



TOWN COUNCIL MEETING

Monday, June 23, 2025 at 6:00 PM

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

AGENDA

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

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

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

Or One tap mobile: +13017158592, 86495385600#

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

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

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

B. Moment of Silent Prayer

C. Approval of Minutes

1. Approval of Town Council Meeting Minutes June 9, 2025

D. Announcements from the President

E. Public Hearings

1. 6:15 PM - Council Order 2025-033: FY2026 Water and Sewer Rates
2. 6:15 PM - Council Order 2025-034: FY2026 Water and Sewer Enterprise Budget

F. Public Comments/Discussions

G. Appointments

H. Motions, Orders, and Resolutions

I. Town Manager's Report

J. Old/Unfinished Business

K. New Business

1. Council Order 2025-043: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend Section 200-5, Zoning Map, For Various Parcels as Identified Pursuant to M.G.L. ch. 40A, sec. 5
2. Council Order 2025-044: Request for the Town Council to Amend The Town of Randolph General Ordinance, Chapter 83, Building Construction, to Adopt the Stretch Energy Code
3. Council Order 2025-045: Approval of Lease of up to Ten (10) Years With A Telecommunications Company for Placement and Maintenance of Wireless Equipment at Stetson Hall
4. Council Order 2025-046: Transfer of Free Cash for Night Before the 4th Celebrations
5. Council Order 2025-047: FY2025 Budget Transfers
6. Council Order 2025-048: Transfer of General Fund Free Cash for HVAC System In the Amount of \$40,428
7. Council Order 2025-049: Free Cash to the FY25 Refuse Budget
8. Council Order 2025-050: Transfer of General Fund Free Cash For Invoices Related to the North Randolph Elementary School Project
9. Council Order 2025-051: Council Order Concerning List Of Inspectors and Adjusters Relating to Blasting

L. Correspondence

1. Comcast Program Changes

M. Committee Reports

N. Open Council Comments

O. Adjournment

Notification of Upcoming Meeting Dates

July 14 and 28

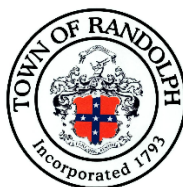
August 11 and 25

September 8 and 22

October 20

November 3 and 24

December 8



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, June 9, 2025, 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 President Alexopoulos called the meeting to order.

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

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

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes

Motion to approve the minutes of the Town Council meeting on April 28, 2025 made by Councillor Brewer, seconded by Councillor Huff-Larmond.

Roll Call Vote: 7-0-1 (Abstention: O’Connell; Absent: Egan)

Motion passes.

Announcements from the President

1. Congratulations to the Class of 2025 Randolph High School on their graduation.
2. I’d also like to congratulate Saint Mary’s for their 175th anniversary. They had an event yesterday.
3. I’d like to thank Fire Chief Cassford and the Randolph Fire Department for their wonderful Firefighter Sunday that they host every year. It was well attended by the families of many of the active duty and retired firefighters.

Public Hearings:

1. **Council Order 2025-015: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - Concerning Scientific or Research Laboratories**

Council President Alexopoulos opened the public hearing for the Council Order 2025-015. This Council Order was introduced at the Town Council meeting on April 14, 2025 and referred to the Planning

Board. Town Manager Howard was accompanied by Assistant Town Manager Lamboy and Town Attorney Griffin to provide additional information regarding the purpose of this Council Order. The legal advertisements were published in the Patriot Ledger on May 23 and May 30, 2025.

Town Attorney Griffin: The Planning Board held their public hearing and sent a recommendation back to adopt this Council Order with amendments, so there is a second version of the Order here labeled Council Order 2025-015A. This is available for a vote tonight.

Assistant Town Manager Lamboy: The proposed zoning amendment allows for by-right zoning for scientific and research laboratories, and has an expedited permitting clause for clean energy, research, and design. One of the great aspects of this is being a green community which means that the Town will receive immediate grant funds upon approval, and we'll be eligible for additional competitive grant funds, moving ourselves towards energy sustainability. Assistant Town Manager Lamboy provided additional information regarding the Green Community Requirements, the specific proposed zoning amendments.

Councilor Burgess expressed concern regarding the specific districts this would impact.

Councillor O'Connell asked about appropriate timing for becoming a Green Community.

Councillor Gordon commented on short term versus long term benefits of becoming a Green Community.

Councillor Brewer commented on the districts being designated the appropriate zoning.

Council President Alexopoulos opened the public hearing on this matter.

1. Sandy Cohen, 63 Bittersweet Lane: On the restricted zones, do we have any in the area that is doing research and development? Why are we so tardy in starting this process when so many other communities in the State have been involved with this?
2. Joe Burke, 54 Hill Street: Is there any property in the Town of Randolph that can hold those huge windmills? Did anyone check with the City of Boston on the electric vehicles?

There were no more public comments. The public comments portion of the public hearing was closed.

Motion to amend Council Order 2025-015 to not change the West Corners Business District from requiring a Special Permit from the Planning Board and allowing scientific or research laboratories by right, seconded by Councillor Clerger.

A discussion of the Council was held regarding this amendment. Councillor Burgess called the question.

Roll Call Vote: 6-1-1 (Nay: Thompson; Abstention: O'Connell; Absent: Egan)

Motion passes.

Motion to approve Council Order 2025-015A as amended made by Councillor Burgess, seconded by Councillor Brewer.

Roll Call Vote: 7-1-0 (Nay: O'Connell; Absent: Egan)

Motion passes.

Public Comments:

1. Sandy Cohen, 63 Bittersweet Lane: I would like a written explanation as to why the second part of the budget meeting was not publicly scheduled. 2. We need a speed bump on Pearly Evans Drive. There was a car going almost 55 mph. There are young families with children and pets moving onto this street. If we don't have a speed bump, there is going to be a serious accident. 3. We also have cars parked on lawns. No one seems to know that it's not legal and no one seems to know where to find this information. There needs to be communication about this whether its on billboards, or a flyer. 4. The traffic light at McDonalds which is a four-way intersection, when you're traveling Eastbound in the morning the sun is shining in your eyes you cannot see the flashing walking sign. I would like that looked into and rectified before someone gets hurt. 5. Who fixes sidewalks and who paints the hydrants?
2. Representative from Igbo Organization: I'm here to talk about our event happening next month. Thanks to the Town Manager who has been working with us and the question now is how can the Councillors help us. One thing we are contending with is one of the requirements for us to have police officers and 2 fire officers at the vent. We've been doing this event for many years and this will be our first time needing officers at the event. I understand the need because the event is growing, but we've never had to budget for that and the financial implication for us is big. It is August 19th, 2025 from Noon to 7 PM.
3. Unknown Individual: I am a recent graduate of Ursulane Academy, an all girls school in Dedham. Igbo Day has been an important part of my upbringing, and I look forward to it every summer. I've been involved from a young age through the Igbo school with other kids in the community. I intend on continuing to connect with my community and my culture as I grow older, and I'm just here to support my dad and help and ask for your support in making this event a success this year.
4. Guerlince Semezier, 60 Mill Street: With everything going on in the news, and many of the residents here are from other countries, does the Town have a contingency plan to support these families?

Motions, Orders and Resolutions,

1. Councillor Gordon: I'd like to request a vote of the Council to add what I call the Blasting Council Order to the next agenda. The Blasting Order is about coming up with a means of the fire department and other relevant town agencies and having a list of vetted insurance agents who could oversee one's personal hiring of that agenda. Town Attorney Griffin provided her opinion on this Council Order.

Motion to add Council Order regarding blasting to an upcoming agenda made by Councillor Gordon, seconded by Councillor Huff-Larmond.

Roll Call Vote: 6-2-0 (Nays: Alexopoulos and Brewer)

Motion passes.

2. Motion to enter into executive session made by Councillor O'Connell, seconded by Councillor Burgess.

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion passes.

Town Attorney Griffin read the following statement: The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(3) relative to potential litigation strategy concerning anticipated litigation. M.G.L. ch. 30A, section 21(a)(3) permits a public body to go into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

New Business:

1. Council Order 2025-032: Authorization For Execution of Memorandum of Agreement Between The Town of Milton, Massachusetts and The Town of Randolph, Massachusetts For Implementation of The Municipal Energy Manager Grant

Town Manager Howard introduced Council Order 2025-032 and was accompanied by Assistant Town Manager Monica Lamboy to provide additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2025-032 as presented made by Councillor Burgess, seconded by Councillor Brewer.

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion passes.

2. Council Order 2025-033: FY2026 Water and Sewer Rates

Town Manager Howard introduced Council Order 2025-033 and was accompanied by Department of Public Works Superintendent Niel McCole to provide additional information regarding the purpose of this Council Order.

Mr. Abrahams provided a presentation on the Town of Randolph's Water and Sewer Rates including financial highlights for water and sewer, and scenarios for different rate options.

Councillor Gordon: This presentation was a lot clearer, thank you for that. We have the right to vote for the water and/or sewer rates separately. Can we vote on the tiers, like changing the cutoff number from 2,500 to lower for example? Mr. Abrahams: We have seen that but I wouldn't advise doing so unless there is a study related to that. Councillor Gordon: The MWRA number- is that all sewer? Mr. Abrahams: It is solely related to the sewer assessment.

Councillor O'Connell: What is the percentage that are under 1,000?

