRE ST	64-A-037.53-54
63	F_783948_2881609	400 CENTRE ST	CENTRE ST	64-A-038.&39
64	F_783977_2881678	406 CENTRE ST	CENTRE ST	64-A-040.48
65	F_783895_2881686	FENCOURT AV	FENCOURT AV	64-A-041.45-46
66	F_783837_2881710	2 FENCOURT AV	FENCOURT AV	64-A-042.42-44
67	F_783687_2881775	8 FENCOURT AV	FENCOURT AV	64-A-043.39&62
68	F_783610_2881828	FENCOURT AV	FENCOURT AV	64-A-044.33
69	F_783679_2881934	15 FENCOURT AV	FENCOURT AV	64-A-045.29-32
70	F_783748_2881902	FENCOURT AV	FENCOURT AV	64-A-046.27-28
71	F_783804_2881876	5 FENCOURT AV	FENCOURT AV	64-A-047.107
72	F_783882_2881841	3 FENCOURT AV	FENCOURT AV	64-A-048.23
73	F_783984_2881821	408 CENTRE ST	CENTRE ST	64-A-049.13-19
74	F_783938_2881929	335 UNION ST	UNION ST	64-A-050.9-11
75	F_783885_2881971	333 UNION ST	UNION ST	64-A-052.7-8
76	F_783833_2882005	327 UNION ST	UNION ST	64-A-053.4-6
77	F_783768_2882042	325 UNION ST	UNION ST	64-A-054
78	F_783720_2882091	317 UNION ST	UNION ST	64-A-055
79	F_783574_2882228	303 UNION ST	UNION ST	64-A-056
80	F_783503_2882311	10 BOOTHBY CI	BOOTHBY CI	64-A-057.A
81	F_783422_2882391	295 UNION ST	UNION ST	64-A-058.A
82	F_783311_2882457	UNION ST	UNION ST	64-A-059
83	F_783203_2882517	287 UNION ST	UNION ST	64-A-060.3
84	F_783088_2882576	281- 285 UNION ST	UNION ST	64-A-061.2
85	F_783073_2882463	4 BOOTHBY CI	BOOTHBY CI	64-A-062.19
86	F_783234_2882390	6 BOOTHBY CI	BOOTHBY CI	64-A-063.18
87	F_783385_2882302	8 BOOTHBY CI	BOOTHBY CI	64-A-064.17
88	F_783344_2882178	7 BOOTHBY CI	BOOTHBY CI	64-A-065.16
89	F_783215_2882256	5 BOOTHBY CI	BOOTHBY CI	64-A-066.15
90	F_783108_2882247	2 TRUELSON DR	TRUELSON DR	64-A-067.14
91	F_783060_2882160	4 TRUELSON DR	TRUELSON DR	64-A-068.13
92	F_783012_2882080	6 TRUELSON DR	TRUELSON DR	64-A-069.12

Randolph Community Multifamily Overlay District

Station Subdistrict Parcels

Section F, Item2.

	GIS ID	LOCATION	STREET	M-B-L
93	F_782975_2882009	8 TRUELSON DR	TRUELSON DR	64-A-070.11
94	F_782941_2881940	10 TRUELSON DR	TRUELSON DR	64-A-071.10
95	F_782753_2882036	7 TRUELSON DR	TRUELSON DR	64-A-072.9
96	F_782796_2882128	5 TRUELSON DR	TRUELSON DR	64-A-073.8
97	F_782848_2882206	3 TRUELSON DR	TRUELSON DR	64-A-074.7
98	F_782902_2882305	1 TRUELSON DR	TRUELSON DR	64-A-075.6
99	F_782888_2882447	3 BOOTHBY CI	BOOTHBY CI	64-A-076.5
100	F_782909_2882558	1 BOOTHBY CI	BOOTHBY CI	64-A-077.4
101	F_782935_2882657	229 UNION ST	UNION ST	64-A-078.1
102	F_782833_2882698	223 UNION ST	UNION ST	64-A-079.1
103	F_782660_2882420	219 UNION ST	UNION ST	64-A-081.2
104	F_782342_2882504	20 TILESTON RD	TILESTON RD	64-A-092.C
105	F_782483_2882419	22 TILESTON RD	TILESTON RD	64-A-093.22-26
106	F_782288_2882344	21 TILESTON RD	TILESTON RD	64-A-095.31&32
107	F_783661_2882006	FENCOURT AV	FENCOURT AV	64-A-097
108	F_783525_2882105	22-24 FENCOURT AV	FENCOURT AV	64-A-098
109	F_782658_2881671	50 RESTARICK AV	RESTARICK AV	64-A-099
110	F_782653_2881839	19 TRUELSON DR	TRUELSON DR	64-A-100
111	F_783689_2881234	5 RESTARICK AV	RESTARICK AV	64-D-002.85-86
112	F_783773_2881185	370 CENTRE ST	CENTRE ST	64-D-003.83&84
113	F_783772_2881315	376 CENTRE ST	CENTRE ST	64-D-004.77-80
114	F_783838_2881363	378 CENTRE ST	CENTRE ST	64-D-005.74-76
115	F_783870_2881441	373 CENTRE ST	CENTRE ST	64-D-006.70-73
116	F_783782_2881463	CARLETON AV	CARLETON AV	64-D-007.68-69
117	F_782674_2881328	295 SOUTH ST	SOUTH ST	71-E-037.2

