

# TOWN COUNCIL MEETING

Monday, August 11, 2025 at 6:00 PM

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

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## AGENDA

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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. Announcements from the President

### D. Public Hearings

1. 6:15 PM - 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
2. 6:15 PM - 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

### E. Executive Session

The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(4) relative to ensuring security measures at public events. M.G.L. ch. 30A, section 21(a)(4) permits a public body to go into executive session to discuss the deployment of security personnel or devices, or strategies with respect thereto.

**F. Public Comments/Discussions**

**G. Proclamations**

**H. Appointments**

**I. Motions, Orders, and Resolutions**

**J. Town Manager's Report**

**K. Old/Unfinished Business**

**L. Correspondence**

**M. Committee Reports**

**N. New Business**

[1.](#) Council Order 2025-061: FY2026 Capital Plan

[2.](#) Council Order 2025-062: Authorization for Payment of Prior Year Unpaid Bills

**O. Open Council Comments**

**P. Adjournment**

Notification of Upcoming Meeting Dates

August 25

September 8 and 22

October 20

November 3 and 24

December 8

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.*



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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

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All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



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## PUBLIC NOTICES

### Foreclosure / Sheriff Sales

13 LYONS STREET, QUINCY

LEGAL NOTICE  
NOTICE OF  
MORTGAGEE'S SALE OF  
REAL ESTATE

Premises: 13 Lyons Street, Quincy, MA 02169

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sean P. O'Toole to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Guaranteed Rate, Inc., and now held by U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, said mortgage dated November 2, 2011 and recorded in the Norfolk County Registry of Deeds in Book 29294, Page 575, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate, Incorporated to Wells Fargo Bank, N.A. by assignment dated May 10, 2013 and recorded with said Registry of Deeds in Book 31336, Page 537; said mortgage was assigned from Wells Fargo Bank, N.A. to US Bank Trust N.A., not in its individual capacity but solely as owner trustee for VRMTG Asset Trust by assignment dated October 7, 2019 and recorded with said Registry of Deeds in Book 37233, Page 390; by breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on July 29, 2025 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

*The land in said Quincy, with the buildings thereon, shown as the lot marked B2 on a "Plan of Land in Quincy, Mass., June 9, 1942", made by Ernest W. Branch, Inc., C.E., recorded with Norfolk County Registry of Deeds as Plan No. 286 of 1942, Book 2396, page 23, to which reference is made for a more particular description of said Lot B2.*

*For mortgagor's title see deed recorded herewith.*

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated October 31, 2011 and recorded in the Norfolk County Registry of Deeds in Book 29294, Page 573.

**TERMS OF SALE:** Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

**FIVE THOUSAND (\$5,000.00)** Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC  
23 Messenger Street  
2nd Floor  
Plainville, MA 02762  
Attorney for U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust Present Holder of the Mortgage (401) 217-8701

#11404287  
PL 7/1, 7/8, 7/15/25

### Public Notices

#### LEGAL NOTICE

Jafar Koupaie, M.D., a board-certified dermatologist practicing at Boston Dermatology and Cosmetic Surgery Center, located at 95 Washington Street, Suite 486, Canton, MA 02021, will be retiring from practice effective July 31, 2025. Dr. Koupaie expresses his sincere gratitude for the privilege of providing dermatologic care to the Canton community for over 40 years.

Effective July 31, 2025, all patient medical records will be transferred to Integrated Dermatology, located at 104 Quarry Street, Suite 2, Quincy, MA 02169 and the practice will permanently close. Patients wishing to continue their care may do so with one of the providers at Integrated Dermatology, including Christina Correnti, M.D., a board-certified, fellowship-trained dermatologist, David Peckham, PA-C, Kristina Anderson, NP-C, Rebeca Jinga, PA-C, and Jessica Bahros, PA-C.

To schedule an appointment or to request a copy of your medical records, please contact Integrated Dermatology at (617) 472-6764. Requests for medical records will be processed in accordance with all applicable laws. Any fees for record copies will not exceed the actual costs of reproduction and mailing.  
AD#11425246  
PL 07/01,07/08,07/15,07/22/2025

**LEGAL NOTICE  
COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
Docket Number:  
25 SM 001828  
ORDER OF NOTICE**  
ROBERT M. O'NEILL and JENNIFER E. O'NEILL and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq.)  
SOUTH SHORE BANK  
F/K/A SOUTH SHORE SAVINGS BANK,

claiming to have an interest in a Mortgage covering real property in Weymouth, 112 Pine Street, given by Robert M. O'Neill and Jennifer E. O'Neill to South Shore Bank, dated August 19, 2004, and recorded in Norfolk County Registry of Deeds in Book 21447 at Page 56, has/have filed with this court a complaint for determination of Defendant's/Defendants' Service members 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 08/04/2025 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 6/18/2025.

Attest: Deborah J. Patterson  
Recorder

AD#11429047  
PL 07/08/2025



21 Sandra Lane, Weymouth  
**LEGAL NOTICE  
COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
DOCKET NO. 25 SM 001927  
ORDER OF NOTICE**

TO:  
Jennifer M. Weaver;  
Michael L. Weaver

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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-CP1, AssetBacked Certificates, Series 2007-CP1

claiming to have an interest in a Mortgage covering real property in Weymouth, numbered 21 Sandra Lane a/k/a 21 Sandra Lane North, given by Jennifer M. Weaver and Michael L. Weaver to Option One Mortgage Corporation, dated August 30, 2006, and registered at Norfolk County Registry District of the Land Court as Document No. 1110630 and noted on Certificate of Title No. 173298, which was thereafter recorded at said Registry of Deeds in Book 42324, Page 261, as affected by a Judgment Order dated February 26, 2025, and registered as Document No. 1550450 and

### Public Notices

noted on Certificate of Title No. 173298 and recorded at said Registry of Deeds in Book 42324, Page 242, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 8/11/2025 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 6/26/2025.  
Attest:

Deborah J. Patterson,  
Recorder

AD#11465942  
PL 07/08/2025

64 Shaw Road, Rockland  
**LEGAL NOTICE  
TOWN OF ROCKLAND  
Zoning Board of Appeals**

The Zoning Board of Appeals will be meeting remotely until further notice – the video/ audio-conferencing 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 22, 2025, at 7:30 p.m. on the application submitted by Jeff and Renee Armstrong, 64 Shaw Road, Rockland, MA for a Special Permit pursuant to Zoning Bylaws §415-22 B, Building and lot regulations and Zoning Bylaws §415-24 B, Non-conforming Uses, Alteration- Preexisting nonconforming structures or uses may be extended or altered provided that no such extension or alteration shall be permitted unless there is a finding by the Zoning Board of Appeals that the extension or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure or use and §415-89, Special Permits. The Applicant seeks to erect a 28ft by 30ft attached garage in a portion of the rear yard setback but not closer to the rear lot line than the pre-existing non-conforming home. 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: 868 8286 8427- Passcode: 869506. 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 may be viewed on the Town's website: <https://www.rockland-ma.gov>.

Greg Tansey  
Chair  
Rockland Zoning Board of Appeals

AD# 11466820  
PL 07/08 & 07/15/2025

**AGNEW 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. NO25P1675EA  
INFORMAL PROBATE  
PUBLICATION NOTICE**

Estate of: John E. Agnew  
Date of Death: April 5, 2025

To all persons interested in the above-captioned estate, by Petitioner of Petitioner Mary P. Freitas of Kingston MA a Will has been admitted to informal probate.

Mary P. Freitas of Kingston 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 enti-

### Public Notices

filed to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

AD# 11456368  
PL 07/08/2025

Council Order 2025-044  
**LEGAL NOTICE  
PUBLIC HEARING  
NOTICE  
Town of Randolph, MA  
Council Order 2025-044**

The Randolph Town Council will conduct a public hearing on Monday, July 14, 2025, 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 2025-044 to amend Town of Randolph General Ordinance, Chapter 83, Building Construction, to Adopt the Stretch Energy Code.

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

AD# 11443441  
PL 07/08/2025

**PACELLA MATTER  
LEGAL NOTICE  
SUMMONS BY PUBLICATION, CARE AND PROTECTION, TERMINATION OF PARENTAL RIGHTS, DOCKET NUMBER 25CP0005PY, Trial Court of Massachusetts, Juvenile Court Department, COMMONWEALTH OF MASSACHUSETTS, Barnstable County Juvenile Court, 52 Obery Street, Plymouth, MA 02360. (508) 747-8470. TO: Any Unknown/Unnamed Father of Alexander Pacella: A petition has been presented to this court by DCF Plymouth, seeking, as to the following child: Alexander Pacella, that said child be found in need of care and protection and committed to the Department of Children and Families. The court may dispense the rights of the person(s) named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship or any other disposition of the child named herein, if it finds that the child is in need of care and protection and that the best interests of the child would be served by said disposition.**

You are hereby ORDERED to appear in this court, at the court address set forth above, on the following date and time: 09/16/2025 at 09:00 AM Hearing on Merits (CR/CV) You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indigent, the court will appoint an attorney to represent you. If you fail to appear, the court may proceed on that date and any date thereafter to a trial on the merits and adjudication of this matter.

For further information call the Office of the Clerk-Magistrate at (508) 747-8470. WITNESS: Hon. Linda G. Sable, FIRST JUSTICE, DATE ISSUED: 06/17/2025, Robert Palumbo, Clerk Magistrate

AD#11442152  
PL 7/3, 7/7, 7/14/2025

Jaime Deforge, II v Daniel Jaehnig

**LEGAL NOTICE  
THE STATE OF NEW HAMPSHIRE  
JUDICIAL BRANCH  
SUPERIOR COURT**

Grafton Superior Court  
3785 Dartmouth College Highway  
North Haverhill NH 03774

Telephone: 1-855-212-1234  
TTY/TDD Relay: (800) 735-2964  
<http://www.courts.state.nh.us>

**CITATION FOR PUBLICATION  
Superior Court Rule 4(d)**

Case Name: Jaime Deforge, II v Daniel Jaehnig  
Case Number: 215-2025-CV-00066

The above entitled action is

### Public Notices

now pending in this Court. The original pleading is on file and may be examined by interested parties. The Court has issued an Order for Service by Publication on defendant(s) Daniel Jaehnig.

The Court ORDERS:

Jaime Deforge II shall give notice to Daniel Jaehnig of this action by publishing a verified copy of this Citation for Publication once a week for three successive weeks in the Patriot Ledger, a newspaper of general circulation. The last publication shall be on or before July 31, 2025

Also, ON OR BEFORE

30 days after the last publication  
Daniel Jaehnig shall electronically file an Appearance and Answer or other responsive pleading with this Court. A copy of the Appearance and Answer or other responsive pleading must be sent electronically to the party/parties listed below.

August 21, 2025  
Jaime Deforge II shall electronically file the Return of Publication with this Court. Failure to do so may result in this action being dismissed without further notice.

Notice to Daniel Jaehnig: If you are working with an attorney, they will guide you on the next steps. If you are going to represent yourself in this action, go to the court's website: [www.courts.state.nh.us](http://www.courts.state.nh.us), select the Electronic Services icon and then select the option for a self-represented party. Complete the registration/log in process then select "I am filing into an existing case". Enter the case number above and click Next. Follow the instructions to complete your filing.

Once you have responded to the Complaint, you can access documents electronically filed through our Case Access Portal by going to <https://odpna.nhescourt.us/portal> and following the instructions in the User Guide. In that process you will register, validate your email, request access and approval to view your case. After your information is validated by the court, you will be able to view case information and documents filed in your case.

If you do not comply with these requirements, you will be considered in default and the Court may issue orders that affect you without your input.

