

Town of Stoughton

May 6, 2024

Book 2 – Article Backup Material

Annual Town Meeting Warrant

And Report of the Committee on

Finance & Taxation



Town Meeting Representatives

Bring This Report to Town Meeting

2024 Annual Town Meeting Session Calendar

All 2024 Annual Town Meeting sessions will be held in person in the Stoughton High School auditorium located at 232 Pearl Street

Sign-in starts at 6:30 p.m. ~ Opening Gavel 7:00 p.m.

Open Meeting Law prohibit Town Boards meeting while Town Meeting is in session.

FACE MASKS ARE OPTIONAL

May				
Monday	Tuesday	Wednesday	Thursday	Friday
6 ATM 1 ST Session		8 ATM 2 ND Session		
13 ATM 3 RD Session		15 ATM 4 TH Session		
20 ATM 5 TH Session (If Needed)		22 ATM 6 TH Session (If Needed)		
		29 ATM 7 TH Session (If Needed)		

NOTE: A Special Town Meeting Will Be Held Within the Annual Town Meeting

**ORGANIZATIONAL TOWN MEETING WILL BE ON
THURSDAY, MAY 2, 202 AT 7:00 PM
O'DONNELL MIDDLE SCHOOL CAFETERIA
211 CUSHING STREET**

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- 539 Article 48 – Rescind Dedication of Opioid Settlement Funds to Opioid Stabilization Fund
- 549 Article 50 – Accept MGL Chapter 41, Section 110A
- 553 Article 51 – Single-serving Drinking Water Plastic Bottle Reduction Bylaw (Petitioned Article)
- 557 Article 52 – Sidewalks on Turnpike Street from Central Street to Park Street – Design (Petitioned Article)
- 575 Article 53 – Rezone Map 54 Lot 433 from RU (Residential Urban) to GB (General Business) (Petitioned Article)
- 579 Article 54 – Columbus Day name change to Indigenous Peoples Day (Petitioned Article)

Special Town Meeting

Article 1



<https://www.stoughtonschools.org>

March 19, 2024

- Why We're Here
- How We Got Here
- District & Town Need
- Townwide Elementary School Improvements
- Where We Are Now
- New Elementary School Design Progress
- Impact to Stoughton – How Does This Affect Me?
- What does a 'NO' Vote Mean?
- Questions

The New Elementary School | stoughton.ma Stoughton Board of Selectmen Meeting

The New Elementary
School Building
Committee



Stoughton Public Schools
Home of the Black Knights - Stoughton, MA



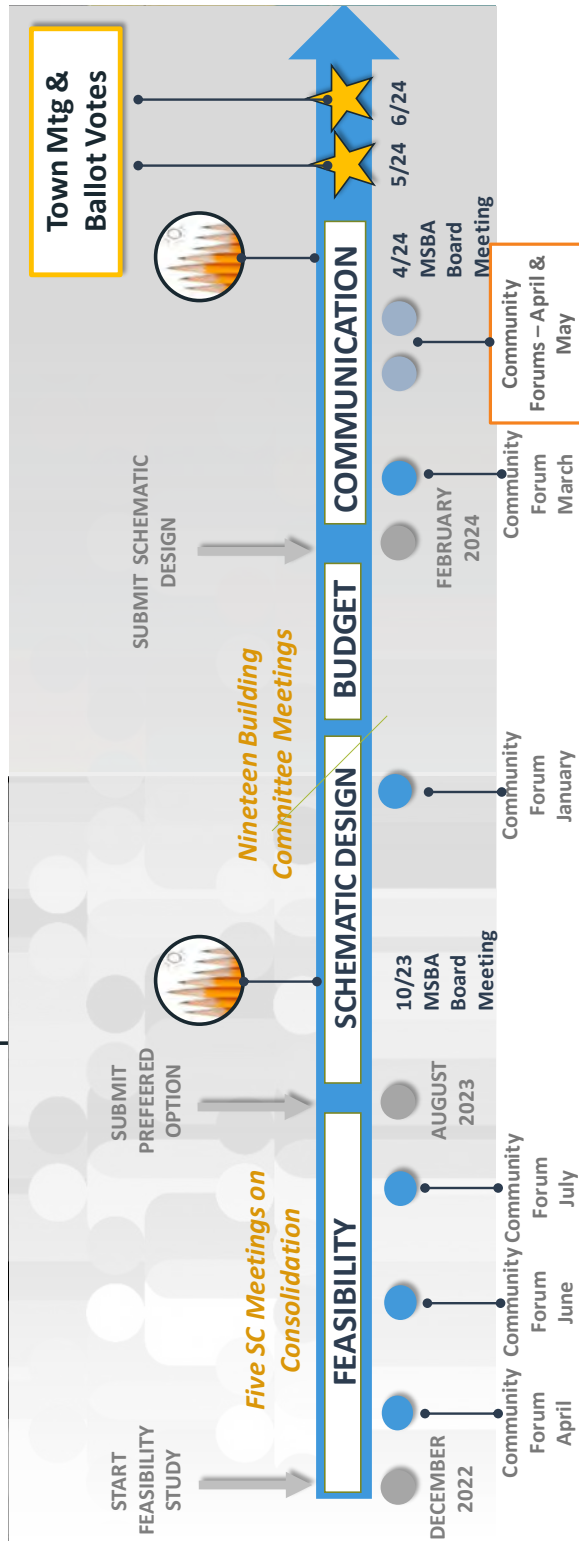
Massachusetts School Building Authority
Building the Future, One School at a Time



2



project timeline | public communication



The New Stoughton Elementary School Project



Stoughton Public Schools
Home of the Black Knights - Stoughton, MA

The South Elementary
School Building Committee



Massachusetts School Building Authority
Creating a better school for every child



VERTEX[®]



DRA
Planning
Architecture
Interior Design

south elementary school | deficiencies

- **Building Envelope and Structure is not Energy Efficient/ Leaking**
- **Cafetorium Size**
- **Insufficient Parking & Event Space**
- **Administrative/Nursing & Student Rights/Privacy Issues**
- **Not meeting the physical needs of all students and staffs, including SPED (Accessibility Issues)**
- **Lacking Space Supportive of 21st Century Educational Needs**
- **No dedicated Kindergarten areas**
- **Building Safety**
- **Building Systems are Beyond Life Expectancy**



DRA

district-wide improvements

JB



4 Hansen Elementary
School: 1962-66

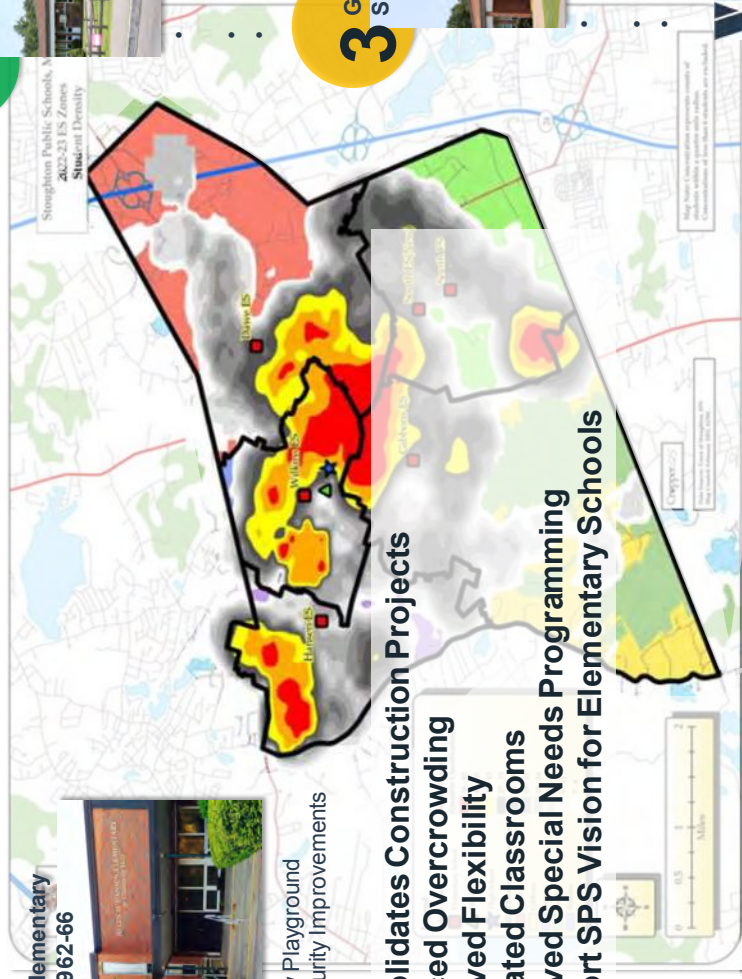
- New Playground
- Security Improvements



2 Dawe Elementary
School: 1969

- Vestibule – Lobby Improvements
- Ventilation Improvements
- Security Improvements

- Consolidates Construction Projects
- Reduced Overcrowding
- Improved Flexibility
- Dedicated Classrooms
- Improved Special Needs Programming
- Support SPS Vision for Elementary Schools



3 Gibbons Elementary
School: 1971

- Vestibule – Lobby Improvements
- Ventilation Improvements
- Security Improvements