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General

Golf Course Maintenance
Immediate Openings - Positions available for part-time seasonal members of the Golf Course Maintenance team at Boston Golf Club. Duties include fairway mowing and preparation. Seasonal positions run until the end of October. We will train. Interested candidates should contact Paul Duprey Administrative Manager at pduprey@bostongolfclub.org

Professional Service
all your needs...

Heating - Cooling

PLUMBING, HEATING, COOLING No Job Too Small. Lic. #15289, Ins. Jansky Mechanical Reasonable Prices. Call Bob 781-389-3251

Roofing - Siding

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

Real Estate AUCTION



57 Long Point Rd, Lakeville, MA
Lake Point Village PAD Site
55+ Condo Complex on 8+ Acres Offering Pond & Bog Views
Shovel/Permit Ready for Remaining 33 Units
Wednesday, August 21 at 11am On-site
Tour: Wednesday, August 14 (11am-1pm)
JJ Manning AUCTIONEERS Info, Full Terms, Broker Reg & More at: JJManning.com
800.521.0111
MA Lic# 111 • Ref # 24-2066

Your Source Public Notices
for the latest...

Public Notices

CARLSON NAME CHANGE LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO24C0050CA
CITATION ON PETITION TO CHANGE NAME

In the matter of: Karen Ann Carlson
A Petition to Change Name of Adult has been filed by Karen Ann Carlson of Brookfield MA requesting that the court enter a Decree changing their name to: Karen Ann Fortier

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Norfolk Probate and Family Court before 10:00 a.m. on the return day of 08/28/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Patricia Gorman, First Justice of this Court. Date: July 23, 2024
Colleen M Brierley
Register of Probate
AD# 10453893
PL 08/10/2024

Council Order 2024-039
LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2024-039

The Randolph Town Council will conduct a public hearing on Monday, August 26, 2024, at 6:15 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368, or virtually by Zoom or phone, on Council Order 2024-039 - Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph- To add a new Section 200-14.5 Randolph Community Multifamily Overlay District (RCMOD) and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishments to comply with the requirements of MGL Chapter 40A Section 3A Multifamily zoning as-of-right in MBTA Communities

Additional information on this Council Order including text of the proposed zoning

Public Notices

ordinance and related maps may be viewed on the Town's website and in the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar.

AD# 10451920
PL 08/10 & 08/17/2024

VEHICLE AUCTION LEGAL NOTICE

Notice is hereby given by Malloy's Auto in pursuant of mglc.225.s39.a that on 08/19/2024 10am @ 40 Moore Rd, Wey, MA 02189 the following vehicle 10 Ford Taurus Vin#1FAHP2E-WOAG135825 will be sold @ private auction.

#10430457
PL 8/3, 8/10, 8/17/24

O'HARA 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. NO24P1962EA
INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Darrell Lee O'Hara
Also known as: Darrell L. O'Hara
Date of Death: 12/11/2023

To all persons interested in the above-captioned estate, by Petition of Petitioner Edward J. O'Hara, Jr. of Canton MA and Petitioner Nancy O. Schaub of Acton MA a Will has been admitted to informal probate. Edward J. O'Hara, Jr. of Canton MA and Nancy O. Schaub of Acton MA have been informally appointed as the Personal Representatives of the estate to serve without surety on the bond.