Send copies to:

Jaime Deforge, II 281 French Road 03598 Dalton NH 03598  
Daniel Jaehnig 2 City View Lane Apt 808 Quincy MA 02169

BY ORDER OF THE COURT

Viktoriya A. Kovalenko  
Clerk of Court

June 16, 2025

(1082)

#11429485  
Patriot Ledger 7/1, 7/8, 7/15/25

## Jobcase

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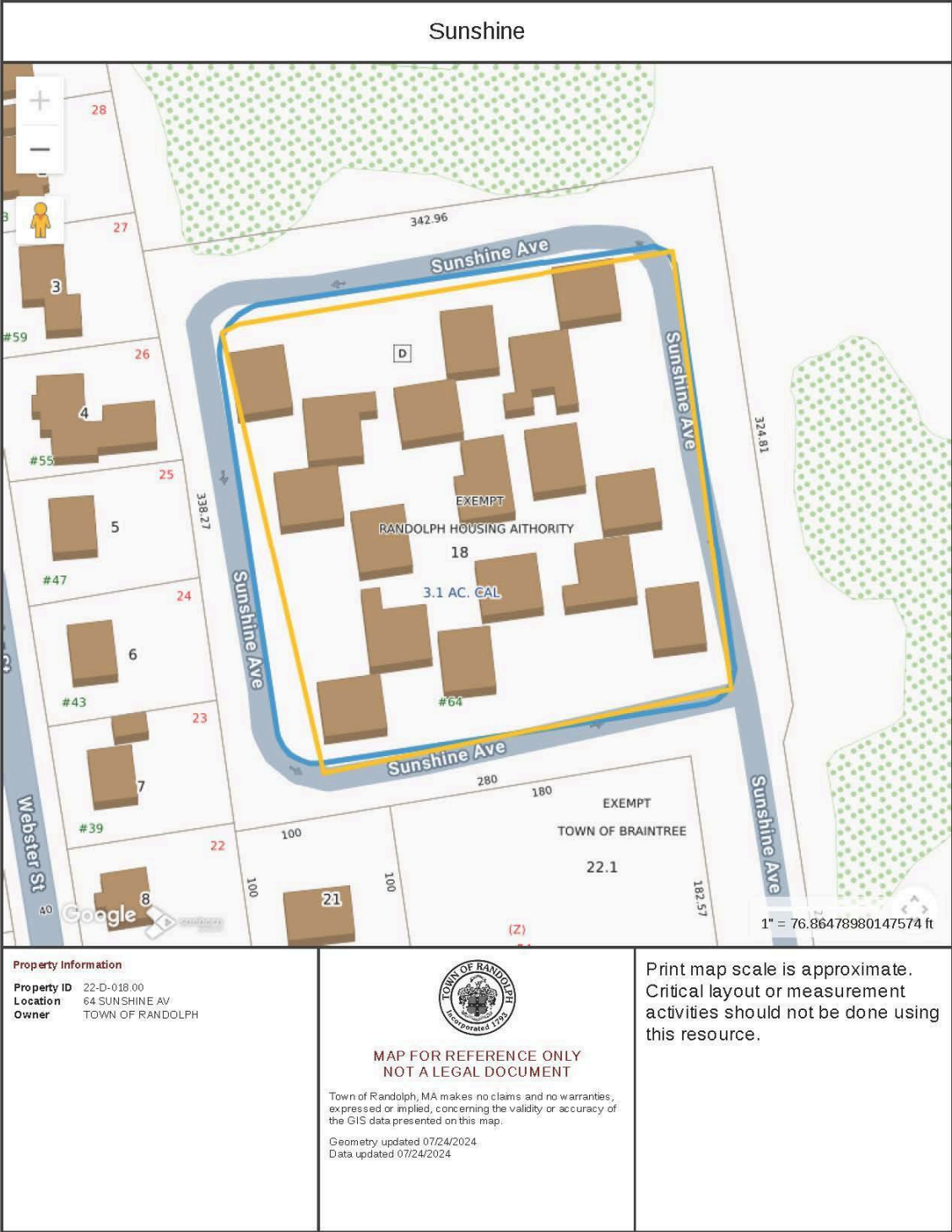
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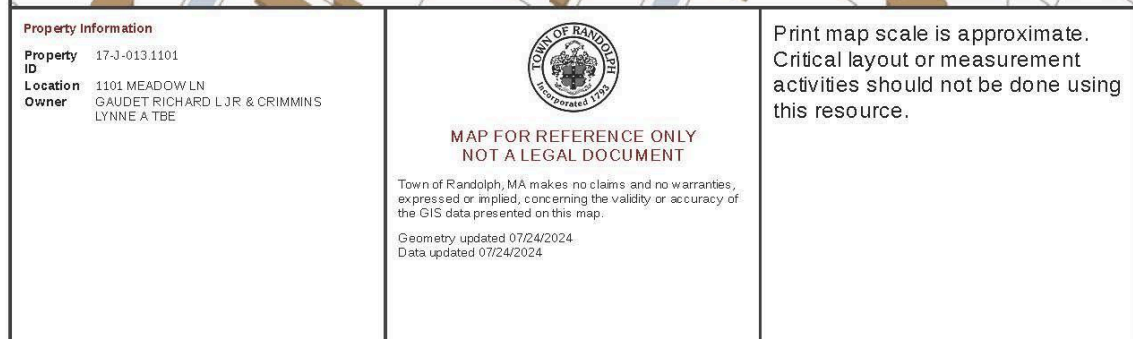
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**Request for the Town Council to Initiate  
An Amendment to the Randolph Zoning Ordinance –  
Chapter 200 of the General Code of the Town of Randolph –  
To Amend Section 200-5, Zoning Map, For Various Parcels as Identified  
Pursuant to M.G.L. ch.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



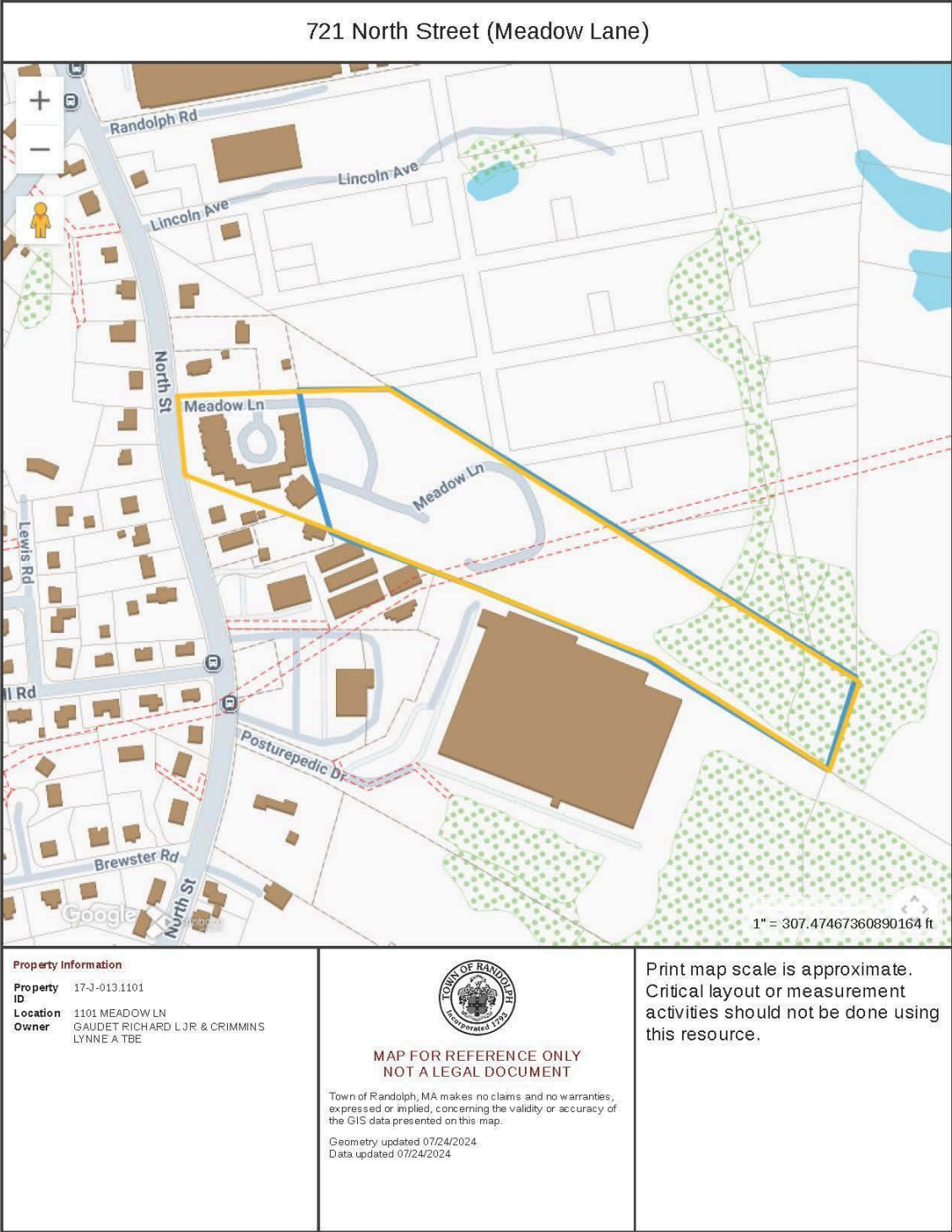


Decelle

1" = 76.88801529073636 ft  
1.24 AC. CAL.

<div>Property Information</div> <div>Property ID: 52-A-007.00 Location: DECELLE DR Owner: RANDOLPH HOUSING AUTHORITY</div>	<div><div>MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT</div><div>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</div></div>	<div>Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.</div>
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## PLANNING BOARD Report to Town Council

**Order:** 2025-043

**Petitioner:** Planning Board

**Date referred:** June 23, 2025

**Date hearing opened:** July 22, 2025

**Date hearing closed:** July 22, 2025

**Date of report:** July 29, 2025

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### PETITION

To amend the Zoning Map and references in the Zoning Ordinance:

- a. For the property known and numbered as Decelle Drive, Randolph, MA, parcel ID number 52-A-007 to change **from the Business Professional District (BP)** to the **Residential Single-Family High-Density District (RSHDD)**.
- b. For the property known and numbered as 64 Sunshine Avenue, Randolph, MA, parcel ID number 22-D-018 to change **from the Business District (BD)** to the **Residential Single-Family High-Density District (RSHDD)**.
- c. For the property known and numbered as 1 Elderly Drive, Randolph, MA, parcel ID number 53-I-031 to change **from the Business Professional District (BP)** to the **Residential Single-Family High-Density District (RSHDD)**.
- d. For the property known and numbered as 721 North Street, Randolph, MA (also called Meadow Lane), parcel ID number 17-J-013 to change from the **Residential Multifamily 55+ District (RMF55+)** to the **Residential Multifamily District (RMFD)**.
- e. To delete the designation **Business Housing Authority District (BHAD)** in 200-4 Establishment, 200-5, Zoning Map, 200-6 Designation, Table of Allowable Activities and Table of Dimensional Requirements.
- f. To delete the designation **Residential Multifamily 55+ District (RMF55+)** in 200-4 Establishment, 200-5, Zoning Map, 200-6 Designation, Table of Allowable Activities and Table of Dimensional Requirements.
- g. To delete the designation **Residential Two-Family District (R2FD)** in 200-4 Establishment, 200-5, Zoning Map, 200-6 Designation, Table of Allowable Activities and Table of Dimensional Requirements.

## **BACKGROUND**

Beginning in 2024, the Town initiated a review and update of Chapter 200, the Zoning Ordinance with goals to eliminate inconsistencies, reduce redundancies and ensure compliance with applicable state and federal statutes as well as case law. During review, the Consultant and Committee identified issues related to zoning districts and the zoning map that should be addressed in advance of the final zoning update. Those issues are the subject of the petition and the rational for each is listed in DISCUSSION below.

## **RECOMMENDATION**

The Planning Board voted 5-0-0 to **recommend** adoption of the order.

## **DISCUSSION**

- a. Recommended deletion of BHAD: On research, we found that there are no parcels assigned to this district designation. There has been believe that the properties at Decelle Drive, Elderly Drive and Sunshine Avenue were included in this district but could find no reference to substantiate it. Given the dimensional regulations for multifamily housing (such as most of the Housing Authority structures) and to eliminate parcel specific zoning (spot zoning), the recommendation is to delete all references to BHAD.
- b. Recommended change of district for Decelle, Elderly and Sunshine: The zoning district assigned to the parcels where Housing Authority units are located is either BUSINESS DISTRICT or BUSINESS PROFESSIONAL. Given their location within residential districts and to avoid spot zoning, the recommendation is to CHANGE their district to RSFHDD. The structures were previously pre-existing, non-conforming and will remain as such with the rezoning.
- c. Recommended deletion of R2FD: On research, we found that there are no parcels assigned to this district designation. It is recommended to delete all references to R2FD.
- d. Recommended change to RMF55+: This recommendation is based on case law where court rulings have struck down ordinances that restrict property ownership based on age, asserting that such restrictions violate federal anti-discrimination laws. The Housing for Older Persons Act (HOPA) allows communities to restrict **residency** to those 55 years of age or older, without violating the Fair Housing Act. The units at Meadow Lane would remain restricted in residency presuming compliance with any other aspects of HOPA or the Fair Housing Act (FHA).



12 Friend St. Weymouth  
LEGAL NOTICE  
MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Marie Samedi & Jean W. Samedi, to Latitude Capital, LLC, a Delaware limited liability company, dated June 23, 2021 and filed with the Norfolk County Registry of Deeds District of the Land Court as Document Number 1480733 on Certificate of Title Number 187291, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on August 27, 2025 at 11:00 A.M. at 12 Friend Street, Weymouth, Massachusetts 02189 all and singular the premises described in said mortgage,

To wit;

PARCEL 1

That certain parcel of land with the buildings thereon situated in Weymouth in the County of Norfolk and Commonwealth of Massachusetts, bounded and described as follows:

Northeasterly by Francis Road, shown on the plan hereinafter referred to, twenty five (25) Feet;

Southeasterly by lot numbered 315, shown on said plan, one hundred twenty-six and 83/100 (126.83) feet;

Southwesterly by lot numbered 327, shown on said plan, twenty-five (25) feet; and

Northwesterly by lot numbered 317, shown on said plan, one hundred twenty-six and 83/100 feet (126.83) feet.

Said parcel is shown as lot numbered 316 on a plan drawn by R.F. Smith, Civil Engineer, dated April 1925, as approved by the Land Court in the Land Registration Office as No. 10600B, a copy of a portion of which is filed in Norfolk Registry of District with Certificate No. 8308, Sheet 1, Book 42.

The above described land is subject also to the restriction set forth in Document No. 418146, expiring on November 20, 2001.