This Council Order will be continued to the Town Council meeting on Monday, June 23, 2025, at 6:15 PM for a public hearing.

3. Council Order 2025-034: FY2026 Water and Sewer Enterprise Budget

Town Manager Howard introduced Council Order 2025-034 to provide additional information regarding the purpose of this Council Order.

This Council Order will be continued to the Town Council meeting on Monday, June 23, 2025 PM for a public hearing.

4. Council Order 2025-035: Transfer of Free Cash to the Stabilization Fund

Town Manager Howard introduced Council Order 2025-035 and provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2025-035 as presented made by Councillor Huff-Larmond, seconded by Councillor Thompson.

Roll Call Vote: 8-0-0 (Absent: Egan)
Motion passes.

5. Council Order 2025-036: Transfer of Free Cash and Retained Earnings to OPEB

Town Manager Howard introduced Council Order 2025-036 and provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2025-036 as presented made by Councillor Brewer, seconded by Councillor Burgess.

Roll Call Vote: 8-0-0 (Absent: Egan)
Motion passes.

6. Council Order 2025-037: Transfer of Free Cash to FY2025 Debt Budget

Town Manager Howard introduced Council Order 2025-037.

Motion to approve Council Order 2025-037 as presented made by Councillor Brewer, seconded by Councillor Burgess.

Roll Call Vote: 8-0-0 (Absent: Egan)
Motion passes.

7. Council Order 2025-038: Transfer of Free Cash to FY 2025 Snow and Ice Budget

Town Manager Howard introduced Council Order 2025-038.

Motion to approve Council Order 2025-038 as presented made by Councillor Burgess, seconded by Councillor Gordon.

Roll Call Vote: 8-0-0 (Absent: Egan)
Motion passes.

8. Council Order 2025-039: Transfer of Free Cash to FEMA Grants

Town Manager Howard introduced Council Order 2025-039 and provided additional information regarding the purpose of this Council Order.

Councillor Gordon asked for additional information regarding government funding in this matter.

Motion to approve Council Order 2025-039 as presented made by Councillor Burgess, seconded by Councillor Brewer.

Roll Call Vote: 8-0-0 (Absent: Egan)
Motion passes.

9. Council Order 2025-040: Transfer of Ambulance Receipts for CPR Machines

Town Manager Howard introduced Council Order 2025-040.

Motion to approve Council Order 2025-040 as presented made by Councillor Burgess, seconded by Councillor O'Connell.
 Roll Call Vote: 8-0-0 (Absent: Egan)
 Motion passes.

10. Council Order 2025-041: FY2025 Budget Transfers

Town Manager Howard introduced Council Order 2025-041 and provided additional information regarding the purpose of this Council Order.

Councillor Burgess asked for additional information regarding the Conservation line item.

Motion to approve Council Order 2025-041 as presented made by Councillor Burgess, seconded by Councillor Thompson.
 Roll Call Vote: 8-0-0 (Absent: Egan)
 Motion passes.

11. Council Order 2025-042: Transfer of General Fund Free Cash for HVAC System

Town Manager Howard introduced Council Order 2025-042 and provided additional information regarding the purpose of this Council Order.

The Council had a discussion regarding the needed HVAC work to be done in Town Hall.

Motion to approve Council Order 2025-042 as presented made by Councillor Burgess, seconded by Councillor Gordon.
 Roll Call Vote: 8-0-0 (Absent: Egan)
 Motion passes.

Correspondence:

1. The Massachusetts State Lottery submitted its intent to install a monitor at the following locations: Colonial Shop & Save 907 North Street Randolph, MA 02368; Richdale 27 Warren Street Randolph, MA 02368; and AAZZ Market & Cafe 19 Highland Avenue Randolph, MA 02368.
2. RANDOLPH DAY! Saturday, June 21, 2025 from 1 PM to 3 PM at the Zapustas Arena Parking Lot, 240 North Street, Randolph, MA, 02368
3. Randolph's 2025 Night Before the 4th Parade - Parade Kick Off at 7 PM on July 3, 2025

Subcommittee Reports:

1. Councillor O'Connell reported on the School Committee and requested a procedure on implementing My School Books to the Randolph Public School system.
2. Councillor Gordon requested an Economic Development/Small Business/Real Estate meeting be scheduled next Monday, June 16 at 6:00 PM.

Council Comments:

1. Councillor Gordon: 1. The budget process was very closed to the public this year. 2. At Memorial Day festivities last weekend, it was announced that the Randolph High School marching band was invited to represent the Town at national level at Washington DC. They are actively fundraising .
2. Councillor Burgess: It should be a community wide supported event to support the Randolph High School marching band.
3. Councillor Brewer: I was able to attend Firefighter Sunday. I'm proud of the fire service we have in this Town. I look at the equipment and professionalism and feel very confident in our department.
4. Councillor Huff-Larmond: 1. Juneteenth celebration is happening on June 19 at 12 PM at the Randolph Intergenerational Community Center; 2. Pride events are happening from June 27-29; 3. The Randolph Youth Council held a mental health and substance misuse event and they did a great job. I'm extremely proud of them.; 4: The Randolph Community Partnership is hosting their annual Gala this Thursday at 6:00 PM. This year Dave Harris will receive an award.
5. Councillor O'Connell: Randolph High School and the Randolph Police Department are hosting a community softball game @ 11 AM, Saturday, June 14, 2025. Donations are going towards the schools' sports and music programs; 3. I joined my fellow Councillors at the Firefighter event. 4. The Randolph High School had their graduation on Sunday. It's awesome seeing all the kids go over the state and throw their hats in the air. It feels so good being in that environment. Keep up the good work.
6. Councillor Thompson: On Saturday, June 28, 2025 I'll be driving around district two with the Randolph Police Department handing out ice cream for a community enhancement event. We'll go to different apartment buildings and a few other neighborhoods.

Executive Session

The Council President announced that the Council would enter the Executive Session and would not be returning to public session after the Executive Session.

The public portion of the Town Council meeting concluded, and the Council entered an executive session at 8:15 PM.

Council Order: 2025-033

**Introduced By: Town Manager Brian Howard
June 9, 2025**

FY2026 Water and Sewer Rates

ORDERED: That the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for Fiscal Year 2026.

LEGAL NOTICES

72140000
ADVERTISEMENT
CITY OF BOSTON
PARKS AND RECREATION DEPARTMENT
NOTICE TO CONTRACTORS
**Invitation for Bids
Improvements to Kenmore Block**

Contact information
Amy Linne
617-961-3045
amy.linne@boston.gov

The City of Boston, acting by the Parks Commission, hereinafter referred to as the Awarding Authority, hereby invites sealed bids for the project listed above.

Bids shall be on a form supplied by the Parks and Recreation Department shall be clearly identified as a bid and signed by the bidder. Bids shall clearly be labeled with the project name. All bids for this project are subject to all applicable provisions of law and in accordance with the terms and provisions of the contract documents entitled: **Improvements to Kenmore Block, Boston, MA**

SCOPE OF WORK includes: EARTHWORKS, HARDSCAPING, SITE FURNISHINGS, LIGHTING/ELECTRICAL, IRRIGATION, PLANTING, and METAL FENCE REPAIRS.

Estimated cost of contract is \$1,950,000.

Bids shall be submitted before **12:00 P.M., Boston time, Thursday, June 26, 2025**, at which time the bids will be opened read aloud through a virtual meeting. Bidders will be able to view the event live through a link provided on the City of Boston website: <https://www.boston.gov/departments/parks-and-recreation/doing-business-parks-and-recreation>. Bids shall be filed with the Awarding Authority, **1010 Massachusetts Ave 3rd Floor Boston MA, 02118**, accompanied by the bid deposit previous to the time named for opening of bid.

SPECIFICATIONS AND PLANS will be **available on a USB Thumb Drive** on or about **Monday, June 9, 2025 after 9:00 A.M., Boston time**, at 1010 Massachusetts Ave, 3rd floor Boston MA 02118. Electronic copies are also available upon request via email at BPRD-Bids@boston.gov. A fee **is not required** for pick-up of the plans and specifications.

BIDDERS are hereby notified that bid deposits must be 5 percent of his/her bid, and shall be in the form of a bid bond, or certified check, treasurer's check, or cashier's check, bid bond of a surety company qualified to do business under the laws of the Commonwealth and satisfactory to the Commissioner made payable to the City of Boston.

ATTENTION TO ALL BIDDERS The work force requirements (employee man-hour ratios per trade) for this contract are as follows: Minority, 40 percent; Boston Resident, 51 percent; and Female, 12 percent.

The successful bidder will be required to provide by insurance for the payment of compensation and the furnishing of other benefits under the Workmen's Compensation Law, General Laws (Ter.Ed), chapter 152, to all persons to be employed under the contract, and sufficient proof of compliance with the foregoing stipulation will be required before commencing performance of this contract. A performance bond and also a labor and materials or payment bond, each of a surety company qualified to do business under the laws of the Commonwealth and satisfactory to the Commissioner and in the sum of 100 percent of the contract price, as well as certain public liability and property damage insurance, will be required of the successful general contractor.