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

Public Notices

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#10459188
PL 08/10/2024



Hearing 08/20/2024
LEGAL NOTICE
TOWN OF STOUGHTON
Notice of Hearing

A public hearing will be held by the Select Board on August 20, 2023 at 8:00 p.m. to consider the application of Our Lady of Fatima Feast/Immaculate Conception Church, located at 122 Canton Street, for the application of a Two (2) Day Alcoholic Beverage License, for the Our Lady of Fatima Feast to be held on September 6, 2024 and September 7, 2024. The public hearing will be conducted at the Great Hall, 3rd floor, Town Hall - 10 Pearl Street, Stoughton, MA and via Google Meets, and may be broadcast via Stoughton Media Access television and livestream. Google meets video link and telephone connection for public comment available by calling the Select Board office at 781-341-1300, Ext. 9212 or email to spereira@stoughton-ma.gov by 4:00 pm the day of the meeting.

Per Order of:
Stephen M. Cavey, Chair
Select Board
Acting as the Local Licensing Authority

AD# 10458497
PL 08/10/2024

PRIOR LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO24P0518EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Mary Ann Prior

Date of Death: 10/30/2023

To all interested persons:

A Petition for S/A - Formal Probate of Will with Appointment of Personal Representative has been filed by Paula A. Murray of Belmont MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Paula A. Murray of Belmont MA be appointed as Personal Representative of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney

Public Notices

must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 09/04/2024.

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

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

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

Date: August 01, 2024

Colleen M Brierley
Register of Probate

#10462131
PL 8/10/24

RAM PROMASTER LEGAL NOTICE
To be auctioned off on 08/27/2024
V.I.N.
3C6LRVDGXP511439
Pursuant to MGL C.255, S.39A.
Express Towing (781) 843-6909
AD# 10464740
PL 08/10, 08/17, 08/24/2024

SCION LEGAL NOTICE
To be auctioned off on 08/27/2024
V.I.N.
JTLZE4FE0B1120076
Pursuant to MGL C.255, S.39A.
Express Towing (781) 843-6909
AD# 10464733
PL 08/10, 08/17, 08/24/2024

Public Notices

TAYLOR LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Norfolk Division
Docket No. NO22P2400EA

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Gloria E Taylor

Also Known As: Gloria Rota

Date of Death: May 31, 2022

To all persons interested in the above captioned estate, by Petition of

Petitioner Robert Griffin of Sharon MA

a Will has been admitted to informal probate.

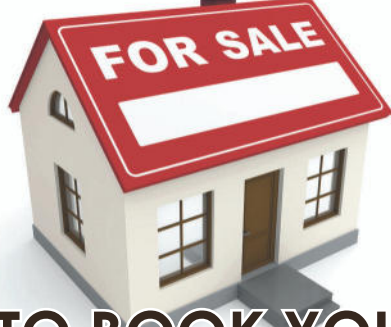
Robert Griffin of Sharon MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

#10461994
PL 8/10/24



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HURRY! CALL NOW! PROMO EXPIRES SEPTEMBER 30, 2024

855-246-2574

*Qualifying system purchase requires minimum \$599.99 equipment purchase, professional installation and applicable services agreement. DIY system purchases and reactivations of previously-installed systems not eligible for offer. Offer not available in all states or provinces. Equipment purchase may be financed separately subject to an agreement with one of Vivint's third-party financing partners. Monthly \$1.48 cellular network maintenance fee applies. Taxes and local permit fees may apply. New Vivint Customers only. Financing eligibility and terms subject to credit approval by one of Vivint's third-party financing partners. Qualified customers may finance equipment purchase at 0% APR for up to 60 months. Month-to-month service agreement available when equipment is purchased upfront. System supports up to six cameras subject to sufficient WiFi speeds. Without a Vivint services plan, product and system functionality is limited (including loss of remote connectivity). Speak to a Vivint representative at the phone number in this offer for complete equipment, services, and package details, including pricing and financing details. Products and services in Louisiana provided by Vivint Louisiana Commercial Certificate #58280. See comprehensive Vivint license numbers on Vivint.com.