PARCEL II

That certain parcel of land with the buildings thereon situated in Weymouth in the County and Commonwealth of Massachusetts, bounded and described as follows:

Northeasterly by Francis Road, shown on the plan hereinafter referred to, now known as Friend Street, seventy-five (75) feet;

Southeasterly by lot numbered 312, shown on said plan, one hundred twenty-six and 83/100 feet (126.83) feet;

Southwesterly by lots numbered 328, 329 and 330, shown on said plan, seventy-five (75) feet; and

Northwesterly by lot numbered 316, shown on said plan, one hundred twenty-six and 83/100 (126.83) feet.

Said parcel is shown as lot numbered 313, 314 and 315 on a plan drawn by R.F. Smith, Civil Engineer, dated April 1925, as approved by the Land Court in the Land Registration Office as No. 10600B, a copy of a portion of which is filed in Norfolk Registry of District with Certificate No. 8308, Sheet 1, Book 42.

Meaning and intending to describe and convey the premises conveyed by Deed dated August 10, 2013 and filed with said Registry of Deeds District of the Land Court on Certificate of Title Number 187291.

In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Premises to 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 including a certain Mortgage deed given by Marie M. Samedi to RTN Federal Credit Union dated April 10, 2013 and filed with the Norfolk County Registry of Deeds District of the Land Court as Document Number 1280951 on Certificate of Title Number 187291 and a certain Mortgage deed given by Marie Samedi and Jean W. Samedi to RTN Federal Credit Union dated November 19, 2014 and filed with the Norfolk County Registry of Deeds District of the Land Court as Document Number 1320109 on Certificate of Title Number 187291.

Terms of sale: A deposit of Ten Thousand Dollars (\$10,000.00) 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 Hadlock Law Offices P.C. 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. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

Latitude Capital, LLC, Trustee  
Latitude Capital Lending Trust  
Present holder of said mortgage.  
By Its Attorneys,  
Hadlock Law Offices P.C.  
111 Speen Street, Suite 200  
Framingham, MA 01701

AD# 11512185  
PL 07/25, 08/01, 08/08/2025

The point is stories that speak to you.

USA TODAY | To the point

Public Notices  
10 Plain Street  
LEGAL NOTICE  
PUBLIC HEARING  
NOTICE  
BRAINTREE PLANNING BOARD  
10 Plain Street: Site Plan Review

Notice is given by the Planning Board under the provisions of MGL Chapter 40A Sections 9 and 11 and the Braintree Zoning Ordinance Chapter 135 Articles I, II, VI, VII, VIII, XI and XIV that a Public Hearing will be conducted on Tuesday August 12, 2025 at 7:15 P.M. in Braintree Town Hall. The Planning Board will consider an Application for Site Plan Review filed by Braintree Apartments Venture, L.L.C. (dba Trammell Crow Residential), Applicant. The Applicant is seeking to construct a 752 Unit Multi-family Dwelling development as shown on the filed plans (Use by right) under Braintree Zoning Ordinance Section 135-616; MBTA Communities Multi – Family Overlay District (MCMOD). The project includes two phases. The first phase will include 427 units within five, 4-story buildings with surface parking and five, single-story detached garage structures for covered parking. The second phase will include 325 units within one, 4-story building with an integrated parking garage.

Site landscaping, lighting, parking, and stormwater improvements will be made throughout the site. The property is located at 10 Plain Street, Zoned Commercial and within the MBTA Communities Multi-Family Overlay District: MBTA 2 Red Line South. Shown on Assessors Map 1031 Plot 5 and Assessors Map 1031 Plots 1 with a development area of 30.54 acres.

To Review Application: Department of Planning and Community Development in Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braintreema.gov/1033/Current-Applications>.

#11486799  
PL 7/18, 7/25/25



127 Pleasant Street  
LEGAL NOTICE  
COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
Docket 25 SM 002033  
ORDER OF NOTICE

To: Melvin S. Nogler Jr. and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq): Nationstar Mortgage LLC,

claiming to have an interest in a Mortgage covering real property in Pembroke, numbered 127 Pleasant Street, given by Melvin S. Nogler, Jr. and Nancy L. Nogler to JPMorgan Chase Bank, N.A., dated April 6, 2012, and recorded in Plymouth County Registry of Deeds in Book 41576, Page 264, and now held by plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that

Public Notices  
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 August 25, 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 July 8, 2025. Attest: Deborah J. Patterson Recorder  
25-003206  
AD#11504024  
PL 07/25/2025

23 ALDEN AVE IN SCITUATE  
LEGAL NOTICE  
TOWN OF SCITUATE  
CONSERVATION COMMISSION

On 8/4/2025 at 6:00 P.M., 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 Request for Determination of Applicability filed by Patricia O'Connell for installation of a fence and shower located at 23 Alden Ave in Scituate, MA. 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#11496173  
PL 7/25/2025

400 Franklin Street  
LEGAL NOTICE  
PUBLIC HEARING  
NOTICE  
BRAINTREE PLANNING BOARD  
400 Franklin Street: Special Permit & Site Plan Review

Notice is given by the Planning Board under the provisions of MGL Chapter 40A Sections 9 and 11 and the Braintree Zoning Ordinance Chapter 135 Articles I, III, V, VI, VII, VIII, XI and XIV that a Public Hearing will be conducted on Tuesday Aug 12, 2025, at 7:15 P.M. in Braintree Town Hall. The Planning Board will consider an Application for Special Permit (135-601 Permitted Use in District) and Site Plan Review filed by Escapology of Braintree, LLC, C/O Attorney Carl R. Johnson III, 35 Braintree Hill Office Park Suite 103, Braintree, MA 02184, Applicant. The Applicant is seeking a special permit and site plan review to allow for the interior renovation and buildout of an indoor escape room. Improvements will develop a place of Amusement or Assembly in the existing 3,977 sq. ft. retail space located on the ground floor. The property is located at 400 Franklin Street and is within the General Business Zoning District shown on Assessors Map 1022 Plot 14. The lot area is 3.25 acres.

To Review Application: Department of Planning and Community Development in Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braintreema.gov/1033/Current-Applications>.

#11487217  
PL 7/18, 7/25/25

70 Barstow Dr. Braintree  
LEGAL NOTICE  
COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
DOCKET NO. 25 SM 002130  
ORDER OF NOTICE

TO: Richard M. Leccese

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 New York Mellon

Public Notices  
Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

claiming to have an interest in a Mortgage covering real property in Braintree, numbered 70 Barstow Drive, given by Richard M. Leccese and Maddalena M. Leccese to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Financial Freedom Acquisition LLC, a Subsidiary of OneWest Bank, FSB, its successors and assigns, dated October 29, 2009, and recorded in Norfolk County Registry of Deeds in Book 27187, Page 456, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 2/1/2025 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 7/15/2025 Attest: Deborah J. Patterson, Recorder

AD# 11509925  
PL 07/25/2025

86 High Street  
LEGAL NOTICE  
Public Hearing Notice  
In accordance with the provisions of the Town of Carver Zoning by Law, the Carver Planning Board will hold a public hearing on August 12, 2025 at 7:00 PM In the Carver Town Hall, Meeting Room #1 On the application of Christine Coulstring requesting a Special Permit pursuant to Article 5-3 of the Carver Zoning By Law, located at 86 High Street in Carver, MA (Assessor's Map 29 Lot 2) in the Residential Agricultural (RA) Zoning District to construct a duplex.

Any persons interested and wishing to be heard should appear at the time and place designated. A copy of the plan is on file at the Planning Department and may be reviewed during normal business hours. Carver Planning Board Mari Ellen Williams, Chair AD#11502645 PL 07/25, 08/01/2025

Submit a Legal Public Notice  
[patriotledger.com/public-notice](https://patriotledger.com/public-notice)

Public Notices  
Boat Repair  
LEGAL NOTICE  
INVITATION FOR BID  
Safe Boat 31 Hull Repair  
M.G.L. c. 30B

The Town of Hingham, Massachusetts, is accepting bids for the SAFE BOAT 31 HULL REPAIR PROJECT.

The complete IFB will be available electronically on July 28, 2025 after 11:00AM through Hingham's Procurement Portal (<https://procurement.opengov.com/portal/hingham-ma>).

In order to submit a proposal through this portal, respondents are required to register for a free account via the portal hosted by OpenGov. The proposal deadline is August 13, 2025 at 11:00 AM.

The Town Administrator and/or Select Board will act as the Awarding Authority for this IFB.

The Town reserves the right to reject any or all proposals, waive any informalities in the proposal process, and to accept the proposal deemed to be in the best interest of the Town.

AD# 11511658  
PL 07/25/2025

Council Order 2025-043  
LEGAL NOTICE  
Public Hearing Notice  
Town of Randolph, MA  
Council Order 2025-043

The Randolph Town Council will conduct a public hearing on Monday, August 11, at 6:15 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368 or by Zoom, on Council Order 2025-043 - 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 Amend Section 200-5, Zoning Map, For Various Parcel as Identified Pursuant to M.G.L. ch. 40A, sec. 5.


Additional information on this Council Order including text of the proposed zoning ordinance and any 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.

Dates of Publication: 07/25/2025 and 08/01/2025

#11502586  
PL 7/25, 8/1/25

NISSAN PATHFINDER  
LEGAL NOTICE  
To be auctioned off on 08/09/2025  
V.I.N.  
5N1AR18B48C667553  
Pursuant to MGL C.255, S.39A.  
Express Towing (781) 843-6909  
AD# 11514121  
PL 07.25, 08/01, 08/08/2025

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## ANNOUNCE

### Announcements



**ATTENTION** If you worked at the FORE RIVER SHIP-YARD, Quincy, MA in the 1960s, please contact Asbestos Investigator Sherry Day at (231) 625-2734 or sherry@SLDinvestigations.com. We are searching for people who worked with our deceased client.

## STUFF

### Wanted to Buy

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## BUSINESS & SERVICES

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## PUBLIC NOTICES

### Foreclosure / Sheriff Sales

BRAINTREE, 62 FOUNTAIN STREET

**LEGAL NOTICE  
COMMONWEALTH OF  
MASSACHUSETTS**



**LAND COURT  
DEPARTMENT OF THE  
TRIAL COURT  
Docket Number:  
25 SM 001725**

#### ORDER OF NOTICE

TO: HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES OF THE ESTATE OF HAROLD J. BELLIVEAU, RICHARD F. BELLIVEAU, DIANE TOWER, CHAD BELLIVEAU, HAILEY BELLIVEAU and ROBERT W. BELLIVEAU And to all persons entitled to the benefits of the Service Members Civil Relief Act, 50 U.S.C., 50 3901et seq: WILMNGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES IX-A, claiming to have an interest in a Mortgage covering real property in Braintree, 62 Fountain Street given by Harold J. Belliveau to Financial Freedom Senior Funding Corporation dated October 17, 2005 filed with the Norfolk County Registry, District of the Land Court as Document No. 1083384 and Noted on Certificate of Title No. 130803, has/had filed with this court a complaint for determination of Defendants' Servicemembers status.

If you now are, or recently

### Foreclosure / Sheriff Sales

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 09/08/2025 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 7/23/25

Attest: Deborah J. Patterson Recorder

AD# 11532904  
PL 8/1/2025

RANDOLPH, 2 FRANKLIN SQUARE AKA E-2 FRANKLIN SQUARE AKA E-2 FRANKLIN SQUARE, UNIT E-2, FRANKLIN SQUARE CONDOMINIUM LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS



**LAND COURT  
DEPARTMENT OF THE  
TRIAL COURT  
Docket 25 SM 002103**

#### ORDER OF NOTICE

To: Mitchell A. Showstack; Arlene B. Showstack and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 3901 (et seq): Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT1, Mortgage-Pass-Through Certificates, Series 2006-OPT1, claiming to have an interest in a Mortgage covering real property in Randolph, numbered 2 Franklin Square aka E-2 Franklin Square aka E-2 Franklin Square, Unit E-2, Franklin Square Condominium, given by Mitchell A. Showstack and Arlene B. Showstack to Option One Mortgage Corporation, dated October 3, 2005, and recorded in Norfolk County Registry of Deeds in Book 22986, Page 252, and now held by plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the **active** military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before September 1, 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 July 15, 2025.

Attest: Deborah J. Patterson Recorder 20-004164

AD#  
PL 8/1/2025

### Govt Public Notices

8/12/25 TREE REMOVAL HEARING  
LEGAL NOTICE  
Public Hearing Notice

In accordance with GL Ch.40 § 15C, the Scenic Road Act and GL Ch 87 § 3, Public Shade Trees, the Carver Planning Board in conjunction with the Tree Warden will hold a public hearing on

August 12, 2025 at 7:00 PM

In the Carver Town Hall, Meeting Room #1

The subject of the hearing is the removal of 2 trees. The first one is located at the corner of Pine City Road and Plymouth Street, a Maple Tree that is approximately 2' in diameter. The second tree is located at 18 Wenham Road that is a large Spruce Tree that is mostly dead also approximately 2' in diameter.

Any persons interested and wishing to be heard should appear at the time and place designated. A copy of the plan is on file at the Plan-

### Govt Public Notices

ning Department and may be reviewed during normal business hours.