DRA

VERTX

stoughton educational plan | design pattern highlights

Upper and lower school with distinct grade level neighborhoods

Use of outdoor spaces & utilization of building as teacher

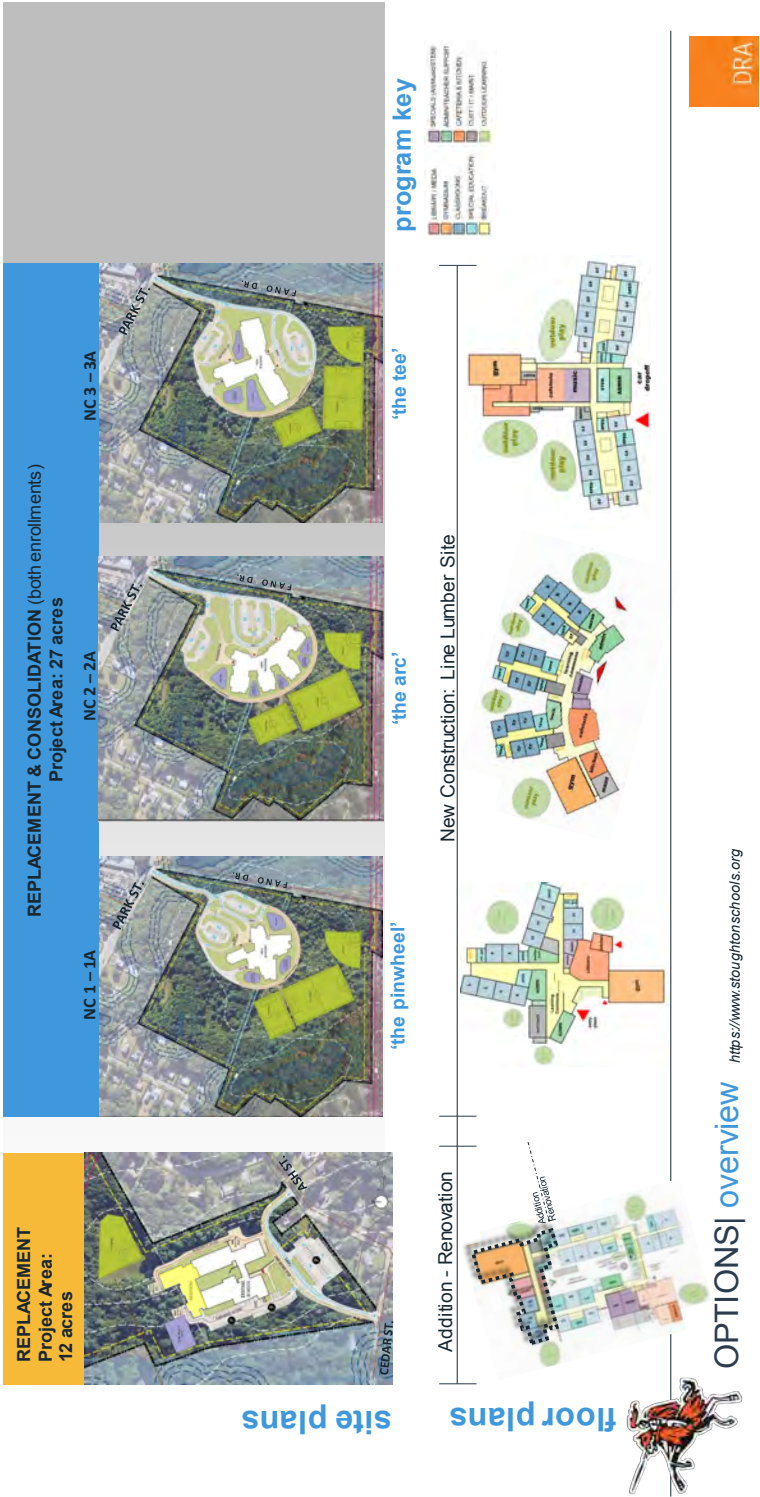
Focus on building community areas secured separately from classroom areas
(assembly spaces such as cafe, gym, etc.)

Abundance of authentic collaboration and meeting spaces

Focus on centralized learning commons with **STEM** spaces above



the new elementary school project



site plan update | site circulation

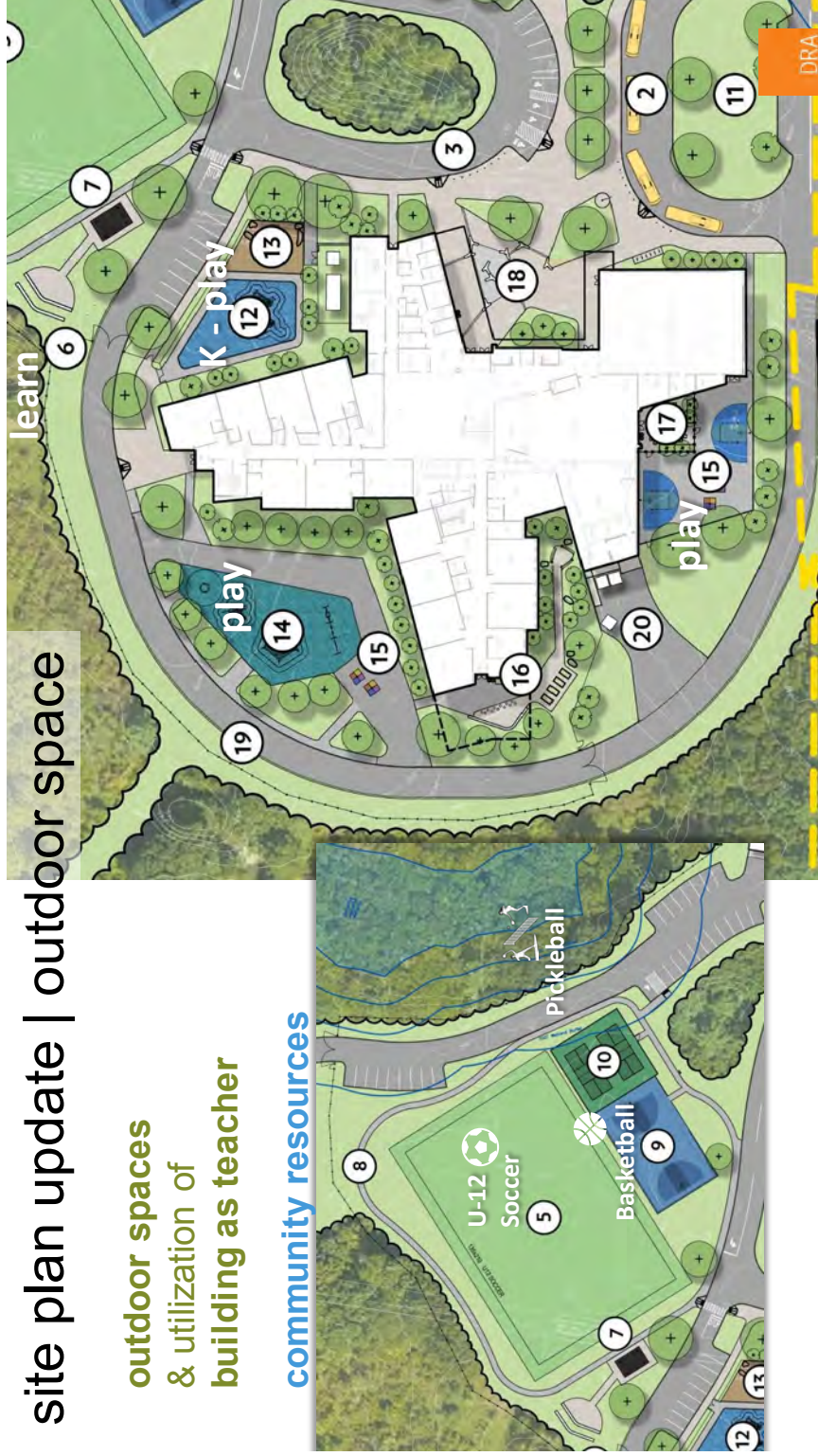
Where is it?



site plan update | outdoor space

outdoor spaces
& utilization of
building as teacher

community resources



project goals | sustainable solutions



- Target 4% reimbursement as noted in MSBA Project Advisory 81
- LEED Silver (v4)
- All Electric Building: 'Net Zero Ready'
- PV Ready
- Air & Ground Source Heat Pumps (partial geothermal)
- Air Quality Awareness
- Mindful Material Selection
- A building that educates students, staff and the community about sustainable building strategies
- Maximizing rebates associated with energy efficient buildings