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MORTGAGEE'S SALE AT PUBLIC AUCTION
94 BRIDGE STREET WEYMOUTH, MASS.
SIX ROOM SINGLE FAMILY WITH WATER VIEW
THURSDAY AUGUST 29, 2024 AT 11:00 A.M.

This vinyl sided waterfront home has supposedly 3 bedrooms and 2 1/2 baths. It is heated by gas with central air. It has approx. 1,296 sq. ft. of living area and situated on an approx. 900 sq. ft. lot. There is off-street parking.

TERMS: Fifteen Thousand (\$15,000) Dollars in certified or bank check at the time and place of the sale. Balance to be paid in like form at the Mortgagee Attorney's office, within thirty (30) days of the sale. Subject to unpaid taxes and other assessments. Other terms announced at the sale, if any.

Note: Neither the Auctioneer nor the Attorney for the Mortgagee or the Mortgagee makes any representations as to the accuracy of the information contained herein. All bidders should do their own due diligence.

JK
Jansky Mechanical Reasonable Prices
MASS LIC. #1344 RI. LIC. #3293
FLA. LIC. #AU-2341
P.O. BOX 41268 NEW BEDFORD, MA.
508-728-8220

NW-40015378

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Business Opportunity

ATTENTION!
REALITY BENDER!
This works waaay too fast! Picked up \$24k my first month. No selling. I just point to a website and that's it! -----www. ExtremelyFastCash.com 24-Hr. Rec. 1-800-303-2580 ext. 1 Referral ID PH104323

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

CASH FOR RECORD ALBUMS AND 45'S Will buy 50-90's rock, jazz, soul, folk, blues records. George 617-633-2682



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Braintree
781-380-8165
littlerichiesantiques.com

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neighborly deals...

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Licensed Electricians & Fire Alarm Technicians
Long established electrical contractor looking to hire Exp Journeymen & FA Techs. Vaca/Holiday pay, health ins, employer match IRA & a great work culture. info@stadelmann.com 508-942-9448

Foreclosure/Sheriff Sales

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 September 23, 2024 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 August 8, 2024.

Attest:
Deborah J. Patterson
Recorder

#10474807
PL 8/17/24

Quincy, 29 Bass Street
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS



LAND COURT
DEPARTMENT OF THE TRIAL COURT
24 SM 002906
ORDER OF NOTICE

TO: Ginny Chow; Janet Chow
Tham

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq):

Bank of America, N.A.

claiming to have an interest in a Mortgage covering real property in Quincy, numbered 29 Bass Street, given by Ginny Chow and Janet Chow Tham to Bank of America, N.A., dated April 9, 2022, and recorded at Norfolk County Registry of Deeds in Book 40472, Page 22, 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 September 30, 2024 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 August 14, 2024.

Attest:
Deborah J. Patterson
Recorder

#10481739
PL 8/17/24

115 W ELM AVENUE,
QUINCY
LEGAL NOTICE
THE COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

CASE NO. 24 SM 002868

Foreclosure/Sheriff Sales

ORDER OF NOTICE



TO: John Swanson; Martha Swanson
and all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501 et seq:

Eastern Bank claiming to have an interest in a Mortgage covering real property in Quincy, numbered 115 W Elm Avenue, given by John Swanson and Martha Swanson to Eastern Bank, dated March 26, 2015, and recorded at Norfolk County Registry of Deeds on April 4, 2015, in Book 33043, at Page 366, has 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 are 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 should file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 09/30/2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the act.