Carver Planning Board  
Mari Ellen Williams, Chair

#11511049  
PL 7/25, 8/1/25

94 WEST ELM STREET  
LEGAL NOTICE  
TOWN OF PEMBROKE  
OFFICE OF THE  
PLANNING BOARD  
NOTICE OF PUBLIC  
HEARING

Notice is hereby given that the Planning Board will hold a public hearing on Monday, August 11, 2025, at 7:00 PM at Pembroke Town Hall, 100 Center Street, Pembroke, MA 02359, on the application of Weathervane at Pembroke Country Club, LLC, of 190 Old Derby Street, Suite 311, Hingham, MA 02043, for approval of a Definitive Subdivision Plan entitled "Weathervane at Pembroke Country Club." The proposed subdivision is located at 94 West Elm Street, Pembroke, MA 02359, and consists of one hundred seventy-seven (177) new single-family homes on approximately 244 acres. The property is in the Residential A Zoning District and is shown on Assessors' Map B11, Lot 33. A copy of the application and accompanying plans is available for public inspection at the Office of the Planning Board, Pembroke Town Hall.

Andrew Wandell, Chair

#11507194  
PL 7/25, 8/1/25

### Public Notices

188 King St RFP  
LEGAL NOTICE  
NOTICE OF  
TOWN OF HANOVER  
REQUEST FOR PROPOSALS

Notice is hereby given that the Hanover Select Board is requesting sealed proposals for the disposition of Town owned land, located at 188 King Street, Hanover, MA 02339 and on Hanover Assessors Map 60/ Lot 146. Request for Proposal (RFP) Packets detailing the terms and requirements of the proposed transaction shall be available at 10:00am on Friday, August 1, 2025 in Hanover Town Hall - First Floor - Select Board's Office, 550 Hanover Street, Hanover, MA 02339 or may be downloaded from the Town of Hanover Municipal Website at <https://www.hanover-ma.gov/188kingstreetrfp>. A recommended building tour shall take place on Monday, August 18, 2025 at 1:00pm. The deadline for electronic proposal submission to Janet Tierney, Director of Public Affairs, Licensing and Insurances at [janet.tierney@hanoverma.gov](mailto:janet.tierney@hanoverma.gov) is Friday, September 12, 2025 at 11:59pm, and the opening of proposals shall take place on Monday, September 15, 2025 at 12:00pm in Hanover Town Hall - First Floor - Advisory Room, 550 Hanover Street, Hanover, MA 02339. Questions regarding this RFP may be submitted to Janet Tierney at [janet.tierney@hanover-ma.gov](mailto:janet.tierney@hanover-ma.gov). The Hanover Select Board reserves the right to reject any and all proposals.

HANOVER SELECT BOARD  
Rhonda L. Nyman, Chair  
Francis Greg Satterwhite, Vice Chair  
Vanessa A. O'Connor  
Steven R. Louko, Jr.  
Rachel A. Hughes

AD# 11519449  
PL 08/01 & 08/08/2025

45R Ernest St.  
LEGAL NOTICE  
NOTICE OF PUBLIC  
HEARING  
CONSERVATION  
COMMISSION  
TOWN OF HOLBROOK

Notice is hereby given that the Holbrook Conservation Commission will hold a Public Hearing Monday, Aug 11, 2025 at 7:00 PM in Town Hall, Noel C King Room, 50 N Franklin St, Holbrook, MA 02343 to consider a Notice of Intent. The applicant is: Tony & Mary Nguyen. Location of property: 45R Ernest St.

Proposing to extend existing road & subdivide two new lots each w/residence. Fill 430sf of BVW. Create 4514sf of replication BVW. Includes stormwater management.

Assessor Parcel ID's: Map 23, Lots 086-00-0

Documentation in support of this proposal is available for public inspection in the inspectional service office during normal business hours.

The public is welcome to come and make comments.

Holbrook Conservation Commission

### Public Notices

Join Zoom Meeting:  
[www.zoom.us/join](http://www.zoom.us/join)

Meeting ID: 882 0677 8203  
Passcode: 607092

#11488517  
PL 8/1/25

46 Plymouth Street,  
Pembroke  
LEGAL NOTICE  
PUBLIC HEARING  
TOWN OF PEMBROKE  
ZONING BOARD OF  
APPEALS

Notice is hereby given that the Pembroke Zoning Board of Appeals will hold a public hearing on Monday, August 18, 2025, at 7:00 pm in Pembroke Town Hall, Room 6 (Veterans Hall), on the application of Kristin Malm, 46 Plymouth Street, Pembroke, MA 02359, requesting a variance in accordance with the Zoning Bylaws of the Town of Pembroke, Sec. IV.1.D.3., rear yard setback to construct a detached (23'x38') Accessory Dwelling Unit (ADU). Rear yard setback with placement will be 10 ft. 25-foot setback is required for the rear yard. The property is located at 46 Plymouth Street, Pembroke, MA 02359, in Residential District A, as shown on Assessors' Map A5 Lot 54. A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall.

Frederick Casavant, Chair

AD# 11524873  
PL 08/01 & 08/08/5025

537 Center Street,  
Pembroke  
LEGAL NOTICE  
PUBLIC HEARING  
TOWN OF PEMBROKE  
ZONING BOARD OF  
APPEALS

Notice is hereby given that the Pembroke Zoning Board of Appeals will hold a public hearing on Monday, August 18, 2025, at 7:00 pm in Pembroke Town Hall, Room 6 (Veterans Hall), on the application of Liza Napoli-Shennett, 537 Center Street, Pembroke, MA 02359, requesting a special permit in accordance with the Zoning Bylaws of the Town of Pembroke, Sec. IV.1.B.3., hobby kennels, subject to all limitations, restricts, safeguards, or restrictions which may be imposed by the board of appeals. The property is located at 537 Center Street, Pembroke, MA 02359, in Residential District A, as shown on Assessors' Map B5 Lot 15A. A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall.

Frederick Casavant, Chair

AD# 11524830  
PL 08/01 & 08/08/5025

86 High Street  
LEGAL NOTICE  
Public Hearing Notice  
In accordance with the provisions of the Town of Carver Zoning by Law, the Carver Planning Board will hold a public hearing on  
August 12, 2025 at 7:00 PM  
In the Carver Town Hall, Meeting Room #1

On the application of Christine Coulstring requesting a Special Permit pursuant to Article 5-3 of the Carver Zoning By Law, located at 86 High Street in Carver, MA (Assessor's Map 29 Lot 2) in the Residential Agricultural (RA) Zoning District to construct a duplex.

Any persons interested and wishing to be heard should appear at the time and place designated. A copy of the plan is on file at the Planning Department and may be reviewed during normal business hours.

Carver Planning Board  
Mari Ellen Williams, Chair  
AD#11502645  
PL 07/25,08/01/2025

Council Order 2025-043  
LEGAL NOTICE  
Public Hearing Notice  
Town of Randolph, MA  
Council Order 2025-043

The Randolph Town Council will conduct a public hearing on Monday, August 11, at 6:15 PM, which may be attended in person at Randolph Town Hall, Chapin Hall, 41 South Main Street, Randolph, MA 02368 or by Zoom, on Council Order 2025-043 - 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 Amend Section 200-5, Zoning Map, For Various Parcel as Identified Pursuant to M.G.L. ch. 40A, sec. 5.

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

### Public Notices

may be found on the Town of Randolph website on the website meeting calendar.

Dates of Publication:  
07/25/2025 and 08/01/2025

#11502586  
PL 7/25, 8/1/25

**DELUCA 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. NO25P1643EA  
INFORMAL PROBATE  
PUBLICATION NOTICE**

**Estate of: Dana Mario DeLuca  
Also known as: Dana M. DeLuca, Dana DeLuca  
Date of Death: 02/01/2025**

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

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.  
AD#11528249  
PL 08/01/2025

HYUNDAI SONATA  
LEGAL NOTICE  
To be auctioned off on  
08/16/2025  
V.I.N.  
5NPEB4AC9B806947  
Pursuant to MGL  
C.255, S.39A.  
Express Towing  
(781) 843-6909

AD# 11529432  
PL 08/01, 08/08,  
08/15/2025

Invitation for Bid (IFB)  
Cronin Tennis Court  
Repairs and Resurfacing  
LEGAL NOTICE

The Town of Hingham requests sealed bids from qualified vendors for the Cronin Tennis Court Repairs and Resurfacing Project. The complete IFB will be available electronically on **Wednesday, August 6, 2025** through the Town of Hingham's eProcurement Portal, <https://procurement.open.gov.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 is **Monday, August 25, 2025 at 11:00AM**. Optional pre-bid site visit to be held **Monday, August 11, 2025 at 11:00AM** at Cronin Tennis Courts, located behind Hingham Town Hall.

The Town Administrator and/or Select Board will act as the Awarding Authority for this IFB. 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.  
AD#11527790  
PL 08/01/2025

KEARNS ESTATE  
LEGAL NOTICE  
Commonwealth of Massachusetts  
Trial Court  
Norfolk Probate and Family Court  
35 Shawmut Road Canton, MA 02021  
(781)830-1200  
CITATION ON PETITION FOR FORMAL ADJUDICATION  
Docket No. NO25P1165EA

**Estate of: Ann Francis Kearns  
Date of Death: 09/18/2024**

To all interested persons: A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Carol A. Larkin of Duxbury, 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 **Carol A. Larkin of Duxbury, MA** be appointed as Personal Representative(s) of said estate to serve

### Public Notices

**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 08/20/2025. 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.  
7/16/25  
Colleen M. Brierley, Register of Probate

AD# 11528994  
PL 08/01/2025

NISSAN PATHFINDER  
LEGAL NOTICE  
To be auctioned off on  
08/09/2025  
V.I.N.  
5N1AR18B48C667553  
Pursuant to MGL  
C.255, S.39A.  
Express Towing  
(781) 843-6909  
AD# 11514121  
PL 07.25, 08/01, 08/08/2025

PONTIAC G6  
LEGAL NOTICE  
To be auctioned off on  
08/16/2025  
V.I.N.  
1G2ZG57B594143219  
Pursuant to MGL  
C.255, S.39A.  
Express Towing  
(781) 843-6909  
AD# 11529438  
PL 08/01, 08/08,  
08/15/2025

PONTIAC GRAND PRIX  
LEGAL NOTICE  
To be auctioned off on  
08/16/2025  
V.I.N.  
2G2WP552761207290  
Pursuant to MGL  
C.255, S.39A.  
Express Towing  
(781) 843-6909  
AD# 11529449  
PL 08/01, 08/08,  
08/15/2025

## SELL IT BUY IT FIND IT

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yard sales

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motorcycles

computers

boats

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pets

instruments

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classified ad today.**



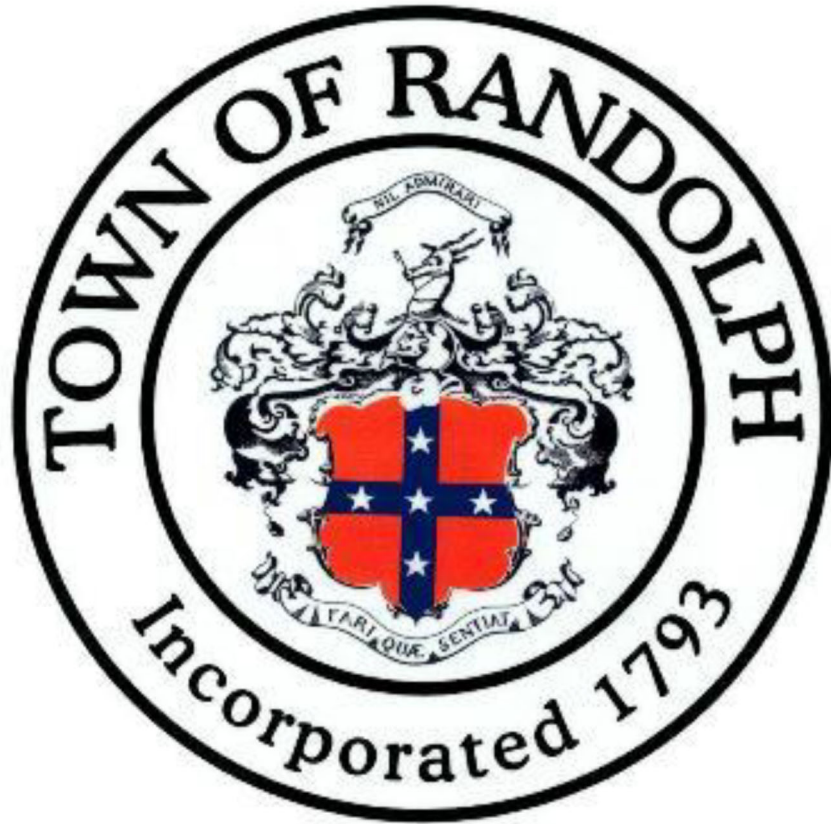
Council Order 2025-062

Introduced By: Town Manager Brian Howard  
August 11, 2025**FY26 Capital Improvement Plan**

To see if the Town of Randolph Town Council will vote to appropriate eleven million, nine hundred thirty thousand four hundred and twenty-five dollars (\$11,930,425) to pay costs of the following capital improvement projects, including the payment of all costs incidental and related thereto:

Department	Purpose	Amount	Fund
Police	Cruisers (4)	\$ 320,000	General
Police	Portable Radios	\$ 145,000	General
Police	Virtual Training Headsets	\$ 170,000	General
Police	Motorcycles (3)	\$ 90,000	General
Fire	Utility Service Truck	\$ 75,000	General
Fire	Emergency Backup Generator	\$ 85,000	General
Fire	Structural Firefighting Gear	\$ 50,000	General
Fire	Records Management Software	\$ 34,000	General
DPW	Road & Sidewalk Paving	\$ 4,000,000	General
DPW	Ornate Lights	\$ 100,000	General
DPW	Big Belly Trash & Recycle Vehicle	\$ 250,000	General
DPW	Sidewalk Bombardier	\$ 225,000	General
DPW	Pickup Truck	\$ 60,000	General
Town Manager	Town Hall HVAC Improvements	\$ 270,000	General
Town Manager	Lyons School Demolition Preparation	\$ 150,000	General
Community Programs	Van	\$ 135,000	General
Planning	Turner Lane Building Renovation Planning	\$ 300,000	General
Technology	Technology Equipment	\$ 45,050	General
School	Vans (4) and Vehicle (1)	\$ 500,000	General
School	ADA Elevator/Chair - RHS and Donovan	\$ 90,000	General
School	HVAC Software Upgrade	\$ 350,000	General
School	Boiler Replacement	\$ 450,000	General
School	Cyber Security Detection Appliances	\$ 111,375	General
School	Glycol Feed - Young	\$ 40,000	General
School	Security Upgrades - District Wide	\$ 310,000	General
School	Electric Upgrades - RHS	\$ 150,000	General
DPW	Water Main Replacement/Repair	\$ 3,000,000	Water/Sewer
DPW	Vacuum Street Sweeper	\$ 425,000	Water/Sewer

and to meet this appropriation, the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.