**Brian Swett, Chief Climate Officer
(June 9, 2025)**

#NY0147317

June 9, 2025

LEGAL NOTICES

(SEAL)
COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Docket 25 SM 001497
ORDER OF NOTICE

To:
Glendor Fagan; Alicia E. Fagan

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

PNC Bank National Association aka PNC Mortgage, a division of PNC Bank National Association,

claiming to have an interest in a Mortgage covering real property in Dorchester (Boston), numbered 200 Norwell Street, given by Glendor Fagan and Alicia E. Fagan to PNC Mortgage, a division of PNC Bank, National Association, dated August 16, 2013, and recorded in Suffolk County Registry of Deeds in Book 52207, Page 98, as affected by a Loan Modification dated January 25, 2020, and recorded in Said Registry of Deeds in Book 62557, Page 247, as affected by a Loan Modification dated February 12, 2023, and recorded in Said Registry of Deeds in Book 68750, Page 239, as affected by a Loan Modification dated July 21, 2024, and recorded in Said Registry of Deeds in Book 70518, Page 147, 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 July 7, 2025, 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 this Court on May 20, 2025.

Attest:
Deborah J. Patterson
Recorder
25-000023

#NY0146970

6/09/2025

LEGAL NOTICES

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Joseph J. Colucci, Jr., Carol Ann Colucci, Debbie Colucci to Mortgage Electronic Registration Systems, Inc. as nominee for Citibank, N.A., dated November 24, 2006 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 48923, Page 455, of which mortgage the undersigned is the present holder, by assignment from:
Mortgage Electronic Registration Systems, Inc., as nominee for Citibank, N.A., its successors and assigns to CitiMortgage, Inc., recorded on February 12, 2015, in Book No. 64904, at Page 155
for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 AM on June 30, 2025, on the mortgaged premises located at 18 Green Court, Newton, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,
TO WIT:
A certain parcel of land in Newton, in the County of Middlesex and Commonwealth of Massachusetts, with the buildings thereon, and being shown as Lot 8 on a plan drawn by E. S. Smilie, dated September 27, 1892, and recorded with Middlesex South District Deeds at the end of Book 2147 and bounded:
Northeasterly on Green Court, twenty-six (26) feet;
Northwesterly on Lot No. 9 on said plan, fifty (50) feet;
Southwesterly by lot No. 3 on said plan, twenty-six (26) feet;
Southeasterly by Lot No. 7 on said plan, fifty (50) feet.
For mortgageor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 19480, Page 59. These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.
TERMS OF SALE:
A deposit of Fifteen Thousand (\$15,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.
Other terms, if any, to be announced at the sale.
CITIMORTGAGE, INC.
Present holder of said mortgage
By its Attorneys
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
27432

#NY0147177

June 2 9 16

LEGAL NOTICES

Notice of Self Storage Sale

Please take notice US Storage Centers - Needham located at 540 Hillside Ave. Needham, MA 02494 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 6/18/2025 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jason Francis Indelicato unit #1125; Bernard John Villa unit #2504. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 2 9

#NY0146660

LEGAL NOTICES

Notice of Self Storage Sale

Please take notice US Storage Centers - Middleton located at 193 S. Main St. Middleton MA 01949 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 6/18/2025 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Melissa J Smith unit #13205. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 2 9

#NY0146662

LEGAL NOTICES

Notice of Self Storage Sale

Please take notice US Storage Centers - Waltham located at 115 Bacon Street, Waltham, MA 02451 intends to hold an auction to sell the goods stored by the following tenant at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 6/18/2025 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Michael Kibuuka unit #092; April Clarke unit #143; Sheila Pastor unit #365; Christina Tambudzai Mashanda unit #385; Maria Powers unit #622; John Hansen unit #625; Kyle C Hanson unit #656; Juliet Fitzgerald unit #660; Javier Padilla unit #912. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

June 2 9

#NY0146657

LEGAL NOTICES

NOTICE OF ACTIVITY AND USE LIMITATION

**CABOT YARD MBTA
275 DORCHESTER AVENUE
SOUTH BOSTON, MASSACHUSETTS
RTN 3-3096**

A release of oil and/or hazardous materials has occurred at this location, which is a disposal site as defined by M.G.L. c. 21E, § 2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. On May 20, 2025, Ms. Janis Kearney, Chief of Environmental Affairs of Massachusetts Bay Transportation Authority (MBTA), recorded with the Suffolk County Registry of Deeds a NOTICE OF ACTIVITY AND USE LIMITATION on the disposal site, pursuant to 310 CMR 40.1070 through 40.1080.

The NOTICE OF ACTIVITY AND USE LIMITATION will limit the following site activities and uses on the above property:

(i) Installation of new utilities at a depth greater than 9 feet below ground surface where light non-aqueous phase liquid (LNAPL) is present unless activities are conducted in accordance with the Obligations and Conditions in Paragraph 3 of this Notice of Activity and Use Limitation; and

(ii) Any activity including, but not limited to, excavation, which is conducted deeper than 9 feet below ground surface and therefore is likely to result in contact with, expose or disturb light non-aqueous phase liquid (LNAPL), unless such activities are conducted in accordance with the Obligations and Conditions in Paragraph 3 of this Notice of Activity and Use Limitation.

Any person interested in obtaining additional information about the NOTICE OF ACTIVITY AND USE LIMITATION may contact Ms. Debra Darby of the MBTA, 10 Park Plaza, Suite 5720, Boston, Massachusetts, 857-332-0869.

The NOTICE OF ACTIVITY AND USE LIMITATION and the disposal site file can be viewed at MassDEP's website using Release Tracking Number (RTN) 3-3096 at <https://eeonline.eea.state.ma.us/portal#/search/wastesite> or at MassDEP's NORTH-EAST REGIONAL OFFICE at 150 Presidential Way, Woburn, MA 01801 and contacted at (978) 694-3200.

#NY0148130

6/9/25

LEGAL NOTICES

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-U Commerce Way
Woburn, MA 01801
(781)865-4000
Docket No.
M125C0660CA

CITATION ON PETITION TO CHANGE NAME

In the matter of: **Adam Wesley Shannon**

A Petition to Change Name of Adult Adam Wesley Shannon of Belmont MA requesting that the court enter a Decree changing their name to: Remy Astrid Shannon

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Middlesex Probate and Family Court before **10:00 a.m. on the return day of 07/01/2025**. 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. Terri L. Klug Cafazzo, First Justice of this Court.
Date: 06/03/2025
Tara E. DeCristofaro
Register of Probate

#NY0148185

06/09/2025

LEGAL NOTICES

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
BOSTON, MA 02116-3974

**Former Waldo Brothers Building Improvements
202 Southampton, Boston, MA. 02118**

The Massachusetts Bay Transportation Authority is commencing the procurement process for the following:

RFP# 83-25: The Massachusetts Bay Transportation Authority ("MBTA" or "Authority") The Massachusetts Bay Transportation Authority (MBTA) wishes to make building improvements at the Former Waldo Brothers Building for occupancy by the Power & Radio departments at 202 Southampton, Boston, MA.

Bidders will be required to comply with all applicable Equal Employment Opportunity Laws and Regulations, DBE Laws and Regulations, Buy America (U.S. Content) and other regulations as required. Bidders will be required to certify that they are not on the Comptroller General's List of Ineligible Contractors.

Bid Documents, Specifications, and other pertinent information will be available on June 9, 2025, no later than 5:00 PM on COMMBUYS Bid BD-24-1206-40000-40000-116933. Bids are submitted on the form(s) provided and/or stipulated in the Request for Proposal (RFP#83-25). Pre-bid site visit 06/18/2025, 11:00 AM, Waldo Building, 202 Southampton, Boston, MA. 02118. High visibility safety vest required. To attend send email in advance to JHogan2@mbta.com Bid Opening scheduled for July 9, 2025, 2:00 PM on COMMBUYS. Initial bid opening posted on COMMBUYS.

The Authority reserves the right to reject any or all Bids, or any part thereof.

June 9

#NY0147901

LEGAL NOTICES

TOWN OF RANDOLPH
TOWN COUNCIL
LEGAL NOTICE

The Randolph Town Council will hold a public hearing on Monday June 23, 2025, at 6:15 p.m. on Council Order 2025-033: ORDERED that the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for Fiscal Year 2026.

The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or by telephone. Additional details on how to attend the public hearing virtually may be found on the Randolph website calendar, on the day of the meeting.
Dates of Publication: Monday, June 9, 2025
#NY0148155

PROBATE CITATIONS

Commonwealth of
Massachusetts The Trial Court - Probate and Family Court Suffolk Division Docket No. SU25P1224EA INFORMAL PROBATE PUBLICATION NOTICE
Estate of: Diane Alyce Legg Also known as: Diane A. Legg, Diane Legg Date of Death: 12/30/2024 To all persons interested in the above captioned estate, by Petition of Petitioner David R. Legg of Charlestown, MA. A will has been admitted to informal probate. David R. Legg of Charlestown, 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.
06/09/2025
#NY0147675

Holy Howie!