Witness, GORDON H. PIPER, Chief Justice of said Court on 8/12/2024

Attest:
Deborah J. Patterson
Recorder

#10481740
PL 8/17/24

BRAINTREE, 729 LIBERTY STREET
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS



LAND COURT
DEPARTMENT OF THE TRIAL COURT
24 SM 002624

ORDER OF NOTICE

TO: Ann M. Munson, Trustee of the MAM M&A Living Trust u/d/t dated May 16, 1996 and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq): Citizens Bank, N.A. f/k/a RBS Citizens N.A s/b/m Citizens Bank of Massachusetts claiming to have an interest in a Mortgage covering real property in Braintree, numbered 729 Liberty Street, given by Ann M. Munson, Trustee of the MAM M&A Living Trust u/d/t dated May 16, 1996 to Citizens Bank of Massachusetts, dated July 15, 2004, and recorded at Norfolk County Registry of Deeds in Book 21351, Page 447, as affected by a Declaratory Judgment dated January 10, 2023 and recorded in said Registry in Book 41023, Page 139, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers

Foreclosure/Sheriff Sales

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 September 30, 2024 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 August 14, 2024.

Attest:
Deborah J. Patterson
Recorder

AD#10481858
PL 8/17/2024

Public Notices

16 TOWN WHARF,
PLYMOUTH
LEGAL NOTICE
PUBLIC NOTICE OF ENVIRONMENTAL IMPACT REPORT

PROJECT: Raze and Rebuild Existing Restaurant
LOCATION: 16 Town Wharf, Plymouth, MA
PROPOSER: Shack on the Wharf, Corp.

The undersigned is submitting a Single Environmental Impact Report ("SEIR") to the Secretary of Energy & Environmental Affairs

Copies of the SEIR may be obtained from:
Grady Consulting, LLC
71 Evergreen Street, Suite 1
Kingston, MA 02364
781-585-2300

Translated copies can be provided upon request.

By Shack on the Wharf, Corp.

AD#10482266
PL 8/17/2024

Council Order 2024-039
LEGAL NOTICE
Public Hearing Notice
Town of Randolph, MA
Council Order 2024-039

The Randolph Town Council will conduct a public hearing on Monday, August 26, 2024, at 6:15 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368, or virtually by Zoom or phone, on Council Order 2024-039 - Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph- To add a new Section 200-14.5 Randolph Community Multifamily Overlay District (RCMOD) and amend sections 200-3 Definitions, 200-5 Zoning Map, and 200-6 Establishments to comply with the requirements of MGL Chapter 40A Section 3A Multifamily zoning as-of-right in MBTA Communities

Additional information on this Council Order including text of the proposed zoning ordinance and related maps may be viewed on the Town's website and in the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar.

AD# 10451920
PL 08/10 & 08/17/2024

Public Notices

VEHICLE AUCTION
LEGAL NOTICE

Notice is hereby given by Malloys Auto in pursuant of mglc.225.s39.a that on 08/19/2024 10am @ 40 Moore Rd, Wey, MA 02189 the following vehicle 10 Ford Taurus Vin#1FAHP2E-WOAG135825 will be sold @ private auction.

#10430457
PL 8/3, 8/10, 8/17/24

RAM PROMASTER
LEGAL NOTICE
To be auctioned off on 08/27/2024
V.I.N.
3C6LRVDGXPE511439
Pursuant to MGL C.255, S.39A.
Express Towing (781) 843-6909

AD# 10464740
PL 08/10, 08/17, 08/24/2024

SCION
LEGAL NOTICE
To be auctioned off on 08/27/2024
V.I.N.
JTLZE4FEOB1120076
Pursuant to MGL C.255, S.39A.
Express Towing (781) 843-6909

AD# 10464733
PL 08/10, 08/17, 08/24/2024

LEGAL NOTICE
BRAINTREE PUBLIC SCHOOLS
THREE YEARS (3) LEASE FOR TYPE "C" CONVENTIONAL SCHOOL BUSES INVITATION FOR BIDS (IFB)

Braintree Public School, pursuant to M.G.L. 30B, is seeking bids for the lease of type "C" conventional school buses for the period July 1, 2025 to June 30, 2028. The Invitation for Bids (IFB) may be obtained from the Town website at <http://www.braintreema.gov/Bids.aspx> on August 19, 2024. Bids are due on September 19, 2024 until 11:00 AM to Sara Kauffman, Director of Finance and Operations, Braintree Public Schools Central Office, 348 Pond Street Braintree, MA 02184 or via Commbuys. Bids that are not prepared as required will be considered non-responsive. E-Mail submissions will not be accepted. It is the sole responsibility of a Bidder to ensure its bid is received, regardless of the manner of delivery, by the deadline. It is strongly recommended that bids are mailed or delivered in advance of the due date and time. Late bids will not be accepted.