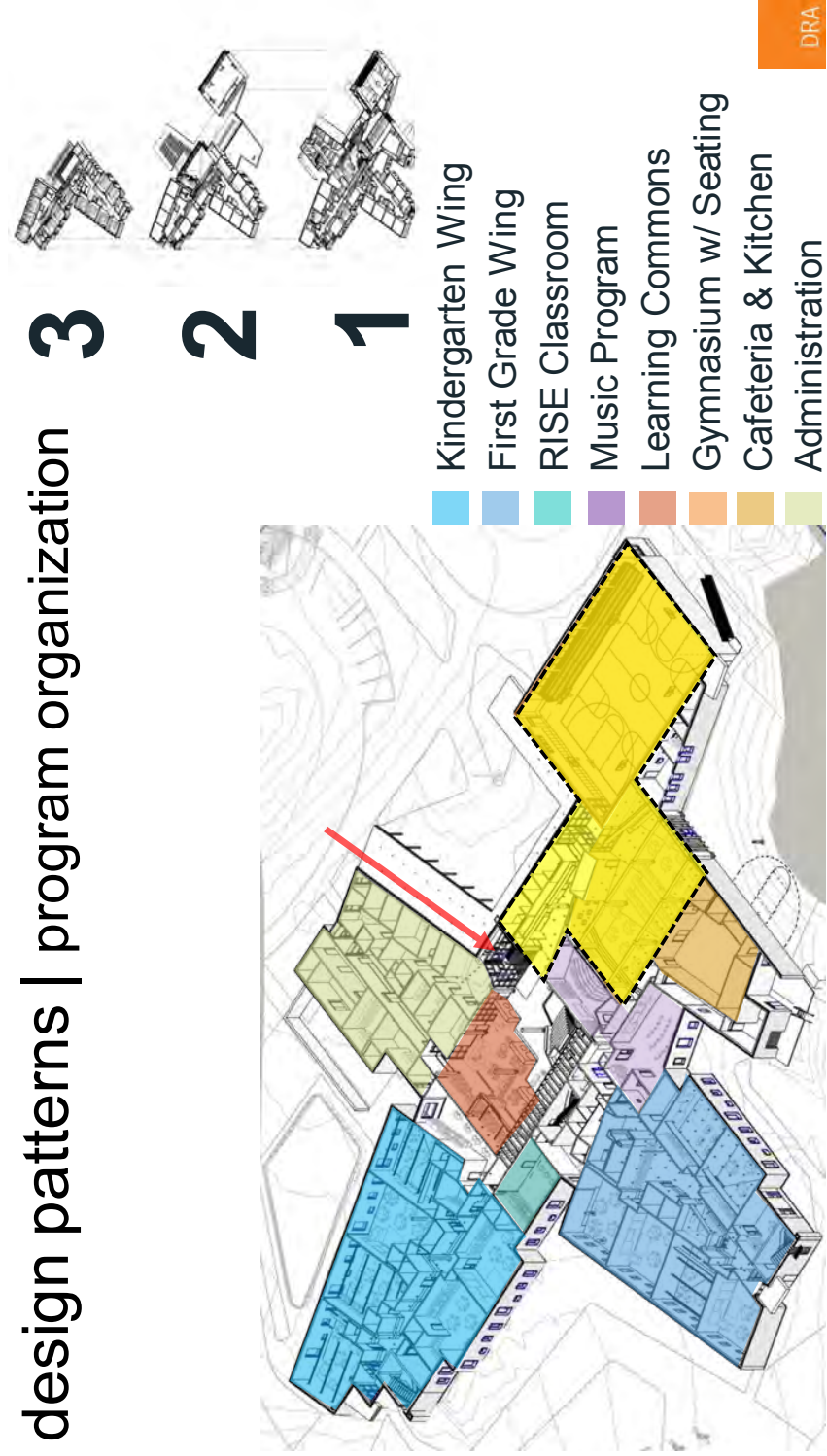
DRAFT

design patterns | exterior

Focus on building **community areas**
secured separately from classroom areas
(assembly spaces such as *cafe, gym, etc.*)



design patterns | program organization



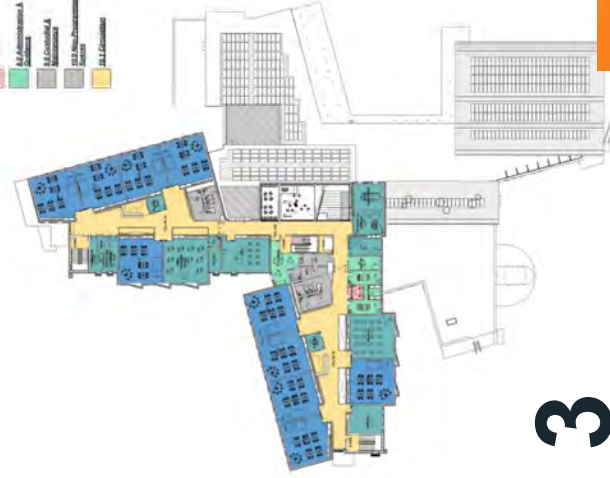
floor plans | new school



1



2



3

- Room Number Legend
- 1.1.1 Classroom
 - 1.1.2 Classroom
 - 1.1.3 Classroom
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 - 1.1.100 Classroom

DRA

New Stoughton Elementary School



<https://www.stoughtonschools.org>



Total Project Budget Schematic Design submitted to MSBA

Based on Reconciled Construction Cost from two independent cost estimators.

Feasibility Study	\$1,000,000
Administration & OPM	\$3,928,104
A&E	\$8,785,000
Pre-Construction	\$252,000
Construction Cost	\$91,839,476
Utilities, Testing & Alternates	\$840,454
FFE & Technology	\$2,337,306
subtotal	\$108,982,340
Const. Contingency	\$4,591,974
Owner's Contingency	\$833,563
Total Project Budget	\$114,407,877
Max. Grant	\$47,930,405
Town Share	\$66,477,472

MSBA grant represents 42% of the Total Project Costs!

Tax Impact to Stoughton residents

- FY2023 DOR statistics and assuming a current interest rate - **\$475,000** avg valuation
- Anticipated tax increase on average home due to the project ranges **\$400-410** per household
- **6% increase** to the average homeowner's tax bill



Municipality:	Stoughton
Average Single Family Tax Bill:	\$6,430
Average Single Family Value:	\$474,512
Number Single Family Parcels:	6,706
Exemption Type:	N/A
Residential Tax Rate:	13.55

Source: Mass Department of Revenue website

What happens if Stoughton votes ‘**NO**’?

- State funding will not be available without Town approval
- Existing buildings have significant deferred maintenance still requiring attention
- Project will have to get back in the cue with the state for future project funding (time tbd if Town reapplies in the future)
- Construction costs will continue to escalate
- Fully renovating two k-5 schools would equal the cost of one new construction, consolidated project
- District would need to start redistricting sooner & investigate a ‘Plan B’ to determine how to address increasing enrollment resulting in increased costs for the District

The New Stoughton Elementary School Project

The South Elementary
School Building Committee



community benefits

- Improved Quality of Education
- Site Amenities
- Community Space
- Improved Traffic Patterns
- Long-Term Value for Stoughton
- Pride in Community
- Facilitates Future Growth

TJ



The New Elementary
School Building
Committee



the new stoughton elementary school project

Town Meeting & Ballot Initiative *questions?*



<https://www.stoughtonschools.org>

Suggestions?
Check out the website!
Email us at
NewElementarySchool@stoughtonschools.org

Sugestões?
Confira o site!
Envie-nos um e-mail para
NewElementarySchool@stoughtonschools.org

**The New Elementary
School Building
Committee**



Stoughton Public Schools
Home of the Black Knights • Stoughton, MA



Massachusetts School Building Authority
Building Massachusetts' Future One School at a Time



Town of Stoughton
South Elementary School

Total Project Budget: All costs associated with the project Total Project Budget: \$93,030,542 (2.66%)				Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible		Estimated Basis of Maximum Facilities Grant	Estimated Maximum Total Facilities Grant
Feasibility Study Agreement				Estimated Budget		Total Facilities Grant	
OPM Feasibility Study	\$250,407	\$0				\$250,407	
AAE Feasibility Study	\$475,000	\$0				\$475,000	
Environmental & Site	\$216,744	\$0				\$216,744	
Other	\$57,849	\$0				\$57,849	
Feasibility Study Agreement Subtotal	\$1,000,000	\$0				\$1,000,000	\$659,800
Administration							
Legal Fees	\$50,000	\$50,000					\$0
Owner's Project Manager							
Design Development	\$379,183	\$0					
Construction Contract Documents	\$118,973	\$0					
Construction Contract Administration	\$1,891,765	\$28,000					
Closeout	\$312,660	\$1,010,026					
Extra Services	\$10,000	\$0					
Reimbursable & Other Services	\$95,000	\$0					
Cost Estimates	\$5,000	\$0					
Advertising	\$100,000	\$0					
Permitting	\$250,000	\$100,000					
Owner's Insurance	\$175,000	\$0					
Other Administration Costs	\$175,000	\$0					
Administration Subtotal	\$3,926,104	\$175,000					\$1,362,112
Architectural and Engineering							
Design Development	\$1,976,000	\$726,151					
Construction Contract Documents	\$3,268,000	\$68,224					
Bidding	\$408,900	\$0					
Construction Contract Administration	\$1,940,375	\$1,940,375					
Closeout	\$102,125	\$0					
Other Basic Services	\$150,000	\$0					
Basic Services Subtotal	\$7,845,000	\$2,744,750					
Reimbursable Services	\$75,000	\$0					
Printing (own equipment)	\$20,000	\$0					
Other Reimbursable Costs	\$55,000	\$0					
Architectural Materials	\$15,000	\$0					
Geotechnical & Geo-Environmental	\$350,000	\$0					
Site Survey	\$125,000	\$0					
Wetlands	\$150,000	\$0					
Traffic Studies	\$150,000	\$0					
Architectural/Engineering Subtotal	\$8,785,000	\$2,744,750					\$3,991,955
GM at Risk Pre-Construction Services							
Pre-Construction Services	\$250,000	\$0					
Site Building Purchase	\$0	\$0					
Appraisal Fees	\$0	\$0					
Recording Fees	\$2,000	\$2,000					
Site Acquisition Subtotal	\$2,000	\$2,000					\$0
Construction Costs							
SUBSTRUCTURE							
Foundations	\$3,030,542	\$0					
Basement Construction							
SHELL							
Super Structure	\$7,005,631	\$0					
Exterior Closure	\$0	\$0					
Exterior Windows	\$6,947,446	\$0					
Exterior Windows	\$2,018,446	\$0					
Exterior Doors	\$164,904	\$0					
Roofing	\$2,393,813	\$0					
INTERIORS							
Interior Construction	\$5,118,819	\$0					
Staircases	\$632,064	\$0					
Interior Finishes	\$3,474,143	\$0					
SERVICES							
Conveying Systems	\$284,000	\$0					
HVAC	\$2,250,691	\$0					
HVAC	\$630,200	\$0					
Electrical	\$6,909,761	\$0					
EQUIPMENT & FURNISHINGS							
Equipment	\$908,827	\$0					
Furnishings	\$1,478,065	\$0					
SPECIAL CONSTRUCTION & DEMOLITION							
Special Construction	\$0	\$0					
Existing Building Demolition	\$0	\$0					
Specialty Demolition	\$0	\$0					
Abatement Construction	\$0	\$0					
Asbestos Construction	\$0	\$0					
Other Hazardous Material Abatement	\$0	\$0					

Template Revised: December 2023
incorporates revisions to MSBA's project funding limits policy, which was approved at the October 25, 2023 MSBA Board of Directors Meeting.