# **5 Year Capital Improvement Plan**

**FY2026-FY2030**



## **CAPITAL IMPROVEMENT PLAN**

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In an effort to provide “user friendly” documents to our citizens and decision makers, the Town has drafted a straight forward introductory section that answers the most commonly asked questions regarding capital planning. The following questions and answers define terms, describe processes, and details the needs and benefits of Randolph’s capital planning activities.

### **What is the Capital Improvement Plan (CIP)?**

The Capital Improvement Plan (CIP) is a multi-year plan used to coordinate the financing and timing of major public improvement and equipment needs of the Town of Randolph. It contains a list of capital projects and needs proposed for the Town within the next four years and reflects the recommendations of the Town Manager. The CIP identifies each proposed project and presents a summary description, estimate of cost and a method of financing.

### **What are capital expenditures and what criteria must be met to be included on the CIP?**

A capital expenditure is defined in terms of the useful life of the asset and cost. In order for a request to be considered for inclusion in the CIP, the project must meet the following:

- Must protect health, safety and welfare of the community and town employees
- Must enhance the Town’s ability to improve the quality of life in Randolph
- Must preserve existing assets and invest in resources to preserve and maintain assets to avoid larger future expenses
- Must have a useful life of at least five (5) years
- Must have a cost of \$25,000 or greater

### **What is the difference between the Capital Improvement Plan and the Capital Budget?**

The first year of the CIP is the proposed Capital Budget. The Capital Budget consists of those projects which are presented by the Town Manager to the Town Council for consideration. The projects listed for subsequent years in the CIP are for planning purposes only and do not receive ultimate spending authority until they are incorporated into a capital budget and approved by the Town Council.

### **How is the Operating Budget related to the Capital Budget?**

A capital budget is prepared separate from the operating budget, yet the two are closely linked. The annual operating budget provides for general municipal services, including personnel costs, supplies and other contractual services and equipment. Revenues for the operating budget are derived primarily from property taxes, local receipts and intergovernmental sources. Appropriations voted for the annual operating budget are for a single fiscal year.

In contrast, the capital budget is a multi-year budget. Capital projects typically require expenditures beyond a single fiscal year. These projects are often funded by borrowing, State and Federal grants or can be supported by one-time funding sources such as free cash. The debt service expenses related to capital projects is included in the operating budget.



## **CAPITAL IMPROVEMENT PLAN**

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### **Why does the Town need a CIP?**

The CIP provides a means of coordinating and centralizing the capital project requests of various departments thus eliminating wasteful overlap, duplication and delay. It focuses attention on the Town's goals and financial capability by comprehensively considering not only what capital projects departments may need, but equally important, what the Town can afford. Additionally, the formalized process allows more time for the study of the projects, encourages public discussion of proposed undertakings, and allows citizens the opportunity to provide input, advice, and recommendations with respect to proposed projects and expenditures.

### **How does having a Capital Plan save the Town money?**

Investors and bond rating agencies stress the value of a Capital Plan for a municipality seeking to borrow funds. The absence of a rational, long-term planning instrument would weigh against the bond rating assigned to the Town. This would result in higher interest rates on bond issues and more tax dollars going to pay for interest on the borrowed funds. Randolph currently holds a superior credit rating of AA by S&P Global Ratings.

Another financial benefit from the capital plan process is the avoidance of poorly timed projects. Good planning can ensure that capital improvement efforts are coordinated and costly duplication is avoided. In addition, significant savings can accrue to taxpayers when major capital financing is coordinated so that bond issues are sold infrequently, but at good times during the economic cycle to take advantage of low interest rates.

### **How is the CIP developed?**

The process for preparing the FY26-FY30 Capital Improvement Plan and its associated FY26 Capital Budget is consistent from year to year. It involves active participation by Department Heads planning on their department needs, submitting those needs in detail to the Town Manager and Director of Municipal Finance. The Town Manager will then form his recommendation for the current year. The Capital Budget is prepared in the context of a five-year determination of need by Departments, in conjunction with the Town's overall financial capacity to affordably accommodate the required needs.

Proposed projects are reviewed and prioritized based upon commonly used criteria such as health and safety factors, legal obligations and mandates, fiscal impact, environmental impact, community economic effects, and aesthetic as well as social effects on the quality of life experienced by Randolph residents. Projects are also examined in terms of their relationship and compatibility with Town wide goals and objectives.

The process and procedural steps are described below.



## **CAPITAL IMPROVEMENT PLAN**

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**Early/Late Fall** – a copy of the existing plan is distributed to departments for review, update and the addition of the next fifth year. While requests generally remain the same as in the initial request, there are occasionally changed circumstances which necessitate alterations to the requests.

**Late Fall/Early Winter** – The Town Manager and Director of Municipal Finance review project requests and prepare a draft of the current year capital plan including financing recommendations and estimated amounts.

**Late Winter** – the capital plan is finalized within the parameters of the established funding target. In making final decisions, the process includes a determination of actual needs and the prioritization of need based upon legal mandate, public safety and the effect of deferral. Any projects not approved for funding are typically deferred into the next plan.

**Spring** – Capital Budget is present to the Town Council for approval.

### **Why must the Capital Improvement Plan be continually updated?**

The CIP must be reviewed annually by Town departments to ensure its effectiveness as a flexible, mid-range strategic plan that links the annual budget with the multi-year financial forecasts. Each year, a current capital budget is approved and unfunded projects slated for later years are acknowledged on a planning basis only. In this respect, the CIP can be thought of as a “rolling” process because unfunded projects and those farther out in years typically move up after each year of review. It is important to note that each project in the plan must be recommended every subsequent year and as priorities and monetary constraints change, projects may be moved up, moved back or even eliminated.



Town of Randolph  
Capital Plan Summary by Department

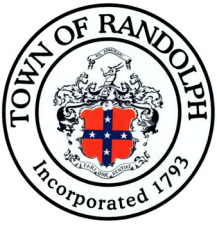
Department						Total
	FY26	FY27	FY28	FY29	FY30	
Police	725,000	340,000	360,000	380,000	400,000	2,205,000
Fire	244,000	775,000	1,600,000	125,000	575,000	3,319,000
DPW	4,635,000	5,340,000	5,275,000	5,625,000	-	20,875,000
Town Manager	420,000	-	-	-	-	420,000
Library	-	100,000	-	500,000	50,000	650,000
Community Programs	135,000	-	-	199,000	250,000	584,000
Planning	300,000	700,000	-	-	-	1,000,000
System Administration	45,050	50,000	50,000	75,000	-	220,050
School	2,001,375	1,205,100	381,915	381,915	365,564	4,335,869
Total Municipal	8,505,425	8,510,100	7,666,915	7,285,915	1,640,564	33,608,919
Water/Sewer	3,425,000	850,000	790,000	700,000	-	5,765,000
Total Enterprise	3,425,000	850,000	790,000	700,000	-	5,765,000

Total Capital Requests	11,930,425	9,360,100	8,456,915	7,985,915	1,640,564	39,373,919
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Proposed Funding Sources

Funding Source	FY26	FY27	FY28	FY29	FY30	Totals
Free Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Exclusion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excluded Debt - Proposed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Levy Limit Debt - New	\$ 8,505,425	\$ 8,510,100	\$ 7,666,915	\$ 7,285,915	\$ 1,640,564	\$ 33,608,919
Ambulance Receipt Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enterprise Fund Retained Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enterprise - New debt	\$ 3,425,000	\$ 850,000	\$ 790,000	\$ 700,000	\$ -	\$ 5,765,000
Enterprise - State Revolving Fund Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total of All Requests	\$ 11,930,425	\$ 9,360,100	\$ 8,456,915	\$ 7,985,915	\$ 1,640,564	\$ 39,373,919

Capital Project Requests	Priority Rating	Funding Source	FY26 Request	FY27 Request	FY28 Request	FY29 Request	FY30 Request	Total
<b>Police</b>								
Cruisers (4) - Replacement	1	LL	320,000					320,000
Portable Radios - Replacement	1	LL	145,000					145,000
Virtual Training Headsets	1	LL	170,000					170,000
Motorcycles - (3) - Replacement	1	LL	90,000					90,000
Cruisers (3) - Replacement	1	LL		340,000				340,000
Cruisers (3) - Replacement	1	LL			360,000			360,000
Cruisers (3) - Replacement	1	LL				380,000		380,000
Cruisers (3) - Replacement	1	LL					400,000	400,000
<b>Category Subtotal</b>			<b>725,000</b>	<b>340,000</b>	<b>360,000</b>	<b>380,000</b>	<b>400,000</b>	<b>2,205,000</b>
<b>Fire</b>								
Utility service truck - replacement	1	LL	75,000					75,000
Emergency Backup Generator for Central - Replacement	1	LL	85,000					85,000
Structural Firefighting Gear Replacement	1	LL	50,000					50,000
Fire records management software - Replacement	1	LL	34,000					34,000
Ambulance Replacement	1	LL		450,000				450,000
Radio equipment - purchase and replacement	1	LL		250,000				250,000
Administrative Vehicle - Replace Fire Prevention 1	1	LL		75,000				75,000
Replacement Engine Pumper #2	1	LL			1,500,000			1,500,000
Structural Firefighting Gear Replacement	1	LL			100,000			100,000
Administrative Vehicle - Replace Fire Prevention 2	1	LL				75,000		75,000
SCBA Replacement Bottles	1	LL				50,000		50,000
Ambulance Replacement	1	LL					475,000	475,000
Structural Firefighting Gear Replacement	1	LL					100,000	100,000
<b>Category Subtotal</b>			<b>244,000</b>	<b>775,000</b>	<b>1,600,000</b>	<b>125,000</b>	<b>575,000</b>	<b>3,319,000</b>
<b>Public Works</b>								
Road & Sidewalk Paving	1	LL	4,000,000	5,000,000	5,000,000	5,000,000		19,000,000
Ornate Light - Replacement	1	LL	100,000					100,000
Big Belly Trash & Recycle	1	LL	250,000					250,000
Sidewalk Bombardier	1	LL	225,000					225,000
Pickup Truck - Highway Foreman	1	LL	60,000					60,000
Mason crane truck	1	LL		150,000				150,000
Tag compressor	1	LL		65,000				65,000
One Ton Dump Truck w/Sander & Plow	1	LL		125,000		125,000		250,000
Dump Truck w/ Sander and Plow	1	LL			250,000	250,000		500,000
Roller with trailer	1	LL				75,000		75,000
Mini excavator with trailer	1	LL				175,000		175,000
Park Mower	1	LL			25,000			25,000
<b>Category Subtotal</b>			<b>4,635,000</b>	<b>5,340,000</b>	<b>5,275,000</b>	<b>5,625,000</b>	<b>-</b>	<b>20,875,000</b>
<b>Town Manager</b>								
Town Hall HVAC Improvements	1	LL	270,000					270,000
Preparation for Lyons School Demolition	1	LL	150,000					150,000
<b>Category Subtotal</b>			<b>420,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>420,000</b>
<b>Library</b>								
Replace roof and add solar panels	1	LL		100,000				100,000
Elevator Replacement	1	LL				500,000		500,000
IT Infrastructure Replacement	1	LL					50,000	50,000
<b>Category Subtotal</b>			<b>-</b>	<b>100,000</b>	<b>-</b>	<b>500,000</b>	<b>50,000</b>	<b>650,000</b>
<b>Community Programs</b>								
Senior Transportation Van	4	LL	135,000					135,000
Imagination Station Accessibility Matting	1	LL				199,000		199,000
Reside Zapustas Ice Arena	1	LL					250,000	250,000
<b>Category Subtotal</b>			<b>135,000</b>	<b>-</b>	<b>-</b>	<b>199,000</b>	<b>250,000</b>	<b>584,000</b>
<b>Planning</b>								
Turner Lane - Building Renovation	1	LL	300,000	700,000	-	-		1,000,000
<b>Category Subtotal</b>			<b>300,000</b>	<b>700,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,000,000</b>
<b>System Administration</b>								
Technology Equipment	1	LL	45,050	50,000	50,000	75,000		220,050
<b>Category Subtotal</b>			<b>45,050</b>	<b>50,000</b>	<b>50,000</b>	<b>75,000</b>	<b>-</b>	<b>220,050</b>
<b>School</b>								
Vans - Replacement (4) and Vehicle (1)	1	LL	500,000	-	-	-	-	500,000
ADA Elevator/Chair - RHS and Donovan	1	LL	90,000					90,000
HVAC Software Upgrade	1	LL	350,000					350,000
Boiler Replacement	1	LL	450,000					450,000
Cyber Security Detection Appliances	2	LL	111,375					111,375
Glycol Feed - Young	2	LL	40,000					40,000
Security Upgrades - District Wide	2	LL	310,000					310,000
Electric Upgrade - RHS	2	LL	150,000					150,000
Buses - Replacement	1	LL		335,100				335,100
Touchpanel Replacement	2	LL		750,000				750,000
WiFi Replacement	1	LL		120,000				120,000
Buses - Replacement	1	LL			381,915			381,915
Buses - Replacement	1	LL				381,915		381,915
Buses - Replacement	1	LL					365,564	365,564
<b>Category Subtotal</b>			<b>2,001,375</b>	<b>1,205,100</b>	<b>381,915</b>	<b>381,915</b>	<b>365,564</b>	<b>4,335,869</b>
<b>Water/Sewer</b>								
Sewer I&I program (MWRA)	1	ENT	-	700,000	700,000	700,000		2,100,000
Water Main Replacement and Repair	1	ENT	3,000,000					3,000,000
Water/Sewer - Vacuum Street Sweeper	1	ENT	425,000					425,000
Watering truck	1	ENT		150,000				150,000
Water - Utility Truck	1	ENT			90,000			90,000
<b>Category Subtotal</b>			<b>3,425,000</b>	<b>850,000</b>	<b>790,000</b>	<b>700,000</b>	<b>-</b>	<b>5,765,000</b>
<b>Total 5 Year Capital Requests - All Departments</b>			<b>11,930,425</b>	<b>9,360,100</b>	<b>8,456,915</b>	<b>7,985,915</b>	<b>1,640,564</b>	<b>39,373,919</b>