Read Howie Carr. Only in the Boston Herald

BOSTONHERALD.COM

MONDAY, JUNE 9, 2025

Council Order: 2025-034

Introduced By: Town Manager Brian Howard
June 9, 2025

FY2026 Water & Sewer Enterprise Budget

To see if the Town Council will vote to appropriate \$13,614,150 for the direct costs related to the operation of the Water and Sewer Enterprise Fund and that the sum of \$1,567,911 as appropriated in the General Fund be used for the indirect costs for the fiscal year commencing July 1, 2025, pursuant to M.G.L. Ch. 44, Section 53F1/2 and all other applicable law, and to meet the appropriation, \$15,182,061 will be raised through Water and Sewer Rates for the following sums:

| | |
|---|---------------|
| Water & Sewer Personal Services | \$ 1,616,386 |
| Water & Sewer Expenditures | \$ 9,884,991 |
| Water & Sewer Debt | \$ 2,112,773 |
| Total Appropriation for Direct Costs | \$ 13,614,150 |
| Indirect Costs - Reimburse General Fund | \$ 1,567,911 |
| Total Cost Water & Sewer Fund | \$ 15,182,061 |

Classifieds

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

■ Public Notices/Legals email: **Legals@patriotledger.com**

■ Business & Services email: **PatriotLedgerBusServ@gannett.com**

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



TO ADVERTISE
Visit Our Website:
Classifieds.patriotledger.com

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

STUFF

Wanted to Buy

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

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WANTED
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FIGURES & BARBIE
DOLLS
BEFORE 1995
FIGURES, VEHICLES,
CLOTHING,
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\$CASH PAID\$
ANY CONDITION.
CALL: (315)-920-2292
OR EMAIL:
Wantedoldtoys
@yahoo.com
Website:
www.Wantedoldtoys.com



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

BUSINESS & SERVICES

Landscaping

J&R LANDSCAPE
Father & Son Owned
Family Company
781-985-2625
jrlandscaping100@gmail.com

Roofing & Siding

WEATHERTITE ROOFING
Many roof repairs under
\$200. 30 year New Roofs.
Free roof/gutter inspection
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rooms All remodeling
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Reg# is 168929.
508-942-4200
weathertiteroofingma.com

PUBLIC NOTICES

Govt Bids & Proposals

BIDS - ACCORD POND
PIPE & APPARATUS
INSTALLATION
LEGAL NOTICE
Town of Hingham
Invitation for Bid (IFB)
Accord Pond Pipe and
Apparatus Installation

The Town of Hingham
requests sealed bids from
qualified vendors for the
Accord Pond Pipe and Appa-
ratus Installation project.
Complete IFB will be avail-
able electronically on
Wednesday, June 18, 2025
through Hingham's eProc-
urement Portal,
<https://procurement.opengov.com/portal/hingham-ma>. In
order to submit a bid
through this portal, bidders
are required to register for
a free account via the portal
hosted by OpenGov. Bid
deadline Monday, July 7,
2025 at 9:00 am. Bids are
subject to M.G.L. c. 30, 39M
& to prevailing wage rates as
required by M.G.L. c. 149 §
26 to 27H. The Town Admin-
istrator, Board of Water
Commission and/or Select
Board will act as the Award-
ing Authority for this IFB.

PAUL E. SAPERSTEIN CO., INC.
144 Centre St. Holbrook MA, 02343 • Tel: 617-227-6553
www.pesco.com • MA Lic 295, N.H 2508, R.I 9246, VT 057-0002204
Sale of Real Estate Under M.G.L.c. 183A:6
MARSHFIELD • 2 BR CONDO
1801 Ocean St., Unit A-21, Marshfield, MA
Friday, June 20, 2025 at 11AM
774+/-sf condo in Pilgrim Trails Condominiums believed to have 2 bed-
rooms and 1 bathroom. **Terms of Sale: A deposit of \$5,000** by cash, cer-
tified or bank check required at the time & place of sale & balance within
30 days. All other terms announced at sale. Pamela Jonah, Esq., Marcus,
Errico, Emmer & Brooks, PC, Braintree, MA, Attorney for the Association.
SALE TO BE HELD ON THE PREMISES
Deposit by cash, certified or bank check required at time and place of sale and balance 30 days (unless otherwise specified). All other terms
announced at sale. Neither Auctioneer, Mortgage nor Attorney make any representations as to the accuracy of the information contained herein.

BIRCH HILL II

LEGAL NOTICE PUBLIC HEARING NOTICE TOWN OF SHARON PLANNING BOARD DEFINTIVE SUBDIVISION PLAN

The Sharon Planning Board will hold a Virtual Public Hearing on Thursday, July 10th, 2025 at 7:05 PM at to review the Application for Definitive Subdivision entitled "Birch Hill II", dated January 16th, 2025, located off of and behind 1505 Bay Road, now known as parcels on and off Monarch Lane, submitted by Marion Barrett, Trustee of the Birch Hill Trust and as drawn by Steve D. Gioiosa from SITEC Engineering. Complete copies of the proposed documents can be obtained from the Sharon Town Clerk and the Sharon Engineering Department, Sonal Pai, at SPai@townofsharon.org.

The meeting link is as below and can also be located in the Planning Board agenda at www.townofsharon.net in the "Town Calendar".

Online Meeting ID Password
www.zoom.us 661-933-1292 02067

[https://zoom.us/j/6619331292?](https://zoom.us/j/6619331292?pwd=akFmVlA3RklXeEhyamIHeG5tRVdzZz09)
[pwd=akFmVlA3RklXeEhyamIHeG5tRVdzZz09](https://zoom.us/j/6619331292?pwd=akFmVlA3RklXeEhyamIHeG5tRVdzZz09)

BY PHONE
1-312-626-6799 1-929-205-6099 1-253-215-8782
1-301-715-8592 1-346-248-7799 1-669-900-6833
To mute or unmute yourself, Press *6

All interested parties should plan to attend.

Rob Maidman, Chair, Sharon Planning Board

#11407039
PL 6/17, 6/24/25

Govt Bids & Proposals

The Town of Hingham reserves the right to reject any or all bids, waive minor informalities, and to award the contract in the best interest of the Town.

#11404222
PL 6/17/25

Govt Public Notices

75 FINNELL DRIVE
LEGAL NOTICE
TOWN OF WEYMOUTH
CONSERVATION
COMMISSION

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. June24th 2025 at 7:00 P. M. on the Notice of Intent filed by Steve Goldman to construct a new maintenance building, stormwater detention basin, grading and paving within buffer to Wetland Resource Areas. Located at 75 Finnell Drive (Map 36, Block 452, Lots 5&12). Application posted on website at: <https://www.weymouth.ma.us/conservation-commission/pages/current-and-past-cases-partial-list>

CONSERVATION
COMMISSION
Alexander Donovan,
Chairman

#11399781
PL 6/17/25

Public Notices

18 & 20 COUNTRY WAY,
SCITUATE
LEGAL NOTICE
TOWN OF SCITUATE
CONSERVATION
COMMISSION

On 6/30/2025 at 6:00 PM, the Scituate Conservation Commission will hold a Wetlands Hearing under Chapter 131 Section 40 of the Massachusetts General Laws and Section 30700 of the Town of Scituate Code of Bylaws for a Notice of Intent & Stormwater Permit filed by James Trenz for the construction of a Multi-Family dwelling located at 18 & 20 Country Way, Scituate. Abutters and other interested parties are invited to attend. Information to access meeting will be available on the agenda posted on town website.

Frank Snow
Chairman

AD#
PL 6/17/2025

VEHICLE SALE 07/02/2025
LEGAL NOTICE
Notice of Sale of Motor
Vehicle under G.L. c. 255
Section 39A

Notice is hereby given by: Central Towing Inc. 77 Pleasant St. Weymouth, MA 02190 pursuant to the provisions of G.L. c. 255, Section 39A, that on: 07/02/2025 at 9 AM at: 77 Pleasant St Weymouth, Ma 02190 by Private Sale the following Motor Vehicle will be sold to satisfy the garagekeeper's lien thereon for storage,

Public Notices

towing charges, care and expenses of notices and sale of said vehicle.

Vehicle description: Year: 2014 Make: CHEVROLET Model: SILVERADO 1500, Registration#/State: N/A VIN: IGCVK-SEC6EZ209289

Name and address of vehicle owner: Stephen Pease 1041 Forest St. N. Andover MA 01845

By Bruce Hanson Dated: 06/09/2025
AD# 11385008
PL 06/10, 06/17, 06/24/2025

64 Shaw Rd
LEGAL NOTICE
TOWN OF ROCKLAND
Zoning Board of Appeals

The Zoning Board of Appeals will be meeting remotely until further notice - the video/audioconferencing application Zoom will be used for this purpose. Notice is hereby given in accordance with Massachusetts General Laws, Chapter 40A, Sections 11 and 15, a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, July 1, 2025, at 7:30 p.m. on the application submitted by Jeff and Renee Armstrong, 64 Shaw Road, Rockland, MA for a Dimensional Variance pursuant to Zoning Bylaws §415-22 B, Building and lot regulations. The Applicant seeks to erect a 28ft by 30ft attached garage requesting relief from the 50ft rear yard setback. The property is located in the R-2 Residence Zoning District, §415-9 of the Zoning Bylaw, and is identified as Lot 63, Map 20, on the Rockland Assessor's Maps. The owners of the property are Jeff and Renee Armstrong, 64 Shaw Road, Rockland, Massachusetts 02370.

Remote meeting to be held via Zoom, Meeting ID: 894 4495 4947- Passcode: 502787. The applicant and all interested parties are advised to check the Zoning Board's webpage for additional information. Further details and plans for this project are on file in the Town Clerk and Zoning Board offices and you may request a digital copy contact: zoning@rockland-ma.gov.