Soft Cost Reimbursement

Category	Estimated Budget	Excluded	Eligible Soft Costs
Administration:	\$4,236,340	\$1,863,673	\$2,372,667
AAE Services:	\$9,476,744	\$2,734,750	\$6,741,994
Site Acquisition:	Ineligible, therefore not included in calculation		
Miscellaneous Project Costs:	\$600,000	\$75,000	\$525,000
FPE:	\$2,337,306	\$1,101,306	\$1,236,000
Owners Contingency:	Not included in this calculation		
Total Eligible Soft Costs =			\$10,975,661

Construction Costs associated with Soft Cost Cap Calculation

Category	Estimated Budget	Excluded	Eligible Soft Costs
CM Pre-Construction Services:	\$250,000		
Construction Cost:	\$91,639,476		
Construction Contingency:	Not included in this calculation		
Total Construction Cost:	\$92,089,476		
Soft Cost Allowance:	20%		
Reimbursable Soft Cost:	\$18,417,895		
Eligible minus Reimbursable =	\$7,652,214	If >0 enter into Cell C116	
If Eligible minus Reimbursable is negative, OK.			
If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the ineligible column.			

Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Costs

Category	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	\$3,493,511	0.8200%	\$28,647
Designer Basic Services:	\$8,320,000	0.8200%	\$68,224
Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work			
Scope Excluded Direct Construction Cost (\$):	\$58,940,555	0.0000%	\$0
Total Direct Construction Cost (\$):	\$58,940,555		\$0
OPM Basic Services:	\$3,493,511	0.0000%	\$0
Designer Basic Services:	\$8,320,000	0.0000%	\$0
Total Scope Excluded OPM Fees (\$):			\$0
Total Scope Excluded Designer Fees (\$):			\$0

Ineligible Fees associated with OPM 0.5% & Designer (10%) Fee Caps

Category	Upper Limit	Estimated Budget	Eligible Costs	OPM Value @ 0.50%	Value > 0.50%
Construction Budget:	\$58,982,000	\$58,982,000	\$1,889,476	\$1,889,476	\$0
Basic of OPM & Designer Fee Caps:	\$58,982,000	\$58,982,000	\$1,889,476	\$1,889,476	\$0
OPM Services Estimated:	\$3,493,511	\$1,538,973	\$1,538,973	\$1,538,973	\$0
Basic Services:	\$3,493,511	\$1,538,973	\$1,538,973	\$1,538,973	\$0
Extra Services:	\$162,849	\$0	\$162,849	\$162,849	\$0
Designer Services Estimated Budget:	\$8,320,000	\$2,734,750	\$2,734,750	\$2,734,750	\$0
Basic Services:	\$8,320,000	\$2,734,750	\$2,734,750	\$2,734,750	\$0
Extra Services:	\$1,156,744	\$0	\$1,156,744	\$1,156,744	\$0

Ineligible Building Area

Category	Ineligible NSF	Ineligible AUP/E GSF	Other Ineligible GSF	Estimated District Cost
Core Academic:	0	0	0	\$0
Special Education:	0	0	0	\$0
Classroom / Library:	0	0	0	\$0
Vocations & Training:	0	0	0	\$0
Chapter 74 CTE:	0	834	0	\$756,211
Health & Physical Education:	500	0	0	\$0
Media Center:	0	0	0	\$0
Auditorium / Drama:	0	0	0	\$0
Dining & Food Service:	0	0	0	\$0
Medical:	80	0	0	\$107,902
Administration & Guidance:	795	0	0	\$1,185
Custodial & Maintenance:	0	0	0	\$0
Other:	0	0	0	\$0
Total:	1,495	834	0	\$1,938,610
Grossing Factor:	1.495			

Mark Up Ratio

Category	Construction Budget	Construction Trades Subtotal	Mark Up Ratio
Construction Budget	\$91,839,476		1.332153099
Construction Trades Subtotal	\$68,940,555		

Demolition and Abatement Costs

Category	Estimated Budget	Excluded	Eligible Demolition and Abatement Costs:
Demolition and Abatement Costs:	\$0	\$0	\$0
Eligible Demolition and Abatement Costs:	\$0	\$0	\$0

BUILDING SITEWORK		Marked Up Eligible Costs:		\$0	
Site Preparation					
Site Clearing	\$4,648,895				
Site Clearing Mechanical Utilities	\$6,098,895				
Site Clearing Mechanical Utilities	\$3,524,766				
Site Electrical Utilities	\$779,410				
Scope Excluded Site Work	\$0				
Construction Trades Subtotal	\$88,940,695				
Contingencies (Design and Pricing)	\$6,894,029				
Sub-Contractor Bonds	\$0				
D&B Insurance	\$0				
General Conditions	\$6,348,637				
D&B Overhead & Profit	\$0				
D&B Insurance	\$1,541,623				
GMP Insurance	\$1,541,623				
GMP Contingency	\$1,689,866				
Escalation to Mid-Point of Construction	\$3,381,319				
Construction Cost over Funding Cap	\$91,839,476				
Construction Budget	\$31,695,216				
Alternates	\$0				
Ineligible Work Included in the Base Project	\$0				
Alternates Excluded from the Total Project Budget	\$240,454				
Subtotal to be included in Total Project Budget	\$240,454				
Utility Construction Costs	\$240,454				
Utility Construction Costs	\$240,454				
Tested Services / Modules	\$0				
Other Project Costs (Mailing & Moving)	\$0				
Miscellaneous Project Costs Subtotal	\$75,000				
Furniture, Fixtures and Equipment	\$600,000				
Technology	\$1,719,306				
FF&E Subtotal	\$618,000				
Soft Costs that exceed 20% of Construction Cost	\$2,337,306				
Project Budget	\$108,982,340				
Board Authorization	515				
Total Building Gross Floor Area (GSF)	101,550				
Total Project Budget (excluding Contingencies)	\$108,982,340				
Scope Items Excluded or Otherwise Ineligible	-\$37,712,399				
Third Party Funding (Ineligible)	-\$0				
Estimated Basis of Maximum Total Facilities Grant ¹	\$71,269,941				
Reimbursement Rate ³	65.98%				
Est. Max. Total Facilities Grant (before recovery)	\$47,023,907				
Cx Costs associated with Ineligible Building Area ⁴	-\$2,437				
Cost Recovery associated with Prior Projects ⁴	-\$0				
Estimated Maximum Total Facilities Grant ¹	\$47,021,470				
Construction Contingency ²	\$4,591,979				
Ineligible Construction Contingency ²	\$3,673,579				
"Potentially Eligible" Construction Contingency ²	\$918,395				
Owners Contingency ²	\$633,563				
"Potentially Eligible" Owners Contingency ²	\$374,366				
Total Potentially Eligible Contingency ²	\$459,197				
Reimbursement Rate ³	\$1,377,592				
Potential Additional Contingency Grant Funds ⁴	65.98%				
Maximum Total Facilities Grant	\$908,935				
Total Project Budget	\$47,930,405				
	\$114,407,877				

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.	By:
By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.	By:

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By:

By:

Marked Up Eligible Costs:

Site Work Costs

Marked Up Eligible Site Work Costs:

Construction Costs and Funding Cap

Ineligible Cost Breakdown

Construction Cost Breakdown

FF&E Reimbursement

Incentive Points

Commissioning (Cx) Costs associated with Ineligible Building Area

Cost Recovery associated with Prior Projects

Prior ProjectID Number:

Prior Project Total Grant:

Proposed School Opens:

Prior Project Substantial Completion:

Beneficial use (years):

Unused Years

Unused Years as % of 20:

Prior Project Cost Recovery:

0.00

20.00

100.00%

\$0 If >0 enter in Cell B129

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\$0 If >0 enter in Cell B129

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Special Town Meeting

Article 2

WARRANT ARTICLE PETITION

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Petitioner: John Rosenblatt Address: 6 Greenbrook Dr