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Randolph Police Department  
Prepared By: Chief Anthony T. Marag  
Date: 07/25/25

1. Project Name: Police Cruisers 5. FY Request: 2026  
2. Project Location: Randolph 6. Source of Funding: Capital  
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: 2027  
4. Est. Cost: \$320,000 8. Useful Life: 5 years  
9. Does this replace an existing item: YES ☒ NO ☐ IF YES: Age of current item 5+ years Mileage Fair  
Condition of current item: Fair  
Make/Model: Ford

### 10. Project Description:

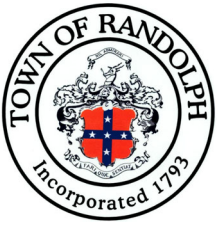
Four Police Cruisers with necessary equipment.

### 11. Describe Impact on Operating Budget:

The operating budget would not be able to absorb the cost to purchase the vehicles.

### 12. Describe Department Priority:

Policing requires functional and safe vehicles to provide service to the community.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Randolph Police Department  
Prepared By: Chief Anthony T. Marag  
Date: 07/25/25

1. Project Name: Portable Radios 5. FY Request: 2026  
2. Project Location: Randolph 6. Source of Funding: Capital  
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: 2027  
4. Est. Cost: \$145,000 8. Useful Life: 5 years  
9. Does this replace an existing item: YES ☒ NO ☐ IF YES: Age of current item 10 years Mileage  
Condition of current item: Fair  
Make/Model: Motorola

### 10. Project Description:

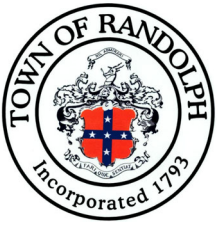
Portable radios for new recruits and to create a surplus for radios that need repair or become inoperable and need replacement. 30 Portable Radios (Motorola)

### 11. Describe Impact on Operating Budget:

The operating budget would not be able to absorb the cost of purchasing the radios.

### 12. Describe Department Priority:

Portable radios are an essential piece of equipment. Communications are a vital component related to officer and community safety. Often poor communication is the difference between tragedy or a successful outcome.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Randolph Police Department  
Prepared By: Chief Anthony T. Marag  
Date: 07/25/25

1. Project Name: Virtual Training Headsets 5. FY Request: 2026  
2. Project Location: Randolph 6. Source of Funding: Capital  
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: 2027  
4. Est. Cost: \$170,000 8. Useful Life: 5 years

9. Does this replace an existing item:

YES  
☐

NO  
☒

IF  
YES:

Age of current item \_\_\_\_\_ years Mileage

Condition of current item: \_\_\_\_\_

Make/Model: \_\_\_\_\_

10. Project Description:

Axon's VR Training Headsets: These are the latest virtual reality technology designed to offer a cost effective and robust training program for officers. Virtual training allows officers to gain experience in a matter of hours that could otherwise take years to accumulate in the field. The virtual training headsets allow officers to train for specific scenarios that may arise throughout the course of their career. It is also a great tool for officers to hone their skills deescalating volatile situations, more specifically, calls related to mental health.

11. Describe Impact on Operating Budget:

The operating budget would not be able to absorb the cost to purchase the VR Headsets.

12. Describe Department Priority:

Ongoing training is necessary in today's ever-changing world of policing. These headsets will enhance our training program and give us the flexibility to train on shift. Officers training on shifts provides the department with a cost-effective way to enhance officers' skills.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Randolph Police Department  
Prepared By: Chief Anthony T. Marag  
Date: 07/25/25

1. Project Name: Motorcycles 5. FY Request: 2026  
2. Project Location: Randolph 6. Source of Funding: Capital  
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: 2027  
4. Est. Cost: \$90,000 8. Useful Life: 5+ years  
9. Does this replace an existing item: YES ☒ NO ☐ IF YES: Age of current item 14 years Mileage  
Condition of current item: fair  
Make/Model: Harley Davidson

### 10. Project Description:

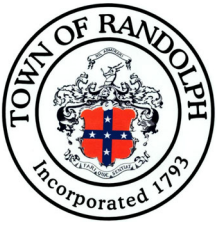
Replace three Harley Davidson motorcycles. Two of the motorcycles are 2011 and one is 2014. They are requiring repairs that are not cost efficient and become a safety issue for our motorcycle officers.

### 11. Describe Impact on Operating Budget:

The operating budget would not be able to absorb the cost of purchasing the motorcycles.

### 12. Describe Department Priority:

Motorcycles are an important part of our fleet. They are used for traffic enforcement, escorts, and town events. It is unsafe to not replace these aging motorcycles.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Randolph Fire Department  
Prepared By: Chief of Department Ron Cassford  
Date: 7/29/2025

1. Project Name:	<u>Replacement of Department Utility Service truck</u>			5. FY Request:	<u>2026</u>
2. Project Location:	<u>N/A</u>			6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>			7. Est. Date of Completion:	<u>2026</u>
4. Est. Cost:	<u>75,000</u>			8. Useful Life:	<u>10</u> years
9. Does this replace an existing item:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES:	Age of current item: <u>15</u> years      Mileage: <u>95890</u> Condition of current item: <u>fair</u> Make/Model: <u>2010 Chevrolet Silverado</u>	

### 10. Project Description:

To purchase a 4 door, 4-wheel drive Pick up style truck from the Massachusetts state vehicle bid list. And supply it with necessary emergency lights and radio equipment and a snowplow. The replacement of our current 2010 Squad 1 pickup truck which is used as all hazard service vehicle. The vehicle being replaced will be well over the 15 year life span recommended for this type of vehicle. The new vehicle will become the new Squad 1 service pickup.

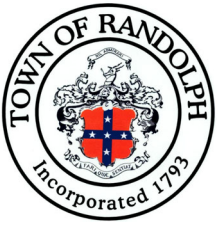
### 11. Describe Impact on Operating Budget:

This vehicle will have been serving the Town for more than 15 years and has been showing the effects of its age.

### 12. Describe Department Priority:

The vehicle is a Priority 1 as it will be over 15 years old, the life span of a frontline service vehicle.





# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

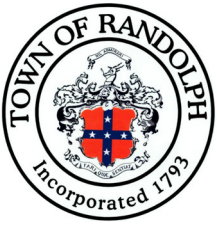
Department: Randolph Fire Department

Prepared By: Chief of Department Ron Cassford

Date: 7/29/2025

1. Project Name:	<u>Replacement of the emergency backup generator for central station</u>			5. FY Request:	<u>2026</u>
2. Project Location:	<u>N/A</u>			6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>			7. Est. Date of Completion:	<u>2026</u>
4. Est. Cost:	<u>85,000.00</u>			8. Useful Life:	<u>25</u> years
9. Does this replace an existing item:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES:	Age of current item: <u>approx. 50</u> years      Mileage Condition of current item: <u>poor</u> Make/Model: <u>Ohnan 30KWH backup generator</u>	

10. Project Description:	<p>This project involves the replacement of the emergency backup generator at Central Fire Station. The existing unit, which is over 50 years old, has become increasingly unreliable, resulting in significant repair costs and the need for a rented generator to ensure continuity of operations over the past three years. The installation of a new generator will provide a dependable emergency power source, enhance operational readiness, and bring the facility into compliance with NFPA 110 – Standard for Emergency and Standby Power Systems.</p>
11. Describe Impact on Operating Budget:	<p>This project represents approximately 30% of our total budgeted expenses for FY26. The cost includes full installation, conversion to natural gas, and comprehensive training for firefighters on the new system. Due to its scope and significance, the total expense exceeds what our operating budget alone can accommodate, making additional funding essential for this critical investment.</p>
12. Describe Department Priority:	<p>The generator replacement is a priority 1. The backup generator is a lifeline that ensures a fire station can fulfill its mission of protecting lives and property under any circumstances. Fire stations must remain operational 24/7, regardless of power outages. A backup generator ensures that essential systems like lighting, communications, and garage doors can function without interruption.</p>



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Randolph Fire Department  
Prepared By: Chief of Department Ron Cassford  
Date: 7/29/2025

1. Project Name:	<u>Replacement of Structural Firefighting gear</u>	5. FY Request:	<u>2026</u>
2. Project Location:	<u>N/A</u>	6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>2026</u>
4. Est. Cost:	<u>50,000</u>	8. Useful Life:	<u>10</u> years
9. Does this replace an existing item:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES: Age of current item: <u>9</u> years Mileage Condition of current item: <u>good/fair</u> Make/Model: <u>2015 Morning Pride</u>

### 10. Project Description:

The replacement of our structural firefighting gear that will reach the 10 year life span per National Fire Protection Agency (NFPA) standards. This is in conjunction with the department's gear replacement policy.

### 11. Describe Impact on Operating Budget:

This represents approximately one fifth of the department's membership Personal Protection Equipment (PPE) that will be expiring in 2025. The cost would be more than the equipment budget could provide for this important purchase.

### 12. Describe Department Priority:

The PPE replacement is a priority in such that it is the gear the firefighters wear into the emergency incident. It is paramount to the safety of our members to have gear that is not degraded or older than the NFPA standard.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Randolph Fire Department  
Prepared By: Chief of Department Ron Cassford  
Date: 7/29/2025

1. Project Name:	<u>Replacement of Fire records management software</u>			5. FY Request:	<u>2026</u>
2. Project Location:	<u>N/A</u>			6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>			7. Est. Date of Completion:	<u>2026</u>
4. Est. Cost:	<u>34,000.00</u>			8. Useful Life:	<u>15</u> years
9. Does this replace an existing item:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES:	Age of current item: <u>9</u> years      Mileage Condition of current item: <u>good/being discontinued</u> Make/Model: <u>Emergency Reporting Fire record management software</u>	

### 10. Project Description:

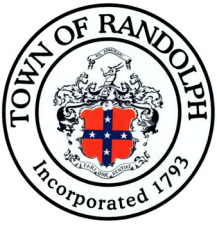
The replacement of our fire record management software suite that will replace our current software suite that is being discontinued.

### 11. Describe Impact on Operating Budget:

This represents approximately one tenth of our budgeted expense budget for FY26. The cost includes installation and training of the new system. The cost would be more than the expense budget could provide for this important purchase.

### 12. Describe Department Priority:

The Fire records management software is the department's main documentation system of all our emergency responses for every emergency incident. It is also how we report to the national records management database. This is vital for obtaining federal and state grants as it is required to report our statistics to the national database. It is paramount to the safety of our members to have updated software that will keep us in compliance with the NFPA standard.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item1.

## CAPITAL PROJECT WORKSHEET

Department: Public Works  
Prepared By: Neil McCole – Superintendent  
Date: 7/29/25

1. Project Name:	<u>Road &amp; Sidewalk Paving</u>	5. FY Request:	<u>2026</u>
2. Project Location:	<u>Town-wide</u>	6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>Summer 2026</u>
4. Est. Cost:	<u>\$4,000,000</u>	8. Useful Life:	<u>30 years</u>
9. Does this replace an existing item:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES: Age of current item _____ years    Mileage _____ Condition of current item: _____ Make/Model: _____

### 10. Project Description:

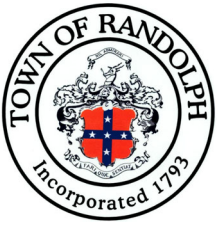
Provide funding to continue the expanded Town Paving program that was launched in FY2025. The DPW was able to pave nearly 10 lanes miles of roadway in FY2025 due to the expansion of annual funding to \$4,000,000. Funding is needed immediately.