The Town reserves the right to cancel all or part of this solicitation and to reject in whole or part any and all proposals. Notice is also available at www.masspublicnotices.org. AD#10474169
PL 08/17/2024

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GET A JOB FIND A HOUSE
BUY A BOAT
FIND A TREASURE
GET A MASSAGE
HIRE A HANDYMAN

Check out the classified section everyday.



Council Order: 2024-044**Introduced by: Town Manager Brian Howard
August 26, 2024**

**Transfer of Care, Custody, Management and
Control of the Former Devine School Properties
To the School Department**

The Randolph Town Council hereby determines, upon the recommendation of the Town Manager, that certain Town-owned properties (often referred to as the former “Devine School properties”) described below (the “Property”) are no longer needed by the Town for a specific purpose and hereby transfers the care, custody, management and control of the Property to the Town of Randolph School Department for use for school purposes.

PROPERTY DESCRIPTION:

Assessors’ parcel ID 12-B-028.00, a 2.31 ± acre parcel which has frontage on Old Street;
Assessors’ parcel ID 12-B-017.00, a 4.39 ± acre parcel located behind parcel 12-B-028.00;
Assessors’ parcel ID 12-B-016.00, a 1.62 ± acre parcel;
Assessors’ parcel ID 12-B-029.00, a 0.08 ± acre parcel serving as a driveway/alleyway;
Subject to and with the benefit of any easements, restrictions, agreements and reservations of record, if any there be, insofar as the same may be in force and applicable, including an existing beneficial easement over 40’ passageway, 55 Old Street, Randolph.



August 9, 2024

Town Council
Town of Randolph
41 South Main Street
Randolph, MA 02368

Dear Members of the Council:

We are committed to keeping you and our customers informed about changes to Xfinity TV. Accordingly, please note the following price increase our provider is implementing on September 9, 2024:

- Starz will be increasing the cost of its Starz subscription from \$9.99 per month to \$10.99 per month.

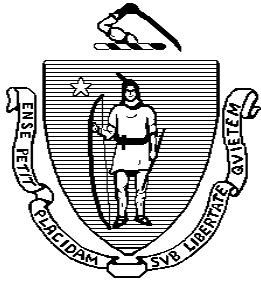
Customers are receiving notice of this change in their bill. If a customer subscribes to Starz through Xfinity, they will see the new cost reflected on their next bill unless they cancel their subscription.

Please do not hesitate to contact me should you have any questions. For your convenience I can be reached at **Catherine_Maloney@comcast.com**.

Very truly yours,

Catherine Maloney

Catherine Maloney, Sr. Manager
Government & Regulatory Affairs



The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC UTILITIES

NOTICE OF PUBLIC HEARING AND REQUEST FOR COMMENTS

D.P.U. 24-127

August 19, 2024

Petition of Eversource Gas Company of Massachusetts d/b/a Eversource Energy for Approval of a Mid-Term Modification to its 2022-2024 Three-Year Energy Efficiency Plan.

On August 13, 2024, Eversource Gas Company of Massachusetts d/b/a Eversource Energy ("Company") filed a petition with the Department of Public Utilities ("Department") seeking approval of a mid-term modification to its 2022-2024 Three-Year Energy Efficiency Plan ("Three-Year Plan"), which was filed in D.P.U. 21-121 and approved by the Department in 2022-2024 Three-Year Energy Efficiency Plans, D.P.U. 21-120 through D.P.U. 21-129 (2022). The Department docketed this matter as D.P.U. 24-127.

The Company proposes to modify its Three-Year Plan to increase its Department-approved energy efficiency budget in the Income-Eligible sector. Specifically, the Company seeks to increase the budgets in:

- its Income-Eligible Existing Buildings program by \$28,956,063 (or 56 percent). The Company maintains that the proposed increase in the Income-Eligible Existing Buildings program budget is driven by: (1) increased demand for heat pumps related to a change in the way the program is delivered to customers; and (2) the removal of health and safety barriers in the Company's housing stock that had created a historical backlog of projects; and
- its Income-Eligible Hard to Measure program by \$157,665 (or 13 percent). The Company states that the main drivers of this increase are due to higher-than-expected costs in the workforce development core initiative and the Department of Energy Resources Assessment core initiative.