Date Submitted: 3/18/24

Page 1 of 21

	Signature	Address	Precinct
✓	Frank Morris	171 Canton St	5
✓	Frank Morris	93 Bradford St	5
✓	Bruce Morris	93 Bradford St	5
✓	Lisa Danden	407 Summer St	
✓	Necia Nunes	595 School St	
✓	Carolyn Petitpas	48 Kinney Court	
✓	Wendy Romane	940 Summer St	
✓	Bernadette Richards	65 Jeffrey Way	
✓	Margaret McDonough	65 Jeffrey Way	
✓	Angela Spezzano	51 Hunt Drive	
✓	Kathy Cachi	50 Greg Rd	
✓	Olivia Charles	17 Columbus Ave	
✓	Francis Burelli	270 Postlows St	
✓	Richard DePaola	583 Plain St	
✓	Yesenia Roman	583 Plain St	

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2024 MAR 18 P 4:06
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Petitioner: John Rosenblatt Address: 60 greenbrook Dr

Date Submitted: 3.18.24

Page 2 of 2

	Signature	Address	Precinct
✓	Debra M. Menz	64 Simpson St.	8
✓	John R. Menz III	64 Simpson St.	8
✓	Sydney L. Menz	64 Simpson St.	8
✓	Joanne Curtis	43 Pearl St Pl	8
✓	James Curtis	43 Pearl St Pl	8
✓	Jake Curtis	43 Pearl St Pl	8
✓	Jaden Curtis	43 Pearl St Pl	8
✓	Dawn Slaney	1484 Central St	
✓	Mary Dowling	81 SWANSON TERR	
✓	Brittani Ross	601 ROGERS DR	8
✓	Josh Green	386 Morton St	
✓	Amanda Bettie	31 Glover Dr.	4
✓	ORATE LINDO	60 KWEDR AVE	
✓	Ricardo Moretti	82 French St	
✓	Richard Felix	86 Summer ave	

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Petitioner: Johna Rosenblatt Address: 6 greenbrook Dr

Date Submitted: 3.18.24 Page 3 of 21

Signature	Address	Precinct
<input checked="" type="checkbox"/> John M. M. [unclear]	78 Winter St	5
<input checked="" type="checkbox"/> Maria [unclear] Mokushy	78 Winter St	5
<input checked="" type="checkbox"/> Scott & Candara	540 PARK ST.	2
<input checked="" type="checkbox"/> [unclear]	52 CENTRAL ST	3
<input checked="" type="checkbox"/> [unclear]	5 Lowe Ave.	1
<input checked="" type="checkbox"/> [unclear]	18 Robins Rd.	6
<input checked="" type="checkbox"/> Natalie Arias	54 Courtney Ave	
<input checked="" type="checkbox"/> Oliver Vallejo	54 Courtney Ave	
<input checked="" type="checkbox"/> Carolyn Mahoney	97 Jamieson	
<input checked="" type="checkbox"/> Mark Corbett	61 Plain St	
<input checked="" type="checkbox"/> Chris Carreira	99 Rogers Drive	
<input checked="" type="checkbox"/> [unclear]	29 Keith [unclear]	
<input checked="" type="checkbox"/> Tom Noto	163 Zarnesky Ave	
<input checked="" type="checkbox"/> DIANE Kimball	10 Robin Circle	
<input checked="" type="checkbox"/> SCOTT KIMBALL	10 ROBIN CIRCLE	

(52)

WARRANT ARTICLE PETITION

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Petitioner: John Rosenblatt Address: 6 Greenbrook Dr

Date Submitted: 3/18/24

Page 5 of 21

Signature	Address	Precinct
✓ Mija S. Kim	127 Decota Dr.	
✓ Rhonda Spiegel	53 Hollytree Rd	
✓ Marvian Friedman	201 Copperwood Dr	
✓ Michael Tobin	37 Winslow Drive	
✓ June A Warren	30 Ruth Rd	1
✓ Daniel O Warren	30 Ruth Rd	
✓ Daniel Pessia	21 Stephanie Dr.	
✓ Daniel Pessia	21 Stephanie Dr.	
✓ Ari Lagabian	160 Lucas Dr	
✓ Binky Clark-Tom	133 Lucas Drive	
✓ Jessy Clark-Tom	133 Lucas Drive	
✓ Susan Tapia	6 Roach Road	
✓ Serva Tapia	6 Roach Rd	
✓ PAUL ROSENBLATT	152 DEAN RD	
✓ BRAD ROSENBLATT	6 Greenbrook Dr	

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WARRANT ARTICLE PETITION

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Petitioner: John Rosenblatt Address: 6 Greenbrook Dr

Date Submitted: 3/18/24

Page 6 of 21

	Signature	Address	Precinct
✓	OSAMWONYI UWAIFO	159 HOWLAND RD	
✓	Kerry Marrocco	40 Adams St	
✓	Charles Gay FHY	342 Milton St	
✓	Jim Perry	27 Robert Rd	
✓	ADAM GUSTOWSKI	770 TURNPIKE ST	
✓	ADAM2 GUSTOWSKI	770 turnpike st	
✓	Carolne Peucker	15 Fitzpatrick	
✓	Jennifer Hwang	61 Edgewood Ave	
✓	SERGIO GONZALEZ	82 Rosewood	
✓	MARIA RUIZ	82 Rosewood	
✓	Deborah McDonnell	31 Brento St	
✓	Yolanda Spencer	17 Seafeld Dr	
✓	Debra Flynn	6 Doty Dr	
✓	SELENE TSURKE	105 Curtis Ave	
✓	FRANK MORRIS	93 Bradford St	

WARRANT ARTICLE PETITION

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Petitioner: Johna Rosenblatt Address: 6 Greenbrook dr

Date Submitted: 3.18.24

Page 7 of 21

	Signature	Address	Precinct
✓	Suzanne Washburn	17 Dexter St.	
✓	Cory Washburn	17 Dexter St.	
✓	Elizabeth R. Faith	52 Troobridge	
✓	Dalia Louro-Lopes	157 Tamarack Dr	
✓	Amanhao Lopes	157 Tamarack Dr	
✓	Kathryn E. Zimmerman	10 Walters Way	
✓	Kisa Lyons	104 Curtis Ave	
✓	Nanah Lyons	104 Curtis Ave	
✓	Robyn Drainville	103 A Kim Terrace	
✓	PETER FASANO	104 RAYBURN RD	
✓	ANNIE DOOLEY	398 WALNUT ST.	
✓	Martha Joseph	803 Timpke St	
✓	Laura Ann	49 Walnut St	
✓	Jorena Lopes	60 Bergeron Way	
✓	LAURA KISOR	178 Canton St	

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Petitioner: John Rosenblatt Address: 6 Greenbrook dr

Date Submitted: 3.18.24

Page 8 of 21

	Signature	Address	Precinct
✓	FRANK MORRIS JR.	171 CANTON ST	5
✓	LAUREN MORRIS	93 BRADFORD ST	5
✓	Richard Cole	15 Waters way	
✓	Julie White	18 Prospect St	
✓	GREG WHITE	18 PROSPECT ST.	
✓	Don CHOJNOWSKI	80 Bancroft Rd	
✓	SARA SULLIVAN	1201 TURNING ST	
✓	DIANE LEVINE	83 MARION AVE	
✓	Ethel Buggs	9 Duggan St	
✓	Leavelle Fournier	85 CUMMINS ST	
✓	Liffany Middleton	87 Seaver St.	
✓	Margaret Ligne	565 Sumner St	
✓	James [unclear]	14 Holding Rd	
✓	David [unclear]	14 Holding Rd	
✓	MORDECAI AUSTRIE	44 parkus st	

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Petitioner: Johna Rosenblatt Address: 6 Greenbrook dr

Date Submitted: 3.18.24

Page 9 of 21

Signature	Address	Precinct
<input checked="" type="checkbox"/> <u>Richard Tobin</u>	<u>68 Third St.</u>	
<input checked="" type="checkbox"/> <u>Chris Tobin</u>	<u>9 Fords Run</u>	<u>3</u>
<input checked="" type="checkbox"/> <u>CHRISTINE TOBIN</u>	<u>68 Third St.</u>	
<input checked="" type="checkbox"/> <u>FRED TOBIN</u>	<u>68 Third St.</u>	
<input checked="" type="checkbox"/> <u>Don Abbeney</u>	<u>28 Camlit Ct</u>	
<input checked="" type="checkbox"/> <u>Jaye Bornstein</u>	<u>21 Brewster Rd</u>	
<input checked="" type="checkbox"/> <u>Kerrie Sellers</u>	<u>39 Kings Dr</u>	
<input checked="" type="checkbox"/> <u>SHARLEN KEANEY</u>	<u>78 Clapp St.</u>	
<input checked="" type="checkbox"/> <u>JAMES M DANL</u>	<u>78 Clapp St.</u>	
<input checked="" type="checkbox"/> <u>Stacey Shore</u>	<u>59 Queens Anneway</u>	<u>1</u>
<input checked="" type="checkbox"/> <u>MATT BROWN</u>	<u>23 SANDER LANE</u>	
<input checked="" type="checkbox"/> <u>Phillip Nardi</u>	<u>33 Station St</u>	
<input checked="" type="checkbox"/> <u>Raul Carr</u>	<u>92 Golden Rd</u>	
<input checked="" type="checkbox"/> <u>Stephanie Ballester</u>	<u>75 Walnut Ct.</u>	
<input checked="" type="checkbox"/> <u>FRANK MACDONNELL</u>	<u>30 STOUGHTON ST</u>	