### 11. Describe Impact on Operating Budget:

Program is budget neutral on department operating budget.

### 12. Describe Department Priority:

DPW goals for FY2026 include continue with the more aggressive paving strategy launched in FY2025. Road and sidewalk conditions are a top resident concern.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Public Works  
Prepared By: Neil McCole – Superintendent  
Date: 7/29/25

1. Project Name:	<u>Ornate Lights</u>	5. FY Request:	<u>2026</u>
2. Project Location:	<u>DPW</u>	6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>Spring 2026</u>
4. Est. Cost:	<u>\$100,000</u>	8. Useful Life:	<u>20 years</u>
9. Does this replace an existing item:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES: Age of current item <u>      </u> years      Mileage Condition of current item: <u>                    </u> Make/Model: <u>                                    </u>

### 10. Project Description:

Provide funding to add and replace ornate lights around Crawford Square and North Main St. The DPW has already audited the lights. The expected costs are \$60,000-\$70,000 in materials and \$30,000 to \$40,000 in outsourced labor.

### 11. Describe Impact on Operating Budget:

Item is budget neutral on department operating budget.

### 12. Describe Department Priority:

DPW goals for FY2026 include enhancements for Town beautification.





# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Public Works

Prepared By: Neil McCole – Superintendent

Date: 7/29/25

1. Project Name: Sidewalk Bombardier 5. FY Request: 2026

2. Project Location: DPW 6. Source of Funding: Capital

3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: Fall 2026

4. Est. Cost: \$225,000 8. Useful Life: 20 years

9. Does this replace an existing item: YES ☒ NO ☐ IF YES: Age of current item 35 years Mileage  
Condition of current item: Poor  
Make/Model: Bombardier SW48

### 10. Project Description:

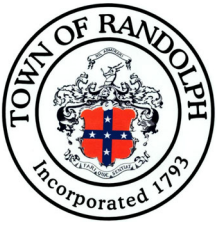
Provide funding to replace existing sidewalk bombardier for snow and ice removal.

### 11. Describe Impact on Operating Budget:

Item is budget neutral on department operating budget.

### 12. Describe Department Priority:

DPW goals for FY2026 include upgrading the fleet of snow and ice removal equipment. The current bombardier has surpassed its useful life. The bombardier has been more in demand the past several winters to address the increase in ice storm events impacting town sidewalks.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Public Works  
Prepared By: Neil McCole – Superintendent  
Date: 7/29/25

1. Project Name: Highway Foreman Pickup F150 5. FY Request: 2026  
2. Project Location: DPW 6. Source of Funding: Capital  
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: Fall 2026  
4. Est. Cost: \$60,000 8. Useful Life: 10 years  
9. Does this replace an existing item: YES ☒ NO ☐ IF YES: Age of current item 5 years Mileage 81,760  
Condition of current item: Fair  
Make/Model: Ford F250 XL

### 10. Project Description:

Provide funding to add a midsize pickup truck for daily usage by the Town Highway Foreman. Existing vehicle is aging out and will be rolled into the fleet for additional usage.

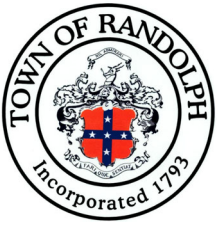
### 11. Describe Impact on Operating Budget:

Item is budget neutral on department operating budget.

### 12. Describe Department Priority:

DPW goals for FY2026 include enhancements to the aging fleet of vehicles.





# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Town Manager  
Prepared By: Monica Lamboy  
Date: 7/29/25

1. Project Name: Town Hall HVAC Improvements 5. FY Request: 2026  
2. Project Location: 41 South Main Street 6. Source of Funding: Capital (possible grant match)  
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: Summer 2026  
4. Est. Cost: \$270,000 out of estimated \$500,000 8. Useful Life: 20+ years

9. Does this replace an existing item:

YES  
☒

NO  
☐

IF YES:

Age of current item 30 years Mileage

Condition of current item: poor to failing

Make/Model: multiple

10. Project Description:

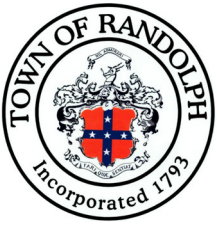
This project is for the design and implementation of HVAC improvements in Town Hall. The improvements include, but are not limited to, the replacement of rooftop units, improved ductwork and increase in heating/cooling zones, installation of a building management system, and any associated roof repairs or structural work.

11. Describe Impact on Operating Budget:

Ultimately, this work will reduce utility costs for Town Hall. All new units will be more energy efficient than the ones currently in place and the building management system will allow temperatures to be set for different times of the day which will reduce energy use on evenings and weekends when the building is not occupied.

12. Describe Department Priority:

This is a high priority as it affects all departments in Town Hall.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Town Manager  
Prepared By: Monica Lamboy  
Date: 7/29/25

1. Project Name:	<u>Preparation for Lyons School Demolition</u>	5. FY Request:	<u>2026</u>												
2. Project Location:	<u>60 Vesey Road</u>	6. Source of Funding:	<u>Capital</u>												
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>Summer 2026</u>												
4. Est. Cost:	<u>\$150,000 for preliminary activities</u>	8. Useful Life:	<u>20+ years</u>												
9. Does this replace an existing item:	<table><tr><td>YES <input type="checkbox"/></td><td>NO <input checked="" type="checkbox"/></td><td>IF YES:</td></tr></table>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES:	<table><tr><td>Age of current item</td><td><u>55</u> years</td><td>Mileage</td></tr><tr><td>Condition of current item:</td><td colspan="2"><u>poor</u></td></tr><tr><td>Make/Model:</td><td colspan="2"><u>N/A</u></td></tr></table>		Age of current item	<u>55</u> years	Mileage	Condition of current item:	<u>poor</u>		Make/Model:	<u>N/A</u>	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES:													
Age of current item	<u>55</u> years	Mileage													
Condition of current item:	<u>poor</u>														
Make/Model:	<u>N/A</u>														

10. Project Description:	<p>This project is to prepare for the demolition of the former Lyons School. Prior to the actual demolition of the building, considerable work is needed. This project will fund asbestos removal as all asbestos must be completely removed prior to demolition. In addition, architectural design services are needed to prepare plans and specifications for bidding. Lastly, landscape design services are needed for the layout of the remaining park and tot lot area. The architect will be tasked with preparing a cost estimate for the demotion.</p>
11. Describe Impact on Operating Budget:	<p>Demolition of the building will reduce the potential for a nuance to be created as it sits empty. Long term maintenance costs for the land area will be considered during the architectural and landscape design processes, with a goal of developing a low maintenance plan for the area.</p>
12. Describe Department Priority:	<p>This is a high priority as it is preventing a potential public nuisance from developing.</p>



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Elder Affairs

Prepared By: Elizabeth LaRosee

Date: 7/30/2025

1. Project Name:	<u>Elder Transportation Services Van Replacement</u>	5. FY Request:	<u>2026</u>			
2. Project Location:	<u>RICC, 128 Pleasant St.</u>	6. Source of Funding:	<u>Capital</u>			
3. Priority Rating: (Scale of 1-5)	<u>4</u>	7. Est. Date of Completion:	<u>6/1/2026</u>			
4. Est. Cost:	<u>\$135,000</u>	8. Useful Life:	<u>10 years</u>			
9. Does this replace an existing item:	<table><tr><td>YES <input checked="" type="checkbox"/></td><td>NO <input type="checkbox"/></td><td>IF YES:</td></tr></table>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES:	<p>Age of current item <u>9</u> years    <b>132,179 Mileage</b></p> <p>Condition of current item: <u>Used, in disrepair</u></p> <p>Make/Model: <u>Ford E350 Customized accessible van</u></p>	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES:				

### 10. Project Description:

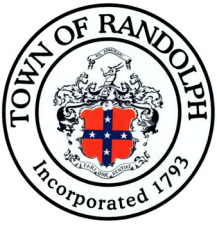
This project involves the replacement of an aging, handicapped-accessible van used for the Town's senior transportation program. The new vehicle will support both local in-town rides and out-of-town medical transportation for seniors. The current van is experiencing frequent mechanical issues, including climate control failures, electrical/wiring issues, and costly repairs, which negatively impact service quality and reliability. The replacement vehicle would ensure we can continue providing safe, accessible, and dependable transportation to Randolph's growing senior population. The van will be similar in size and functionality to the one being retired and customized for accessibility needs.

### 11. Describe Impact on Operating Budget:

Replacing the existing van will reduce ongoing repair and maintenance costs, lessen the burden on the Town's mechanic and DPW, and minimize service disruptions due to vehicle downtime. It will also eliminate temporary costs associated with service delays or alternative transportation arrangements when the vehicle is out of service. The new van will be more fuel-efficient and under warranty, contributing to more predictable and lower operating costs.

### 12. Describe Department Priority:

This is a **high priority** for the Community Programs Department. With an active fleet of three vans operating Monday through Friday, this program is a critical lifeline for Randolph's senior residents. Ensuring safe, reliable, and comfortable transportation—particularly for those with mobility challenges—is essential to the health and well-being of our seniors. Replacing the van will allow us to maintain our current service levels and avoid disruptions caused by vehicle failure.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Planning  
Prepared By: Michelle Tyler  
Date: 7/29/25

1. Project Name:	<u>Turner Lane Renovations (upper story)</u>			5. FY Request:	<u>2026</u>
2. Project Location:	<u>Turner Lane</u>			6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>			7. Est. Date of Completion:	<u>18-24 months</u>
4. Est. Cost:	<u>\$300,000</u>			8. Useful Life:	<u>30</u> years
9. Does this replace an existing item:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IF YES:	Age of current item <u>65</u> years Condition of current item: <u>POOR</u> Make/Model: _____	

### 10. Project Description:

Summary: To renovate the second story of the Town's building at Turner Lane. Renovation would correct functional issues in the building (asbestos mitigation, water damage & mold), brings the building into code compliance (lavatories, passageways) and improve the amount of functional space. The lower portion of the building housing the Friendly Food Pantry has been renovated using ARPA funds and leveraging in-kind construction services. The lower floor also houses municipal record storage. More than 80% of the second floor is non-usable due to water damage, outdated fixtures and equipment ;the HVAC is outdated and is in disrepair. An appropriation was made in FY23 to repair the roof to prevent further water damage.

A renovated building will improve and increase ancillary services provided to residents by housing health and social services staff such as: WIC (relocated from the Corkin Building), social workers, CDBG, etc.

Phase I (FY26) develop full construction plans including identification of structural deficiencies and areas for asbestos mitigation. \$300,000

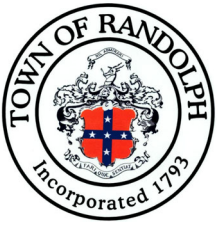
Phase II (FY27) provide construction services to renovate the facility per plans

**11. Describe Impact on Operating Budget:**

The annual municipal budget would be impacted by costs for ongoing building repair/maintenance/utilities. Given that the municipal budget covers those costs now, improvements and efficiencies realized by renovation would improve ongoing operational costs. With the renovated building, the Town could establish license agreements with non-municipal users and realize a revenue stream to offset said costs.

**12. Describe Department Priority:**

This request is the highest priority for Planning. The department has been able to leverage private grant funding to improve operations of the Friendly Food Pantry and ARPA funds have supported infrastructure work. Improving this grossly underutilized and outdated building is paramount to meeting community needs.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Technology  
Prepared By: Bill Clark  
Date: 7/29/25

1. Project Name: Technology 5. FY Request: 2026  
2. Project Location: Town Hall / RICC 6. Source of Funding: Capital  
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: 6/30/26  
4. Est. Cost: \$45,050 8. Useful Life: Years 6

9. Does this replace an existing item:

YES  
☒

NO  
☐

IF  
YES:

Age of current item 6-8 years Mileage

Condition of current item: Aging

Make/Model: Dell Optiplex Desktops, HP Laptops, Brother Printers, HP Plotter Scanner

10. Project Description:

\$11,300- Large Format Plans Scanner for Building Department  
\$10,500- 10 Dell Optiplex Desktop Computers  
\$1,900- 8 ASUS Monitors and 5 Monitor Stands  
\$8,400- 8 HP Laptops  
\$450- 3 HP printers  
\$12,500- 50 Licenses for Microsoft Office 2024

11. Describe Impact on Operating Budget:

These onetime costs would be impossible to pay out of this FY operating budget.

12. Describe Department Priority:

1. Desktops
2. Laptops
3. Monitors
4. Office Software
5. Printers/Stands
6. Large Format Printer



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: School - Transportation

Prepared By: C. Colley

Date: 7/29/25

1. Project Name:	<u>Vehicles replacement</u>	5. FY Request:	<u>2026</u>
2. Project Location:	<u>RPS</u>	6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1 - high</u>	7. Est. Date of Completion:	<u>As soon as vehicles are available</u>
4. Est. Cost:	<u>\$500K</u>	8. Useful Life:	<u>10 years</u>
9. Does this replace an existing item:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES: Age of current item <u>12-15</u> years      Mileage Condition of current item: <u>need of repairs often</u> Make/Model: _____

### 10. Project Description:

We have a lot of older vans that are 12-15 years old that continue to break down. We intended to replace them from the funds collected by the department (revolver), but the funds have not been available. We intended to have a replacement cycle but due to lack of funds, we have not been able to do so. Now the vans are old and keep breaking, we need new vehicles to replace the older ones, we intend to keep the old vehicles as back ups and for parts until all these can be replaced.