On May 30, 2024, the Department approved a mid-term modification request that: (1) increased the Company's energy efficiency budget for the Residential sector; and (2) decreased the Company's energy efficiency budget for the Commercial and Industrial ("C&I") sector. Eversource Gas Company of Massachusetts, D.P.U. 23-149, Stamp-Approved Initial Filing.

If the Department approves the budget increases as proposed for this latest mid-term modification, the Company states that customers will experience the following additional bill impacts:

- A typical residential heating customer (R-3) using 132 therms of gas per month in the winter will experience a monthly bill increase of \$8.04 (3.39 percent).
- A typical low-income residential heating (R-4) customer using 126 therms of gas per month in the winter will experience a monthly bill increase of \$5.74 (3.38 percent).
- Bill impacts for C&I customers will vary. These customers should contact the Company for specific bill impact information.

The Department will conduct a public hearing to receive comments on the Company's petition on **Monday, September 9, 2024, beginning at 2:00 p.m.** The hearing will be virtual and use Zoom video conferencing. Attendees can join the public meeting by entering the link, <https://us06web.zoom.us/j/86890443767>, from a computer, smartphone, or tablet. No prior software download is required. For audio-only access to the public hearing, attendees can dial in at **(646) 558-8656 or (309) 205-3325 (not toll free)** and then enter the **Meeting ID# 868 9044 3767**. If you anticipate providing comments via Zoom during the public hearing, please send an email by **Thursday, September 5, 2024**, to elizabeth.c.mcnamara@mass.gov with your name, email address, and mailing address.

Any person interested in commenting on this matter may submit written comments no later than the close of business (5:00 p.m.) on **Tuesday, September 10, 2024**. Please note that in the interest of transparency any comments will be posted to our website as received and without redacting personal information, such as addresses, telephone numbers, or email addresses. Therefore, consider the extent of information you wish to share when submitting comments. The Department strongly encourages public comments to be submitted by email using the methods described below. If, however, a member of the public is unable to send written comments by email, a paper copy may be sent to Mark D. Marini, Secretary, Department of Public Utilities, One South Station, Boston, Massachusetts, 02110.

Any person who desires to participate otherwise in the evidentiary phase of this proceeding shall file a petition for leave to intervene no later than 5:00 p.m. on **Thursday, September 5, 2024**. A petition for leave to intervene must satisfy the timing and substantive requirements of 220 CMR 1.03. Receipt by the Department constitutes filing and determines whether a petition has been timely filed. A petition filed late may be disallowed as untimely, unless good cause is shown for waiver under 220 CMR 1.01(4). To be allowed, a petition under 220 CMR 1.03(1) must satisfy the standing requirements of G.L. c. 30A, § 10. All responses to petitions to intervene must be filed by the close of business (5:00 p.m.) on the second business day after the petition to intervene was filed.

To the extent a person or entity wishes to submit comments or a petition to intervene in accordance with this Notice, electronic submission is sufficient. All documents must be submitted to the Department in **.pdf format** by e-mail attachment to dpu.efiling@mass.gov and elizabeth.c.mcnamara@mass.gov. The text of the e-mail must specify: (1) the docket number of the proceeding (D.P.U. 24-127); (2) the name of the person or company submitting the filing; and (3) a brief descriptive title of the document. In addition, a copy of all comments or petitions

to intervene should be sent to the Company's attorneys, John K. Habib, Esq., and Ashley Marton, Esq. at jhabib@keeganwerlin.com and amarton@keeganwerlin.com, respectively. All documents submitted in electronic format will be posted on the Department's website through our online File Room as soon as practicable (enter "24-127") at: <https://eeaonline.eea.state.ma.us/DPU/Fileroom/dockets/bynumber>.

To request materials in accessible formats for people with disabilities (Braille, large print, electronic files, audio format), contact the Department's ADA coordinator at Jenyka.Spitz-Gassnola2@mass.gov.

For further information regarding the Company's filing, please contact the Company's attorneys, identified above. For further information regarding this Notice, please contact Elizabeth McNamara, Hearing Officer, Department of Public Utilities, at elizabeth.c.mcnamara@mass.gov.