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WARRANT ARTICLE PETITION

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Petitioner: John Rosenblatt Address: 6 Greenbrook Drive

Date Submitted: 3.18.24

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Signature	Address	Precinct
✓ <u>Chris R. Christine Russo</u>	<u>289 Morlon St.</u>	
✓ <u>Melanie Rapch</u>	<u>26 Dean Rd</u>	
✓ <u>Jandy Meneses</u>	<u>313 Powell St</u>	
✓ <u>M. J. M. Kelly</u>	<u>12 Pierce St</u>	<u>2</u>
✓ <u>Debra Collins</u>	<u>206 Piskus St.</u>	
✓ <u>John Tracki</u>	<u>89 Ralphman Dr</u>	<u>7</u>
✓ <u>Ellen Tracki</u>	<u>89 Ralphman Dr</u>	<u>7</u>
✓ <u>Ben Huang HWANG</u>	<u>61 Edgewood</u>	
✓ <u>Christina Hukic</u>	<u>120 Duly Dr. Ext.</u>	
✓ <u>GINA Finjo</u>	<u>21 Anglos Rd</u>	
✓ <u>David Christos</u>	<u>30 McBarrey Rd</u>	
✓ <u>Suki Torres</u>	<u>87 Fairbridge Cir</u>	
✓ <u>Angelos Cuesta</u>	<u>14 Richard Rd</u>	
✓ <u>Selene DuRaine</u>	<u>106 Hayesburg</u>	
✓ <u>Sue Reed</u>	<u>74 Oriole Rd</u>	

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Petitioner: John Rosenblatt Address: 6 Greenbrook dr

Date Submitted: 3.18.24

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Signature	Address	Precinct
✓ Ann Lepore	18 HOLLAND AVE	
✓ Susan Lepore	78 HOLLAND AVE	
✓ Sunday Agap-Jennell	92 Blackstone St	
✓ GEORGE BARES	406 WEST ST	
✓ Seth Beeton	548 PINE ST	
✓ ShaKeisha Thomas	101 WINTER ST	
✓ Joe Giffey	3 1/2 VICK AVE	
✓ Marlon Lapeere	29 SUMMIT ST	
✓ Eugene Doherty	37 Fitzpatrick St	
✓ JOHN KERRICAN	39 CHARLES CIR	
✓ James J. Mc	121 WILSON ST	
✓ Margaret Lane	199 Willow St Stoughton	
✓ WILLIAM FIDLER	33 DECORA DR, STOUGHTON	
✓ ANTOINETTE FIDLER	33 DECORA DR.	
✓ JOHN E. CAMARA	55 BLACK ST	

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Petitioner: Johna Rosenblatt Address: 6 greenbrook dr

Date Submitted: 3.18.24

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	Signature	Address	Precinct
✓	Dennis Wright	92 McNamee	
✓	Lynne McCormack	94 Curtis Ave	
✓	William McCormack	94 Curtis Ave	
✓	Frank McNamee	94 Curtis Ave	
✓	Larry Nij	25 Curtis Ave	
✓	Bob Ryan	35 Curtis Ave	
✓	Linda Sadur	73 Curtis Ave	
✓	Mitra Guobadi	89 Curtis Ave	
✓	Richard Fitzgerald	85 Curtis Ave	
✓	Genda Patterson	125 Curtis Ave	
✓	Jae Dillion	125 Curtis Ave	
✓	Diana Marcal	135 Curtis Ave	
✓	Joao Marcal	135 Curtis Ave	
✓	Kuslana Nyaslovsky	155 Curtis Ave	
✓	Fred Traynor	179 Curtis Ave	

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Petitioner: Ushra Rosenblatt Address: 6 Greenbrook Dr

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	Signature	Address	Precinct
N	Ashley Painten	4941 Morton St	
✓	PHILIP FRIEND	60 Ewing Dr.	
✓	Cheryl Oliver	282 Wm Kelley R.	#2
✓	Alexander Blum	282 Wm Kelley R.	
✓	AMRE M. BILWARI	547 Canton St	
✓	Ernest J. Poillucci	542 Canton St	
✓	Susan Moore	14 Christie Murphy	#2
✓	Maria A. FARRIA	99 CANTON ST	Stoughton
✓	PAN KEN	100 W Kel	39 Grove
✓	Carol Loucker	318 Walnut St	
✓	Orla Symms	44 Rose St	
✓	Richard HUNN	183 1/2 Sqa St	
✓	Debra Conner	81 Summer St apt 2	
✓	Michael Spellman	831 Burkle	
✓	Luis Diaz	5412 Stagecoach Rd	

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Petitioner: John Rosenblatt Address: 6 Greenbrook Dr

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Signature	Address	Precinct
✓ GAIL PIATKOWSKI	86 YORK ST	1
✓ SUZANNE WASHBURN	17 DEXTER ST	
✓ MARJORIE WALSH	35 LACIVITA CT	
✓ James A. Jones	36 Mayflower	
N Joao A. Marcia	86 Cadumbia St	
N Lonnie Thompson	50 Stagecoach Rd	
✓ Owen M. E.	4 Carpen St	
✓ Catherine Kelley	45 Drake Ave	
✓ LINDA DOLIN	140 STATION ST	
✓ HORNE ESTABROOK	140 STATION ST	
✓ Victoria Spector	197 Britton Ave	apt 205
✓ Richard A. Scylla	582 School St	
✓ Maria L. Monaco	525 Pleasant St	
✓ Hayden Shadel	64 McEachern Drive	
✓ Michael McLaughlin	521 Treely Dr	

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Petitioner: Johna Rosenblatt Address: 6 Greenbrook Dr

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Signature	Address	Precinct
✓ Valerie Cohen	8 Hunt Drive	5
✓ Pamela Dressler	6 Rideout Lane	5
✓ Stanislas Nadeau	9 Rideout Lane	5
✓ Sandra Cohen	69 Hunt Dr	5
✓ Pat Flaherty	58 Brock St.	5
✓ Craig Cohen	8 Hunt Dr	5
✓ Nancy Travers	9 Hunt Dr	5
✓ Rebecca W. Bow	17 Taylor Way	5
✓ FORTUNATO ALVES	380 PARK ST	
✓ Mark Dressler	6 Rideout Ln	5
✓ Thomas Jones	6 Wilson Ct.	
✓ Sherese Ross	704 Washington St.	
✓ Vivian Smith	10 Harwich Ln	
✓ Erin Morrow	38 Thompson Ct	
✓ Jon Alves	3 Park St.	

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Signature	Address	Precinct
<u>[Signature]</u>	<u>483 Pleasant</u>	
<u>[Signature]</u>	<u>63 Chapman Rd</u>	
<u>[Signature]</u>	<u>63 Chapman Rd</u>	
<u>CLIFF CYR SR</u>	<u>149 4th St</u>	
<u>[Signature]</u>	<u>149 4th St</u>	
<u>[Signature]</u>	<u>211 Central St</u>	<u>1</u>
<u>Masi Desmond</u>	<u>241 Central St</u>	<u>1</u>
<u>Sandy Desmond</u>	<u>241 Central St</u>	<u>1</u>
<u>[Signature]</u>	<u>60 Park Street</u>	
<u>[Signature]</u>	<u>60 Park St apt 2</u>	
<u>Boyd Wells</u>	<u>111 Birch St</u>	<u>3</u>
<u>[Signature]</u>	<u>369 Turnpike St</u>	
<u>Daniel Hukins</u>	<u>191 Ash St</u>	<u>3</u>
<u>Carolyn Holmes</u>	<u>191 Ash Street</u>	<u>3</u>
<u>[Signature]</u>	<u>95 Chapman</u>	<u>3</u>
<u>Burke Z. Calusky</u>	<u>428 CHAPMAN RD</u>	<u>2</u>

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<u>Anthony Dato</u>	<u>75 Wheeler Cr</u>	
<u>Frank Terry</u>	<u>97 Atkinson Ave</u>	
<u>Chay Nguyen</u>	<u>7 Depken Circle</u>	
<u>Chay Nguyen</u>	<u>117 Greenbrook Dr.</u>	
<u>MT Hoases</u>	<u>406 Technology Center</u>	
<u>ADONIAS TIBURCIO</u>	<u>8 OLD MAPLE ST</u>	<u>1</u>
<u>Anela Tibitskoy</u>	<u>204 Greenbrook Dr</u>	<u>4</u>
<u>Batoul Al Halgued</u>	<u>30 Ash Park St</u>	
<u>Sharon Rankin</u>	<u>147 Wheeler Circle</u>	
<u>Dennise Johnson</u>	<u>21 Blue Jay Circle</u>	
<u>Annie Burke</u>	<u>48 Old Maple St</u>	<u>1</u>
<u>Susan Allen</u>	<u>83 Paul St</u>	
<u>William Allen</u>	<u>500 Canton St</u>	<u>8</u>
<u>Jay Allen</u>	<u>500 Canton St</u>	
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Article (ID)

ARTICLE 71 - CLIMATE ACTION PLAN COMMITTEE PROPOSED MOTION: That the Town vote to dissolve the Climate Action Committee that was established in Town meeting May 2023 and comprised of (9) nine members, as follows: 1. The Town Energy Manager, 2. One member to be a Town employee appointed by the Town Manager, 3. One member to be appointed by the Stoughton Energy and Sustainability Committee and 4. (6) Six members to be appointed by the Select Board following posting of openings.