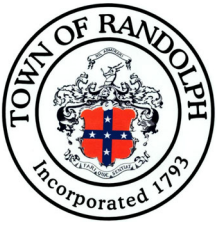
### 11. Describe Impact on Operating Budget:

No impact other than we should see a reduction in the department's costs to maintain the old vehicles. The smaller vehicles will allow us to take over some of the long distance trips with one or 2 students in order to reduce transportation costs. The 2 wheel chair vehicles will also help reduce costs as we are charged a premium for the wheel chair vehicles when we have to hire out.

### 12. Describe Department Priority:

The department has not had enough vehicles to provide services to homeless and SPED students and we have had to hire out which is more expensive. These costs and the cost of maintaining the old vehicles have caused a deficit in this department.

So highest priority.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item1.

## CAPITAL PROJECT WORKSHEET

Department: RPS - Facilities  
Prepared By: Paul Visconti  
Date: 7/30/25

1. Project Name:	<u>RHS / Donovan ADA access</u>	5. FY Request:	<u>2026</u>
2. Project Location:	<u>RHS / Donovan ADA</u>	6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>2028</u>
4. Est. Cost:	<u>90,000</u>	8. Useful Life:	<u>Years 20</u>
9. Does this replace an existing item:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES: Age of current item <u>      </u> years      Mileage Condition of current item: <u>                    </u> Make/Model: <u>                                    </u>

### 10. Project Description:

Install: exterior or interior elevated lift to provide better and new access to both students and community members who require ADA accommodations.

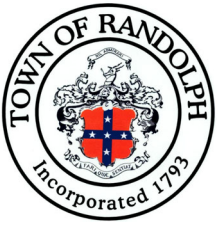
### 11. Describe Impact on Operating Budget:

This will also increase safety and access for students and community members  
This school can also be used for more activities and community use

### 12. Describe Department Priority:

Medium





# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: School - Facilities  
Prepared By: Paul Visconti  
Date: 7/30/25

1. Project Name:	<u>Software Upgrade HVAC</u>	5. FY Request:	<u>2026</u>
2. Project Location:	<u>District (NA North)</u>	6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>2027</u>
4. Est. Cost:	<u>350,000</u>	8. Useful Life:	<u>Years 20</u>
9. Does this replace an existing item:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES: Age of current item <u>      </u> years      Mileage Condition of current item: <u>                    </u> Make/Model: <u>                                    </u>

### 10. Project Description:

Software required for proprietary software needed to maximize existing hardware for JCI systems

This will offer large energy savings and green incentives

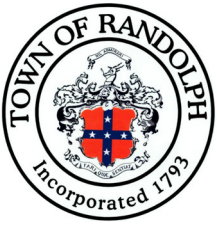
### 11. Describe Impact on Operating Budget:

This will also increase safety and access for students and community members  
This school can also be used for more activities and community use

access monitoring and real time dashboard information. Project will improve the function and useability and safety of the school

### 12. Describe Department Priority:

Medium



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item1.

## CAPITAL PROJECT WORKSHEET

Department: School - Facilities  
Prepared By: Paul Visconti  
Date: 7/30/25

1. Project Name: Young / JFK Boiler 5. FY Request: 2026  
2. Project Location: Young /JFK 6. Source of Funding: Capital  
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: 2030  
4. Est. Cost: 450,000 8. Useful Life: Years20  
9. Does this replace an existing item: YES ☐ NO ☒ IF YES: Age of current item \_\_\_\_\_ years Mileage  
Condition of current item: \_\_\_\_\_  
Make/Model: \_\_\_\_\_

### 10. Project Description:

Engineer, install and implement 2 new steam boilers with water system, ignition, warranty, BMS and software controls.

### 11. Describe Impact on Operating Budget:

Project will improve the function and useability and safety of the school  
Improve climate, offer green incentives and offer energy savings  
This will also cut down on service and operational needs

### 12. Describe Department Priority:

high



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: School - Technology

Prepared By: Jim Puccio

Date: 07/29/2025

1. Project Name:	<u>Cyber Security Detection Appliances</u>	5. FY Request:	<u>2026</u>			
2. Project Location:	<u>RHS, RCMS</u>	6. Source of Funding:	<u>Capital</u>			
3. Priority Rating: (Scale of 1-5)	<u>2</u>	7. Est. Date of Completion:	<u>06/30/2026</u>			
4. Est. Cost:	<u>\$111,375</u>	8. Useful Life:	<u>5 years</u>			
9. Does this replace an existing item:	<table><tr><td>YES <input type="checkbox"/></td><td>NO <input checked="" type="checkbox"/></td><td>IF YES:</td></tr></table>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES:	<p>Age of current item _____ years      Mileage _____</p> <p>Condition of current item: _____</p> <p>Make/Model: <u>2 x licensed Sophos MC510-55 OnLogic appliances</u></p>	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES:				

### 10. Project Description:

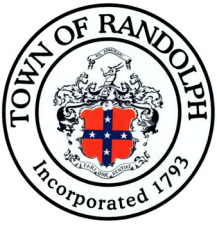
This project would add 2 devices into our network with a 5 year license of operation. One at RHS and one at RCMS, that would provide fast, on-site detection and response against network breaches and other flagged cyber security events. This provides 24/7 overwatch of the district's systems, helping to protect against attacks when staff are not working. This adds to the Managed Detection and Response service we currently license.

### 11. Describe Impact on Operating Budget:

This would be over and above current expenses. The current IT budget does not have the funding to support this.

### 12. Describe Department Priority:

The impact of this investment is the protection against risks of losing money, significant downtime with IT systems, data breaches, and major impacts to daily teaching and learning. This product integrates with our current Sophos security and network infrastructure.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item1.

## CAPITAL PROJECT WORKSHEET

Department: School - Facilities  
Prepared By: Paul Visconti  
Date: 7/30/25

1. Project Name: Glycol System Young 5. FY Request: 2026  
2. Project Location: Young 6. Source of Funding: Capital  
3. Priority Rating: (Scale of 1-5) 2 7. Est. Date of Completion: 2028  
4. Est. Cost: 40,000 8. Useful Life: Years 20  
9. Does this replace an existing item: YES ☐ NO ☒ IF YES: Age of current item \_\_\_\_\_ years Mileage \_\_\_\_\_  
Condition of current item: \_\_\_\_\_  
Make/Model: \_\_\_\_\_

### 10. Project Description:

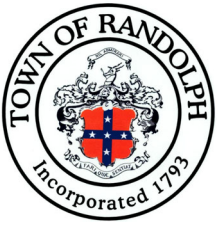
Install, upgrade: system to eliminate the failure of freezing water lines for the heating system. This is industry standard and will save catastrophic failure

### 11. Describe Impact on Operating Budget:

This will also increase safety and access for students and community members  
This school can also be used for more activities and community use

### 12. Describe Department Priority:

Medium



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: School - Facilities

Prepared By: Paul Visconti

Date: 7/30/25

1. Project Name: Security Upgrades 5. FY Request: 2026

2. Project Location: District (NA North) 6. Source of Funding: Capital

3. Priority Rating: (Scale of 1-5) 2 7. Est. Date of Completion: 2027

4. Est. Cost: 310,000 8. Useful Life: Years 20

9. Does this replace an existing item: YES ☐ NO ☒ IF YES: Age of current item \_\_\_\_\_ years Mileage \_\_\_\_\_  
Condition of current item: \_\_\_\_\_  
Make/Model: \_\_\_\_\_

### 10. Project Description:

Design and installation  
Cameras, PPF, VAPE detectors, Door Guards and provide cloud-based monitoring

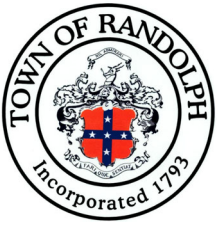
### 11. Describe Impact on Operating Budget:

This will also increase safety and access for students and community members  
This school can also be used for more activities and community use  
  
access monitoring and real time dashboard information. Project will improve the function and useability and safety of the school

### 12. Describe Department Priority:

Medium





# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item1.

## CAPITAL PROJECT WORKSHEET

Department: School - Facilities  
Prepared By: Paul Visconti  
Date: 7/30/25

1. Project Name: Electric Upgrade RHS 5. FY Request: 2025  
2. Project Location: RHS 6. Source of Funding: Capital  
3. Priority Rating: (Scale of 1-5) 2 7. Est. Date of Completion: 2026  
4. Est. Cost: 150,000 8. Useful Life: Years 20  
9. Does this replace an existing item: YES ☐ NO ☒ IF YES: Age of current item \_\_\_\_\_ years Mileage \_\_\_\_\_  
Condition of current item: \_\_\_\_\_  
Make/Model: \_\_\_\_\_

### 10. Project Description:

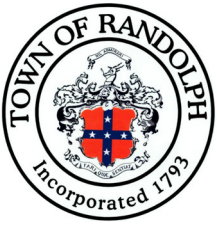
Replace and upgrade the electric service at RHS. Current service does not provide enough amperage to supply the demands of the school

### 11. Describe Impact on Operating Budget:

This will also increase safety and access for students and community members

### 12. Describe Department Priority:

high



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item1.

## CAPITAL PROJECT WORKSHEET

Department: Public Works  
Prepared By: Neil McCole – Superintendent  
Date: 7/29/25

1. Project Name: Water Main Replacement/Repair 5. FY Request: 2026  
2. Project Location: DeLorenzo, Hollis, Soren, Others 6. Source of Funding: Capital  
3. Priority Rating: (Scale of 1-5) 1 7. Est. Date of Completion: Summer 2026  
4. Est. Cost: \$3,000,000 8. Useful Life: 50 years  
9. Does this replace an existing item: YES ☐ NO ☒ IF YES: Age of current item \_\_\_\_\_ years Mileage \_\_\_\_\_  
Condition of current item: \_\_\_\_\_  
Make/Model: \_\_\_\_\_

### 10. Project Description:

Provide funding to replace water mains at Delorenzo Drive, Hollis Street, and Soren St. Review additional lines for cleaning and lining.

### 11. Describe Impact on Operating Budget:

Program is budget neutral on department operating budget.

### 12. Describe Department Priority:

DPW goals for FY2026 include the launch of annual water main upgrades that will include water main replacement, repair, cleaning, and lining.



# CAPITAL IMPROVEMENT COMMITTEE

Section N, Item 1.

## CAPITAL PROJECT WORKSHEET

Department: Public Works  
Prepared By: Neil McCole – Superintendent  
Date: 7/29/25

1. Project Name:	<u>Vacuum Street Sweeper</u>	5. FY Request:	<u>2026</u>
2. Project Location:	<u>DPW</u>	6. Source of Funding:	<u>Capital</u>
3. Priority Rating: (Scale of 1-5)	<u>1</u>	7. Est. Date of Completion:	<u>Fall 2026</u>
4. Est. Cost:	<u>\$425,000</u>	8. Useful Life:	<u>15 years</u>
9. Does this replace an existing item:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	IF YES: Age of current item <u>      </u> years      Mileage Condition of current item: <u>                    </u> Make/Model: <u>                                    </u>

### 10. Project Description:

Provide funding to add a new Vacuum Street Sweeper to the existing fleet of 2 brush sweepers.

### 11. Describe Impact on Operating Budget:

Item is budget neutral on department operating budget.

### 12. Describe Department Priority:

DPW goals for FY2026 include enhanced street sweeping town-wide. The Town no longer has a vacuum sweeper. A vacuum sweeper will allow for the collection of debris with the ability to dump into a dump truck in the field creating more efficiency. This is part of a program to help protect the water supply.

Council Order 2025-062

Introduced By: Town Manager Brian Howard  
August 11, 2025

Authorization for Payment of Prior Year Unpaid Bills

To see if the Randolph Town Council will vote to transfer \$29,578.95 to pay certain prior years unpaid bills related to the General Fund, as identified in the chart below:

Source		Use	
Description	Amount	Description	Amount
FY26 Fuel Expenses	\$ 10,495.51	Global Partners	\$ 10,495.51
FY26 Trash Expenses	\$ 3,256.97	Complete Recycling	\$ 3,256.97
FY26 Trash Expenses	\$ 4,200.00	Capitol Waste Services, Inc.	\$ 4,200.00
FY26 Treas/Coll Expenses	\$ 534.79	Kelley & Ryan Associates, Inc.	\$ 534.79
FY26 Debt Expenses	\$ 8,500.00	Troutman, Pepper Locke LLP	\$ 8,500.00
FY26 Law Expenses	\$ 490.00	Lexis Nexis	\$ 490.00
FY26 Community Program Expenses	\$ 2,101.68	Fillion Associates, Inc.	\$ 2,101.68
TOTAL \$ 29,578.95		TOTAL \$ 29,578.95	

**Explanation:** These are invoices either not encumbered by departments or invoices that could not be paid due to insufficient available budget at year end.