Robert C. Rosa III
Chair
Rockland Zoning Board of Appeals

AD# 11390517
PL 06/17 & 06/24/2025

692 Jerusalem Road, Cohasset
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
NORFOLK, SUPERIOR COURT
CIVIL ACTION NO. 2582CV00498

To: Ashlee McClary f/k/a Ashlee Robertson

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

GREETING:
Avidia Bank

Please be advised that the Treasurer for the Town of Weymouth is in possession of checks which have been issued by the Town and not cashed and are presumed to be abandoned.

The following list represents uncashed checks issued by the Town of Weymouth. If you are an interested party, please visit our website and complete the "Unclaimed Property Form" and return to the Treasurer's Office.

"NOTICE OF NAMES OF PERSONS APPEARING TO BE OWNERS OF FUNDS HELD BY THE TOWN OF WEYMOUTH, AND DEEMED ABANDONED."

| Check Number | Amount | Issue Date | Payee Name |
|--------------|-------------|------------|---|
| 729630 | \$ 357.00 | 1/3/2023 | UNION CONGREGATIONAL CHURCH HOMES, INC. |
| 730366 | \$ 637.13 | 1/30/2023 | CHY WILLIAM |
| 730367 | \$ 642.66 | 1/30/2023 | CHY WILLIAM |
| 730468 | \$ 404.00 | 1/30/2023 | MCDONALD REGINA A |
| 730475 | \$ 455.29 | 1/30/2023 | MUZZI ANTHONY D SR |
| 730898 | \$ 200.85 | 2/13/2023 | BLUE CROSS-BLUE SHIELD OF MASS. ACCOUNTS PAYABLE DEPT |
| 730911 | \$ 258.00 | 2/13/2023 | BURT/SCOTT |
| 730967 | \$ 110.00 | 2/13/2023 | FATHER BILLS AND MAINSPRING |
| 731201 | \$ 846.90 | 2/13/2023 | WELLS DANIEL P |
| 731515 | \$ 136.55 | 2/27/2023 | DONOVAN JOSEPH J. |
| 731969 | \$ 223.95 | 3/13/2023 | BLUE CROSS-BLUE SHIELD OF MASS. ACCOUNTS PAYABLE DEPT |
| 732023 | \$ 110.00 | 3/13/2023 | FATHER BILLS AND MAINSPRING |
| 732147 | \$ 346.00 | 3/13/2023 | OTER/LOUISE A. |
| 733116 | \$ 178.15 | 4/10/2023 | CHASE AUTO |
| 733180 | \$ 986.00 | 4/10/2023 | GORMAN/KATHRYN Q. |
| 734296 | \$ 509.67 | 5/8/2023 | MASS REAL ESTATE LAW LLC |
| 734307 | \$ 187.00 | 5/8/2023 | MOLECULAR APPLICATIONS TECHNOLOGIES |
| 734549 | \$ 186.00 | 5/15/2023 | HENDERSON KEVIN |
| 734790 | \$ 103.75 | 5/22/2023 | KOURTIS GABRIELLE ATHENA |
| 735230 | \$ 386.00 | 5/30/2023 | ROSADO/KRISTOPHER |
| 735461 | \$ 304.42 | 6/5/2023 | LARRY'S GLASS CO INC |
| 735482 | \$ 781.75 | 6/5/2023 | MAVIS TIRE SUPPLY LLC |
| 735682 | \$ 4,875.00 | 6/12/2023 | ADAC INC. |
| 736040 | \$ 104.31 | 6/20/2023 | LAFRANCE MICHELLE ELLEN |
| 736467 | \$ 125.00 | 6/26/2023 | SKILLS USA MASSACHUSETTS |
| 736887 | \$39,936.00 | 6/28/2023 | SCO TRANSPORTATION |
| 737247 | \$ 100.00 | 7/17/2023 | MAPHN |
| 737248 | \$ 100.00 | 7/17/2023 | MAPHN |
| 737322 | \$ 742.87 | 7/17/2023 | SOUTH COAST DERMATOLOGY |
| 737540 | \$ 138.93 | 7/31/2023 | BEST CHEVROLET |
| 738316 | \$ 340.15 | 8/14/2023 | LISS LAW LLC |
| 738751 | \$ 1,049.29 | 8/28/2023 | FONTES STEPHANIE |
| 739265 | \$ 200.00 | 9/11/2023 | BOSTON CLASSICAL GUITAR SOCIETY |
| 739458 | \$ 117.96 | 9/11/2023 | SCANNELL MATHEW JOSEPH |
| 740424 | \$ 200.00 | 10/10/2023 | BOSTON CLASSICAL GUITAR SOCIETY |
| 740441 | \$ 154.69 | 10/10/2023 | CHASE AUTO |
| 740442 | \$ 293.85 | 10/10/2023 | CHASE AUTO |
| 740587 | \$ 140.44 | 10/10/2023 | MCDONALD'S CORP |
| 740694 | \$ 199.95 | 10/10/2023 | SULLIVAN MARY L. |
| 740925 | \$ 559.14 | 10/23/2023 | AVID XCHANGE, INC. |
| 741047 | \$ 100.00 | 10/23/2023 | HUA/SALLY |
| 741099 | \$ 3,374.00 | 10/23/2023 | NASH PRIMARY SCHOOL PARENT COUNCIL |
| 741525 | \$ 198.00 | 10/30/2023 | ROSADO/KRISTOPHER |
| 741560 | \$ 500.00 | 10/30/2023 | WILLIAMS/LINDA |
| 741652 | \$ 116.85 | 11/6/2023 | COMCAST |
| 741653 | \$ 121.85 | 11/6/2023 | COMCAST |
| 742033 | \$ 101.60 | 11/13/2023 | FRATOLILLO/LINDSEY |
| 742057 | \$ 191.94 | 11/13/2023 | HUTCHINSON/DAVID |
| 743545 | \$ 3,964.42 | 12/18/2024 | LNR SOUTH SHORE LLC |
| 743647 | \$ 2,373.63 | 12/18/2024 | RICCI TILO JOHN |
| 743659 | \$ 1,572.11 | 12/18/2024 | SOUTH SHORE HOLDINGS LTD |
| 743664 | \$ 212.28 | 12/18/2024 | THOMAS O. MASON, ATTY. |
| 743741 | \$ 104.79 | 12/26/2023 | DEPINA/SAMUEL |
| 743743 | \$ 255.00 | 12/26/2023 | DIERSCH FLOWERS |

All claims must be received by the Treasurer's Office located on 75 Middle Street, Weymouth, MA 02189 no later than the end of the business day on June 20th, 2026

Public Notices

Claiming to be the holder of a mortgage covering real property situated in Cohasset, MA, at 692 Jerusalem Road given by Ashley McClary f/k/a Ashlee Robertson to Avidia Bank dated May 1, 2023 recorded in the Norfolk Registry District of the Land Court as Document No. 1520877 and noted on Certificate of Title No. 199835 has filed with said court a bill in equity for authority to foreclose said mortgage in the manner following: by entry to foreclose and by exercise of power of sale set forth in said mortgage.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended, and you object to such foreclosure, you or your attorney should file a written appearance and answer in said Court at Dedham on or before July 18, 2025 or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness Michael D. Ricciuti, Esquire at Dedham the 19th day of May in the year of our Lord two thousand and twenty-five.

Walter F. Timilty,
Clerk

AD# 11397773
PL 06/17/2025

CARROLL MATTER
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Plymouth Probate and Family Court
52 Obery Street
Suite 1130
Plymouth, MA 02360
(508) 747-6204
Docket No. PL25A0147AD
CITATION
G.L. c.210, § 6

In the matter of: Mikayla Allene Carroll
To: Unknown/ Unnamed Father

any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said court by Jason Stephen Gray of Carver, MA; Jaclyn Marie Gray of Carver, MA requesting for leave to adopt said child and that the name of the child be changed to Mikayla Allene Gray

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

An indigent person is defined by SJC Rule 3:10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran's benefits, Medicaid, and SSI. The Court

Public Notices

will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT Plymouth ON OR BEFORE TEN O'CLOCK IN THE MORNING (10:00 AM) ON 07/14/2025

WITNESS, Hon. Patrick W. Stanton, First Justice of this Court.

Date: June 10, 2025
Matthew J McDonough
Register of Probate

AD# 11399411
PL 06/17, 06/24, 07/01/2025

PUBLIC NOTICE
Town of Randolph, MA
Council Order 2025-034

The Randolph Town Council will hold a public hearing on Monday, June 23, 2025, at 6:15 PM, which may be attended in person or virtually by Zoom or telephone, to consider Council Order 2025-034 - To see if the Town Council will vote to appropriate \$13,614,150 for the direct costs related to the operation of the Water and Sewer Enterprise Fund and that the sum of \$1,567,911 as appropriated in the General Fund be used for the indirect costs for the fiscal year commencing July 1, 2025, pursuant to M.G.L. Ch. 44, Section 53F1/2 and all other applicable law, and to meet the appropriation, \$15,182,061 will be raised through Water and Sewer Rates for the following sums: \$1,616,386 to Water and Sewer Expenditures; \$2,112,773 to Water and Sewer Debt; for a Total Appropriation for Direct Costs of \$13,614,150; and \$1,567,911 to Indirect Costs - Reimbursement General Funds; for a Total Cost Water and Sewer Fund of \$15,182,061.