PROPOSED ARTICLE: Whereas this is an article proposal to dissolve the Climate Action Committee for the following reasons:

- (1) Said committee was formed for the purpose of gathering information and reporting back to Town meeting at no cost to the taxpayer. Now said committee is seeking \$100k of taxpayer monies to hire a consultant to do what the committee was charged to do themselves. Furthermore much of this information is already available in the Town Hall.
- (2) This committee is one-sided and completely intolerant of diversity of thought or the DEI concept as certain members were prevented from joining.
- (3) Said committee has not conducted itself according to the standards governing Town Committees and has condoned behavior that has not met that standard.
- (4) Overstepping the purview of the Article that was passed (71).

Petitioner: Johna Rosenblatt Address: 69 Greenbrook Dr

Date Submitted: 3.18.24

Page 18 of 21

Signature	Address	Precinct
Richard L. Schaffer Jr.	125 CLARK	4
Philip Gatten	818 WASHINGTON ST	5
Charles Long	SAMES DR	4
Daniel Long	SAMES DR.	4
Adrian D. Kamm	1458 WEST 8 th	4
Walter C. Platt	769 Highland St.	4
Condy R. Nator	769 Highland St.	4
MARK SCHOFER	61 Ames Dr	4
Nadine Schefner	61 Ames Dr	4

WARRANT ARTICLE PETITION

TO THE PETITIONER: Petitions for articles to appear in a warrant for a Town Meeting shall be signed by registered voters of the Town of Stoughton, showing their names, address and precinct number, if known. The number of signatures required for inclusion in a warrant are as follows: ANNUAL TOWN MEETING – minimum of ten; SPECIAL TOWN MEETING – 100 for inclusion in a warrant opened at the discretion of the Board of Selectmen; MANDATED SPECIAL TOWN MEETING – 200 or more will require the Board of Selectmen to call a Special Town Meeting within 45 days of receipt of the petition. It is advised to obtain twenty-percent additional signatures to allow for unqualified signatures. The complete text of the article must appear on each sheet bearing signatures and each sheet shall be numbered consecutively. The name of the PETITIONER of Record and his or her address shall be clearly indicated; otherwise the first person to sign the petition will be designated as the petitioner.

To the honorable Board of Selectmen:

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Petitioner: John Rosenblatt Address: 6 Greenbrook Dr

Date Submitted: 3-18-24

Page 20 of 21

	Signature	Address	Precinct
✓	Jean L. Lincoln	222 Perry St.	
✓	Robert Johnson	55 Cashway St	4
✓	Steve Marchese	251 PERRY ST	5
✓	Don Schwen	79 King St.	5
✓	Kristine Kennedy	1168 plume Dr	5
✓	Will O'All	100 Forest Rd.	4
✓	Dan Sosa	70 Janine Ln	6
✓	Shamail Davis	105 Edward Keller	6
✓	EDMANUELL KATONOU	815 Washington St	
✓	Kathy Lee	105 GAY ST, STOUGHTON	
		24 Bird Street	

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- (4) Overstepping the purview of the Article that was passed (71).

RECEIVED
 STOUGHTON, MASS
 2024 MAR 18 P 4: 07
 OFFICE OF
 THE TOWN CLERK

Petitioner: Johna Rosenblatt Address: 6 Greenbrook Dr

Date Submitted: Mar 18, 2024 Page 21 of 21

Signature	Address	Precinct
Elizabeth R. Leiber	95 Ryan Rd.	
Parla Wedge	83 Ryan Rd	
Linda Twomsey	84 Ryan Rd.	
Rob Palma	20 MacArthur St	
Johna Rosenblatt	6 Greenbrook Dr	
JOHN L VALENTINE	6 GREENBROOK DR	
GEORGE MUIFORD	115 CURTIS AVE	
MARIA MUIFORD	115 CURTIS AVE	
JUAN FOX	624 Pleasant St	1
Linda Tracy Brown	10 Robin Circle	
Dorothy Tracey	10 Robin Circle	

Article 12

**THE TOWN OF STOUGHTON
AND
THE STOUGHTON POLICE SUPERIOR OFFICERS, MCOP, LOCAL 461**

This Memorandum sets forth the material terms of a successor collective bargaining agreement reached between the negotiating teams for the Town of Stoughton (the "Town") and the Stoughton Police Superior Officers, Massachusetts Coalition of Police (MCOP), Local 461 (the "Union"), subject to ratification by the Union membership of the Union, approval by the Select Board, and funding by the Town Meeting as required by law.

The Collective Bargaining Agreement which expires on June 30, 2024 shall be extended without change for a period of 3 year(s) except as provided herein. The following provisions represent the material changes in the parties' agreement for an agreement through June 30, 2027.

GENERAL AGREEMENTS

In addition to the amendments noted below, the parties agree to integrate this Memorandum of Agreement with the existing Collective Bargaining Agreement, as well as make non-substantive modifications to the form of the agreement to correct typographical and grammatical errors, as well as to delete old, inapplicable language and update the table of contents. The parties further agree that the numeration of articles will be modified from Roman numerals to Arabic numerals. The parties agree to reorganize the articles to be in a more logical order, such as Duration as the last article.

ARTICLE II – DISCIPLINARY ACTION

Amend Article II, section A, by deleting section A in its entirety and replacing it with the following:

Section A. The Town agrees that no permanent employee(s) appointed or promoted prior to the removal of the Town from Civil Service shall be charged, suspended, removed, dismissed, or discharged in any manner without formal notification, mirroring those formerly provided under the Civil Service Laws, Rules and Regulations per MGL Chapters thirteen (13) and thirty-one (31). These employees shall retain the option to exercise their right to appeal discipline imposed to the Civil Service Commission, or alternatively may do so through the grievance procedure. Written and/or oral reprimands shall not be considered disciplinary actions for the purpose of this Article.

Section B. Employees employed or promoted after the revocation of civil service shall not be disciplined, suspended or discharged except for just cause. Written and/or oral reprimands shall not be considered disciplinary actions for the purpose of this Article.

Section C. The Town agrees that any interview(s) or hearing(s) attendant to a disciplinary action, an employee(s) shall have the opportunity to secure the services of Counsel of his choosing to be present for his representation at all proceedings.

ARTICLE VII – INJURY AND SICK LEAVE

Amend Article XII, by deleting section 4 in its entirety, as shown below

~~Section D. Effective July 1, 1991, employees with perfect attendance in any two consecutive calendar months shall have eight (8) hours (one (1) day) added to their vacation time with a maximum accumulation of 48 hours (six (6) days) per fiscal year. Earned hours must be taken individually in the same fiscal year they are earned. Any fraction or portion of earned time less than 8 hours may be carried over to the next fiscal year. In the event earned time for the month of June increases an amount less than 8 hours to an amount of 8 hours or more, then that earned time may be carried over. Further, earned time will be granted in accordance with Article XVI, Section 2.~~

and replacing it with the following new Section D:

Section D. Any employee(s) with perfect attendance at work in one (1) calendar month shall have 4 hours (1/2 a day) added to their vacation time as earned time, up to a maximum of 48 hours (6 days) per year. This additional time must be taken in the same calendar year that it is earned. The taking of the personal day allowed under this agreement shall not interrupt the employee's perfect attendance record.

ARTICLE XIV - UNIFORMS AND EQUIPMENT

Amend Article VIII by adding a new section 10 as follows:

Section 10. Employees hired by the Town of Stoughton, who are not required to attend the Municipal Police Training Committee Academy or equivalent, but who separate from service prior to completing five (5) years of service with the Town, shall be responsible to reimburse for costs associated with the initial uniform and equipment issue in accordance with the below sliding scale.

<u>Separation</u>	<u>Amount Owed</u>
0-1 years	\$1,500.00
1-2 years	\$1,200.00
2-3 years	\$900.00
3-4 years	\$600.00
4-5 years	\$300.00
5 years +	\$0.00

The parties acknowledge that such reimbursement will be deducted from the employee's final paycheck as a legal offset. Further, the employee will be required to remit payment to the Town within one week after their separation in the event the final paycheck does not cover the owed reimbursement amount subject to this agreement. In order to comply with Massachusetts Wage and Hour Laws, all employees must execute an individual

agreement at the beginning of their employment in which they acknowledge and agree that deductions will be made from their final paycheck if they have not completed enough service with the Town to meet the criteria laid out for forgiveness of their debt to the Town for the costs of the initial uniform and equipment issue.

ARTICLE XV – GRIEVANCE PROCEDURE

Amend the eighth paragraph of Article XV by striking the reference to the Civil Service Personnel Rules and Regulations as follows:

The grievance and arbitration procedure hereunder shall not apply to any action of the Town which is subject to the review of the Contributory Retirement Board ~~or Civil Service Personnel Rules and Regulations.~~

ARTICLE XVII – WAGES

Amend Article X, section 1, by deleting section 1 in its entirety and replacing it with the following:

SECTION 1.