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

AD#11397476
PL 06/17/2025

Devaney Estate
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781)830-1200

Public Notices

Docket No. NO25P1405EA

CITATION ON PETITION
FOR
FORMAL ADJUDICATION

Estate of: Margaret A. Devaney

Also known as: Margaret D. Devaney

Date of Death: 11/14/2024

To all interested persons:

A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Peter B. Devaney of Braintree 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: Peter B. Devaney of Braintree MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 07/16/2025.

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. Lee M. Peterson, First Justice of this Court.

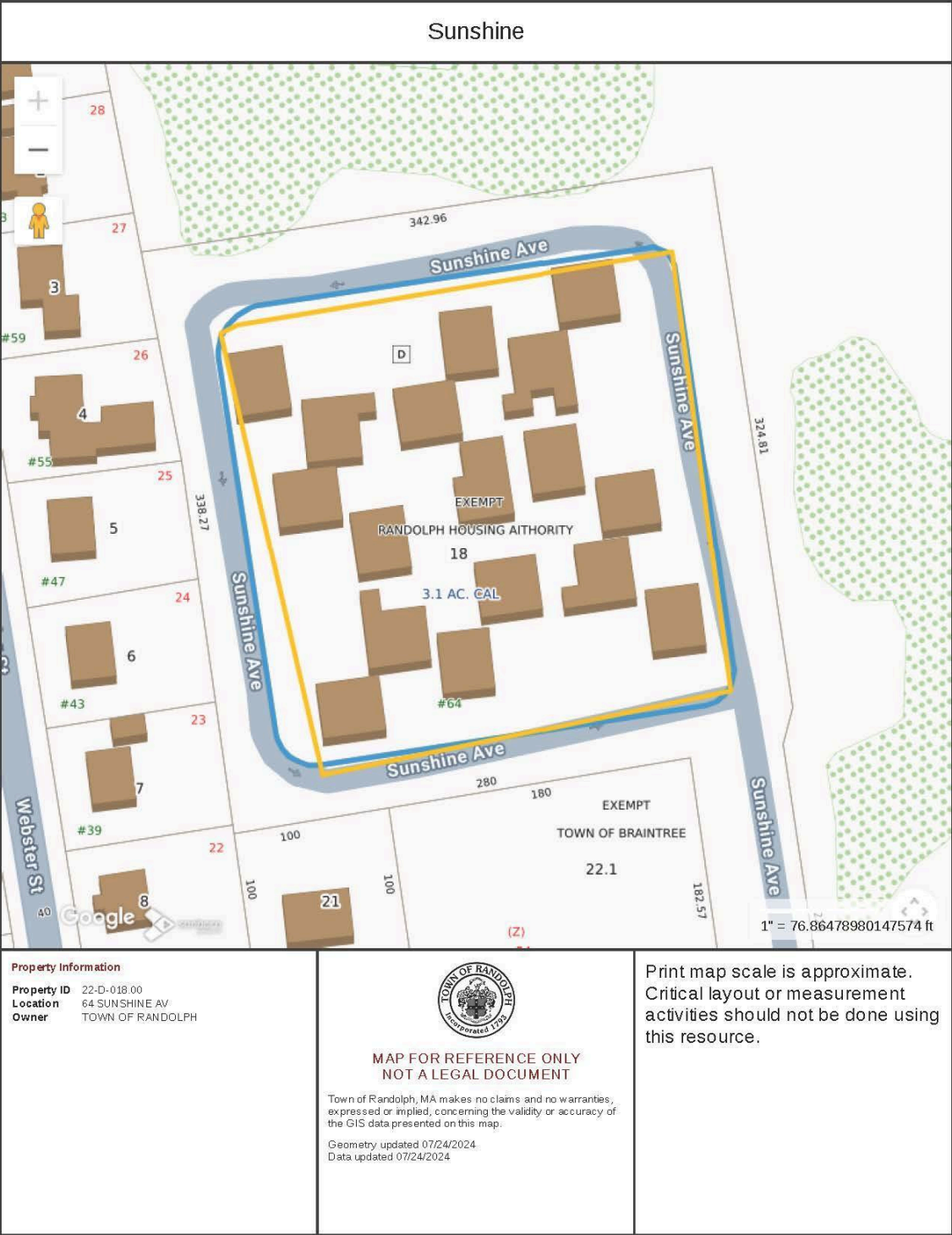
Date: June 10, 2025

Colleen M. Brierley
Register of Probate

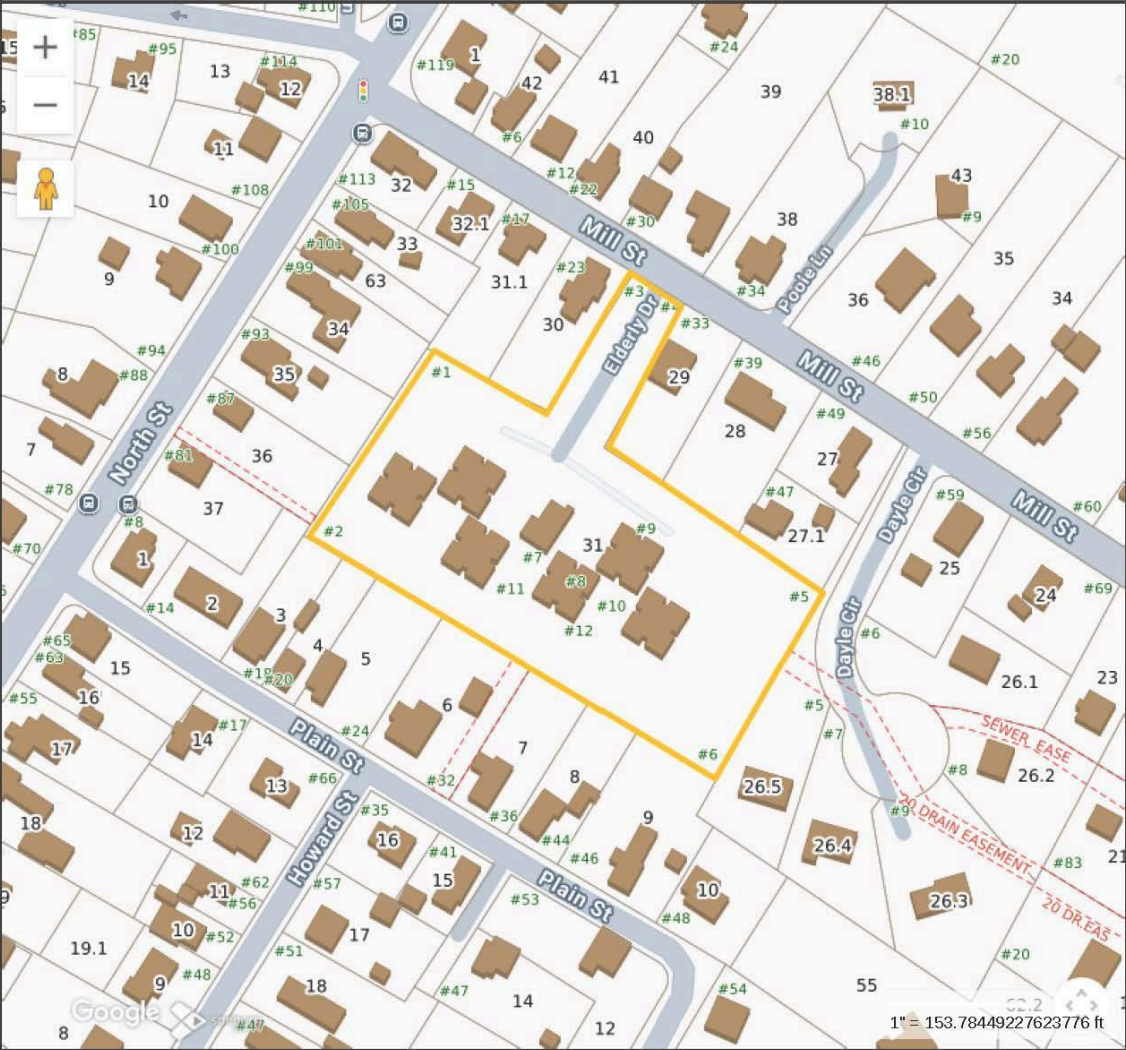
#11399848
PL 6/17/25

**Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
To Amend Section 200-5, Zoning Map, For Various Parcels as Identified
Pursuant to M.G.L. ch. 40A, sec. 5**

1. That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:
 - a. To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as Decelle Drive, Randolph, MA, parcel ID number 52-A-007, so that said parcel is rezoned and shall no longer be included in the Business Professional District (BP) and shall henceforth be included in the Residential Single-Family High-Density District (RSHDD).
 - b. To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 64 Sunshine Avenue, Randolph, MA, parcel ID number 22-D-018, so that said parcel is rezoned and shall no longer be included in the Business District (BD) and shall henceforth be included in the Residential Single-Family High-Density District (RSHDD).
 - c. To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 1 Elderly Drive, Randolph, MA, parcel ID number 53-I-031, so that said parcel is rezoned and shall no longer be included in the Business Professional District (BP) and shall henceforth be included in the Residential Single-Family High-Density District (RSHDD).
 - d. To Amend Section 200-5, Zoning Map, pursuant to M.G.L. ch. 40A, section 5, to change the Zoning designation for the property known and numbered as 721 North Street, Randolph, MA (also called Meadow Lane), parcel ID number 17-J-013, so that said parcel is rezoned and shall no longer be included in the Residential Multifamily 55+ District (RMF55+) and shall henceforth be included in the Residential Multifamily District (RMFD).
 - e. To Amend Section 200-4 Establishment, 200-5, Zoning Map, 200-6 Designation, Table of Allowable Activities and Table of Dimensional Requirements pursuant to M.G.L. ch. 40A, section 5, to delete the designation Business Housing Authority District (BHAD).
 - f. To Amend Section 200-4 Establishment, 200-5, Zoning Map, 200-6 Designation Table of Allowable Activities and Table of Dimensional Requirements pursuant to M.G.L. ch. 40A, section 5, to delete the designation Residential Multifamily 55+ District (RMF55+).
 - g. To Amend Section 200-4 Establishment, 200-5, Zoning Map, 200-6 Designation Table of Allowable Activities and Table of Dimensional Requirements pursuant to M.G.L. ch. 40A, section 5, to delete the designation Residential Two-Family District (R2FD).
2. Maps showing the designated parcels are attached hereto.



1 Elderly Drive




Property Information

Property ID 17-J-013.1101

Location 1101 MEADOW LN

Owner GAUDET RICHARD L JR. & CRIMMINS
LYNNE A TBE

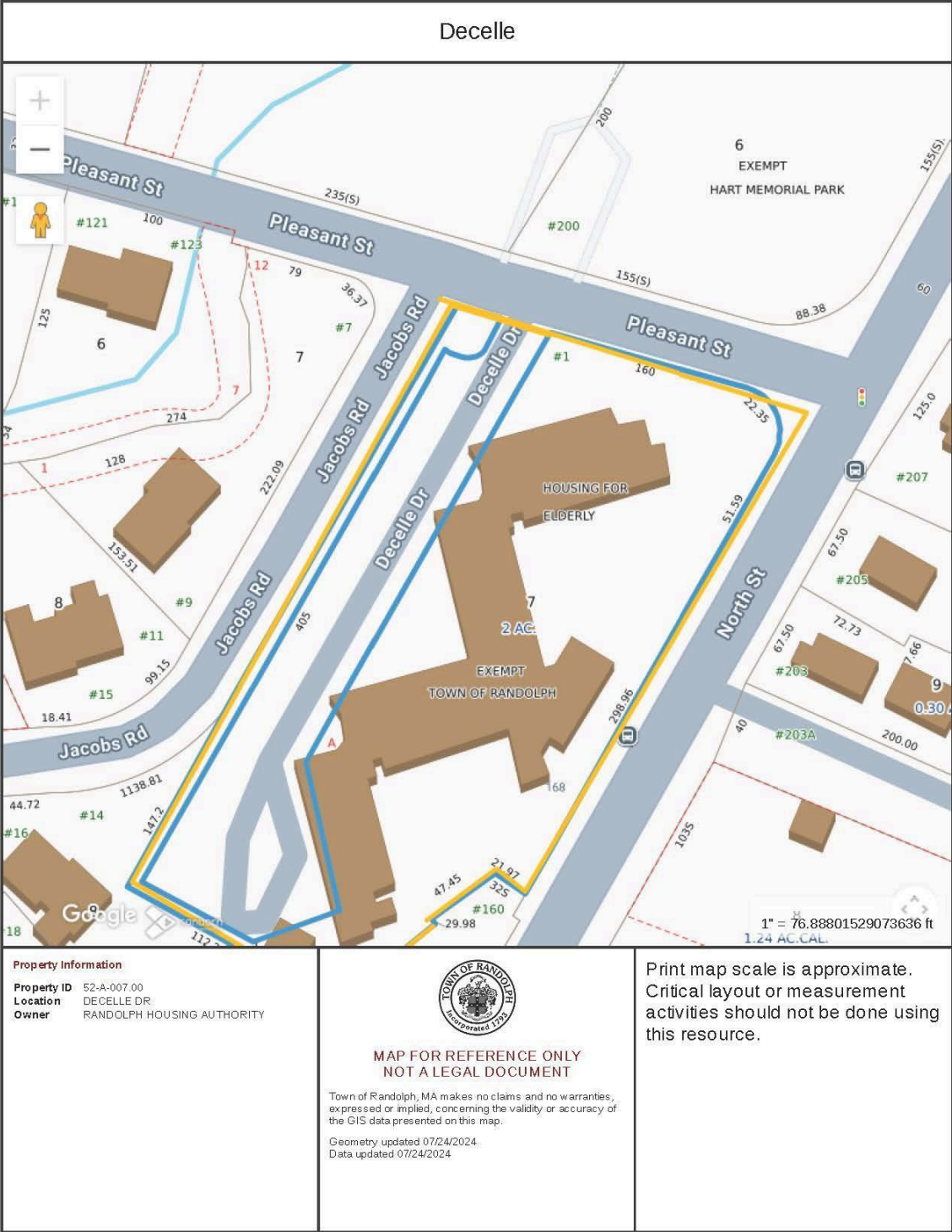


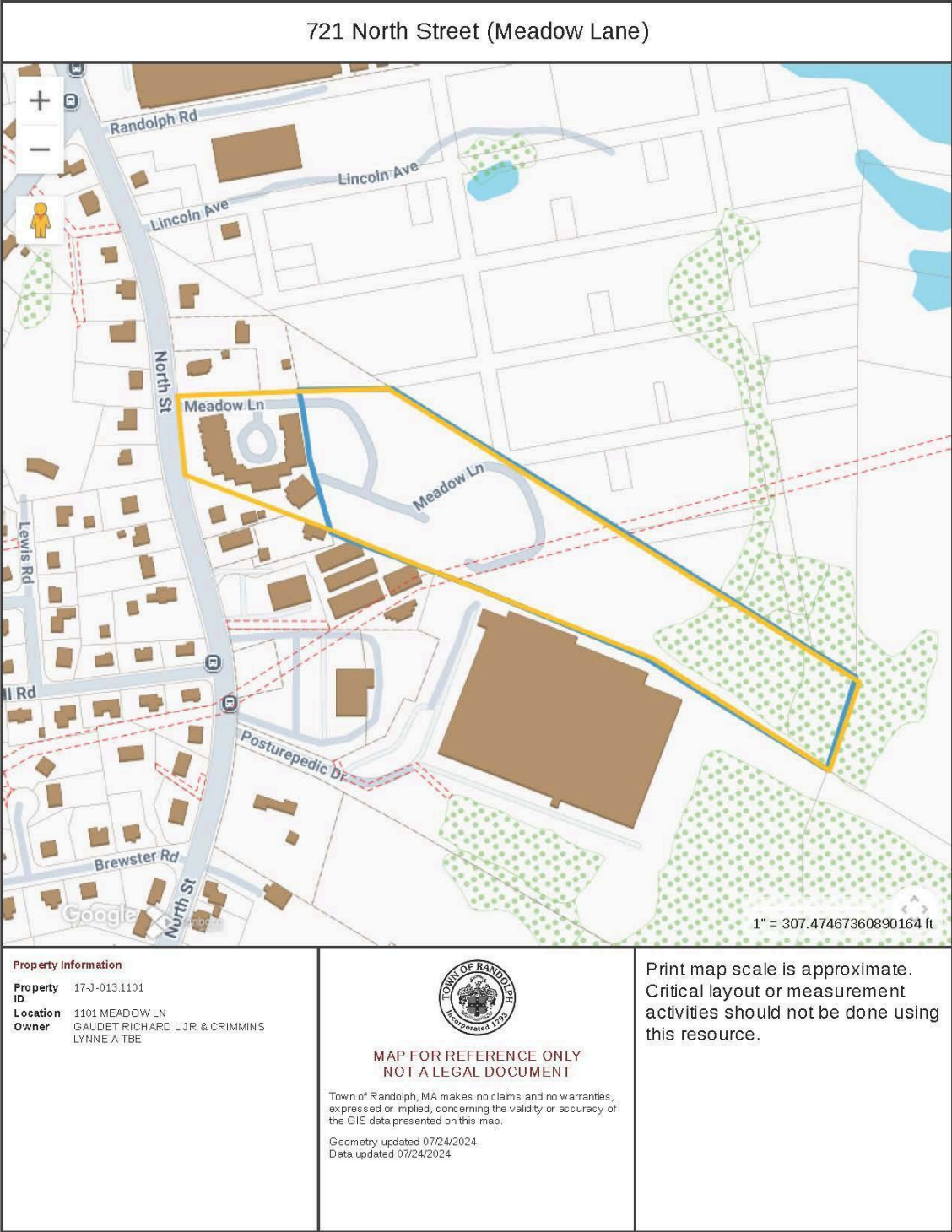
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/24/2024.
Data updated 07/24/2024

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.





Council Order: 2025-044

Introduced by: Town Manager Brian Howard
June 23, 2025

**Request for the Town Council to Amend The Town of Randolph General Ordinance,
Chapter 83, Building Construction, to Adopt the Stretch Energy Code**

To see if the Randolph Town Council will vote to amend Chapter 83 of the general ordinances of the Town of Randolph concerning Building Construction as follows:

1. Add Chapter 83-4 in its entirety as follows (additions are identified as *italics*):

§ 83-4 Stretch Energy Code

(A) Definitions.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - *The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the Massachusetts State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards.*

STRETCH ENERGY CODE - *Codified by the combination of 225 CMR 22 and 23, not including the Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.*

(B) Purpose.

The purpose of 225 CMR 22 and 23 is to provide a more energy efficient alternative to the Base Energy Code applicable to the relevant sections of the building code for both new construction and existing buildings.

(C) Applicability.

This code applies to residential and commercial buildings.

(D) Stretch Energy Code Incorporation Into General Ordinances

The Stretch Energy Code, as codified by the entirety of 225 CMR 22 and 23, including any future editions, amendments, or modifications, is herein incorporated by reference into the General Ordinances of the Town of Randolph.

(E) Stretch Energy Code Enforcement

The Stretch Energy Code is enforceable in the Town of Randolph by the Building Commissioner or as otherwise authorized by state law.

(F) Stretch Energy Code Effective Date

This § 83-4 Stretch Energy Code is effective in the Town of Randolph as of January 1, 2026.

Council Order: 2025-045

**Introduced by: Town Manager Brian Howard
June 23, 2025**

**Approval of Lease of up to Ten (10) Years With A
Telecommunications Company for Placement and Maintenance of
Wireless Equipment at Stetson Hall**

To see if the Randolph Town Council will vote to authorize the Town Manager to enter into a lease agreement with a term of up to ten (10) years for the placement and maintenance of wireless equipment at Stetson Hall by a telecommunications company, and further authorize the Town Manager to execute said agreement, and any related documents, on behalf of the Town and to take any other actions necessary to implement that agreement, including amending or terminating the agreement, in the best interests of the Town of Randolph. The lease agreement will be entered into in compliance with all procurement requirements and will contain a term of (3) initial lease years and seven (7) optional additional lease years.

Background

In October of 2000, the Stetson Hall trustees entered into a 25-year agreement with Omnipoint Holdings, Inc. (DBA, T-Mobile) that authorized the company to utilize space at Stetson Hall for the installation of telecommunications equipment. This included, “Building interior and space in the Cupola for attachment of antennas: Building interior space of approximately one hundred (10x 10) square feet for placement of base station equipment: and, space required for cable runs to connect PCS equipment and antennas..., together with a non-exclusive easement for access 24 hours a day 7 days a week thereto and grant of easement to OHI and New England Telephone and Telegraph Co., its successors and assigns.”

The 25-year period of this agreement is now rapidly coming to an end and the Stetson Trustees, through the Town Manager, would like to pursue another similar agreement. They will go through a procurement process seeking the best price and terms. The Trustees voted at their meeting on June 4, 2025, to recommend a 10-year term for consideration by the Town Council. The Trustees indicated that they anticipate that any company selected would be able to amortize its capital costs over a longer time period and would thus be able to provide greater revenue to the Town as the result of a lease period that is longer than the traditional three-year term allowed under Massachusetts State Law.

Staff will work with the Town Manager and Trustees to draft and advertise this opportunity to any new possible telecommunications tenant.

Pursuant to State law, Town Council approval is needed to authorize any contract in excess of three (3) years in length.

Council Order: 2025-046

**Introduced By: Town Manager Brian Howard
June 23, 2025**

Transfer of General Fund Free Cash for Night Before the 4th Celebration

To see if the Randolph Town Council will vote to transfer \$65,000 from General Fund free cash for costs associated with the Night Before July 4th Celebration.

Explanation: These funds are used for annual town celebrations. The event that costs the most is the Night Before the Fourth Parade and Fireworks. The fireworks portion alone costs almost \$25,000. Bands can cost between \$2,500 and \$10,000. We ask for the Town Council support to keep these community events going for the next fiscal year.

Council Order: 2025-047

Introduced By: Town Manager Brian Howard
June 23, 2025**FY25 Budget Transfers**

To see if the Randolph Town Council will vote to approve the following transfers:

| General Fund: | | | | | |
|-----------------------|------------|-------------------|-----------------------|------------|-------------------|
| TRANSFER FROM | | | TRANSFER TO | | |
| Department | Salary | Expense | Department | Salary | Expense |
| Operations | | \$ 5,000 | Conservation | | \$ 375 |
| Fire | \$ 15,000 | | Fire | | \$ 15,000 |
| Tax Title | | \$ 20,000 | Ambulance Billing | | \$ 11,500 |
| Treas/Coll | | \$ 40,000 | Fuel | | \$ 25,000 |
| Town Clerk | | \$ 17,250 | Town Clerk | \$ 1,600 | |
| Civilian Dispatch | \$ 184,000 | | Police | \$ 250,000 | |
| Veterans | \$ 25,000 | | Animal Control | | \$ 6,400 |
| Contractual Raises | \$ 47,365 | | FICA/Retirement | | \$ 103,740 |
| Utilities | | \$ 60,000 | | | |
| | | | | | |
| Total Transfer | | \$ 413,615 | Total Transfer | | \$ 413,615 |

| Enterprise Fund: | | | | | |
|-----------------------|--------|------------------|-----------------------|-----------|------------------|
| TRANSFER FROM | | | TRANSFER TO | | |
| Department | Salary | Expense | Department | Salary | Expense |
| Sewer | | \$ 85,000 | Water | \$ 85,000 | |
| | | | | | |
| Total Transfer | | \$ 85,000 | Total Transfer | | \$ 85,000 |

Explanation: These transfers will help departments close out their operational needs through the end of the fiscal year.

Council Order: 2025-048

**Introduced By: Town Manager Brian Howard
June 23, 2025**

Transfer of General Fund Free Cash for HVAC System

To see if the Randolph Town Council will vote to transfer an additional \$40,428 from the certified General Fund free cash to purchase, repair or maintain the Town Hall HVAC system previously approved in Order #2025-029 and Order #2025-042.

Explanation: The Town Council has voted two previous Council Orders. It was anticipated that the rebates could be deducted from the price before the final invoice. However, the project must be completed before the rebates can be applied for. The rebates will go to the general fund when received. Thank you.

Council Order: 2025-049

**Introduced By: Town Manager Brian Howard
June 23, 2025**

Transfer of General Fund Free Cash to FY25 Refuse Budget

To see if the Randolph Town Council will vote to transfer \$700,000 from General Fund free cash to the FY25 Refuse budget to cover costs of trash services.

Explanation: As was discussed during the FY 26 Budget Presentation, we conservatively estimated trash revenues in FY 25 at \$3,000,000 and would need a transfer to close out the trash budget. Currently, we have received \$3,771,944 in trash revenues. Basically, this transfer is a wash as the \$700,000 transferred from Free Cash will be returned once the additional revenues are added to Free Cash that will be certified in the Fall.

Council Order: 2025-050

**Introduced By: Town Manager Brian Howard
June 23, 2025**

**Transfer of General Fund Free Cash For invoices
Related to the North Randolph Elementary School Project**

To see if the Randolph Town Council will vote to transfer \$250,000 from General Fund free cash to cover costs of the new elementary school not covered by borrowing or reimbursed by the MSBA.

Explanation: There are items that were approved by the School Building Committee that have since been determined not to be capital in nature and cannot be paid through the project funds. For example, technology can sometimes be capital but in this case the laptops are not. We purchased laptops and laptop carts for use in the school. A number of janitorial supplies such as barrels, rolling carts and mops are operational in nature. Additional work needs to be done in some Special Ed classrooms to increase durability of the walls and wall height. The finance department will be reviewing to ensure items are properly classified. Any funds not used will be returned to Free Cash.

Council Order: 2025-051

**Introduced by: Councilor Jesse Gordon
June 23, 2025**

Council Order Concerning List Of Inspectors and Adjusters Relating to Blasting

WHEREAS, blasting is an activity that is regulated by the Commonwealth of Massachusetts; and

WHEREAS, pursuant to state law and regulations, prior to blasting, a permit must be received from the local Fire Department and various precautions must be undertaken; and

WHEREAS, as part of that process, blasting is monitored for dust, noise and vibrations; and

WHEREAS, that monitoring is limited to the immediate effects of the blasting, and does not encompass the long-term effects of underground vibrations; and

WHEREAS, the Town Council supports property owners who wish to have their property inspected prior to blasting to ensure that any damage caused by the blasting can be documented;

NOW, THEREFORE, BE IT ORDERED BY THE TOWN COUNCIL that the Town shall maintain, and make available to the public, a list of inspectors, adjusters and other professionals who offer pre-blasting inspection services. Any person who wishes to be included on the list shall be included upon their request. The Town shall not undertake any vetting of the listed inspectors, adjusters and other professionals and shall make no warranty or representation as to the quality of their work, but will maintain the list as a convenience to the public, so that the public may undertake whatever actions they deem necessary to ameliorate any long-term negative effects of the blasting on their property.

June 2, 2025

Town Council
Town of Randolph
41 South Main St.
Randolph, MA 02368

Re: Loss of NECN Channel

Dear Members of the Council:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to update you that effective July 1, 2025, Comcast will no longer carry NECN (New England Cable News). Much of the NECN programming is available on NBC 10 Boston News on channel 4406 with an X1 TV Box. Local and regional news is available on NBC 10 Boston on channel 10 and HD channel 1010. Comcast will be notifying customers via bill messages.

Also, starting July 28, 2025, the Max, MGM+, and DVR package will no longer be available for purchase. Customers who currently have the Max, MGM+, and DVR package will continue to receive until making a change to their account or they receive further notice. Customers are receiving notice of this changes in their bill.

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

V=BDMA