The pay schedule, which includes AED, Weapons, EMD, stipends previously rolled into base wages, for fulltime regular Superior Officers shall be set forth on Attachment A reflecting the following base wage increases:

Effective July 1, 2024, increase rates set forth in Attachment A by a base wage increase of 2.0% plus a 0.5% market adjustment. *Note: the percentages are to be added together prior to adjusting the wage scale.*

Effective July 1, 2025, increase rates set forth in Attachment A by a base wage increase of 2.0% plus a 0.5% market adjustment. *Note: the percentages are to be added together prior to adjusting the wage scale.*

Effective July 1, 2026, increase rates set forth in Attachment A by a base wage increase of 2.0% plus a 1.0% market adjustment. *Note: the percentages are to be added together prior to adjusting the wage scale.*

Amend Article X, section 2, by deleting section 1 in its entirety

~~Section 2. In the case of an officer being promoted, the promoted officer will be placed at the step in the promoted pay grade that yields a minimum of a 15% increase over the promoted officer's then current rate of pay except that the newly promoted officer's step shall be no higher than the lowest paid existing officer in the promoted rank.~~

and replacing it with the following:

Section 2. In the case of an officer being promoted, the promoted officer will be placed at Step 1 in accordance with the Wage Appendix attached hereto.

ARTICLE XVIII – LONGEVITY

Amend Article XVIII, by deleting sections 1 through 3 in their entirety and replacing them with the following new Section 1:

Section 1. Effective July 1, 2024, the Longevity Steps shall be placed on the salary scale with the following percentages to be applied for each step from the step that precedes it as follows:

- A. After five (5) years of service - one percent (1%)
- B. After twelve (12) years of service - one and one half percent (1.5%)
- C. After eighteen (18) years of service - two and one half percent (2.5%)
- D. After twenty-five (25) years of service - three and one-quarter percent (3.25%)

For historical purposes, the parties acknowledge and agree that the annual lump sum longevity payments were eliminated and replaced by the above percentages.

ARTICLE XXI – SECONDARY EDUCATION AND LEAVES OF ABSENCE WITHOUT PAY

Amend Article XXI, section 1, by deleting sections C-D in their entirety, as shown below:

~~D. The Town agrees to provide the following educational incentive benefits to employees who are not entitled to benefits pursuant to G.L. c. 41, §108L, because of the officer's date of hire or failure to enroll in qualifying course of study prior to October 1, 2009. The employee may be required to provide the Town with information sufficient to demonstrate that the program meets all such standards, requirements and qualifications.~~

~~i. Associate's Degree in Criminal Justice:~~

Effective June 30, 2016:	\$2,000.00
Effective July 01, 2017:	\$2,500.00
Effective July 01, 2018:	\$3,000.00

~~ii. Bachelor's Degree in Criminal Justice:~~

Effective June 30, 2016:	\$4,000.00
Effective July 01, 2017:	\$5,250.00
Effective July 01, 2018:	\$6,500.00

~~iii. Master's Degree in Criminal Justice or Public Administration:~~

Effective June 30, 2016:	\$7,000.00
Effective July 01, 2017:	\$8,250.00
Effective July 01, 2018:	\$9,500.00

~~Payment pursuant to this section for educational incentives will be paid in the fiscal year following completion of the degree in accordance with the method of payment used for~~

~~payments pursuant to M.G.L. c. 41, § 108L; provided that employee has previously advised the Chief of Police, by January 1, that he/she expects to obtain a degree by the end of that fiscal year. An employee failing to give the Chief of Police the requisite notice may, at the Town's discretion, have payment of the educational incentive benefit delayed for one fiscal year (with the employee, therefore, receiving a double payment in the following fiscal year).~~

and replacing it with the following:

Effective July 1, 2024, all current and future eligible employees covered by this Agreement in lieu of Police Career Incentive Pay Program, or "Quinn Bill", benefits under M.G.L. Chapter 40, Section 108L (the "Quinn Bill" statute), shall be entitled to the following educational incentive if achieving a degree from fully accredited college or university, in a qualifying major as follows:

1. Employees with an "Associates Degree" from an accredited educational institution will be paid an amount equivalent to ten percent (10%) of the employee's base pay.
2. Employees with a "Bachelor's Degree" from an accredited educational institution will be paid an amount equivalent to twenty percent (20%) of the employee's base pay.
3. Employees with a "Master's Degree" or a "Juris Doctor" from an accredited educational institution will be paid an amount equivalent to twenty-five percent (25%) of the employee's base pay.

Qualifying majors shall be limited to the following:

- 1.
2. Criminal Justice
3. Criminology
4. Law
5. Crime Studies
6. Public Administration
7. Government Administration
8. Natural Sciences (Biology, Chemistry, Physics)
9. Social Work
10. Sociology
11. Social Science
12. Psychology
13. Business
14. Finance
15. Economics
16. Accounting
17. Business Administration
18. Engineering
19. Mathematics
20. English
21. Education
22. Communications
23. Public Policy
24. Paralegal Studies

25. Computer Science
26. Emergency Management
- 27.
- 28.
29. Other degrees approved by the Chief of Police in the Chief's discretion, which decision shall be final and not appealable and shall not be subject to the grievance and arbitration provisions of the contract.

Payment pursuant to this section for educational incentives will be paid in the fiscal year following completion of the degree in accordance with the method of payment used for payments pursuant to M.G.L. c. 41, § 108L; provided that employee has previously advised the Chief of Police, by January 1, that he/she expects to obtain a degree by the end of that fiscal year. An employee failing to give the Chief of Police the requisite notice may, at the Town's discretion, have payment of the educational incentive benefit delayed for one fiscal year (with the employee, therefore, receiving a double payment in the following fiscal year).

ARTICLE XXII - SPECIALIST

Amend Article XXII, section 1, by deleting sections C.-H in its entirety as shown below:

C. TRAINING OFFICER

~~The Training Officer will be paid at the rate of Nine Hundred Dollars (\$900.00) per year for his duties subject to recall at the request of the Chief of Police without regard to the minimum recall provisions of the overtime section of this contract. Effective July 1, 2017, said amount will be increased to Two Thousand Dollars (\$2000.00) per year. Effective July 1, 2018, said amount will be increased to Two Thousand Four Hundred Dollars (\$2400.00) per year.~~

D. DOG HANDLER

~~The Dog Handler shall be paid at the rate of Nine Hundred (\$900.00) dollars per year, subject to recall at the request of the Chief of Police without regard to the minimum recall provisions of the overtime section of this contract.~~

E. PUBLIC RECORDS/ACCREDITATION OFFICER

~~Effective July 1, 2017, the Public Records/Accreditation Officer will be paid at the rate of One Thousand Dollars (\$1000.00) per year for his duties, subject to recall at the request of the Chief of Police without regard to the minimum recall provisions of the overtime section of this contract. Effective July 1, 2018, said amount will be increased to One Thousand Two Hundred Dollars (\$1200.00) per year.~~

F. FIREARMS LICENSING OFFICER

~~Effective July 1, 2017, the Firearms Licensing Officer will be paid at the rate of Two Thousand Dollars (\$2000.00) per year for his duties, subject to recall at the request of the Chief of Police without regard to the minimum recall provisions~~

~~of the overtime section of this contract. Effective July 1, 2018, said amount will be increased to Two Thousand Four Hundred Dollars (\$2400.00) per year.~~

~~G, SEX OFFENDER REGISTRY OFFICER~~

~~Effective July 1, 2017, the Sex Offender Registry Officer will be paid at the rate of Two Thousand Dollars (\$2000.00) per year for his duties, subject to recall at the request of the Chief of Police without regard to the minimum recall provisions of the overtime section of this contract. Effective July 1, 2018, said amount will be increased to Two Thousand Four Hundred Dollars (\$2400.00) per year;~~

~~H. FLEET MAINTENANCE SUPERVISOR~~

~~Effective July 1, 2017, the Fleet Maintenance Supervisor will be paid at the rate of Two Thousand Dollars (\$2000.00) per year for his duties, subject to recall at the request of the Chief of Police without regard to the minimum recall provisions of the overtime section of this contract. Effective July 1, 2018, said amount will be increased to Two Thousand Four Hundred Dollars (\$2400.00) per year. MCOP Local 461 agrees that the Town can civilianize the fleet maintenance duties in its discretion and that upon doing so the stipend for the officer serving as Fleet Maintenance Supervisor shall end.~~

ARTICLE XXIII – LEAVE OF ABSENCE WITHOUT PAY

Amend Article XXIII, Section A by striking the reference to the Department of Civil Service as follows:

A Town employee who desires to engage in a course of study intended to increase his/her usefulness to the Town service, or for any other reason considered beneficial to the service may, upon recommendation of the Appointing Authority, be granted a leave of absence without pay for a period not to exceed six (6) months, ~~provided such extended leave is approved by the Department of Civil Service.~~ Upon the expiration of such leave, the employee shall be reinstated to the position he/she occupied at the time leave was granted and without loss of seniority rights. If necessary to the efficient conduct of the Town's business, employees on leave may be notified to return to their service prior to the time of the expiration of the leave. Should he/she fail to return within a reasonable time after such notification, the Appointing Authority may declare the position vacant and proceed to fill same in the usual manner.

AMEND ARTICLE XXXII, PROMOTIONAL OPPORTUNITIES:

Amend Article XXXII, as shown below, in its entirety

~~The Town shall request from the Massachusetts Human Resources Division and have administered promotional examinations for the Civil Service position of Lieutenant every two years regardless of available positions.~~

and replacing it with the following:

Section 1. The purpose of the promotional process is to identify the most qualified individual for promotion to Lieutenant without regard to personal preference, prejudice or unsubstantiated opinions.

Section 2. At least ninety (90) calendar days prior to any written promotional exam for Lieutenant, the department will announce by posting a notice including: (i) the title of the position; (ii) the eligibility requirements; (iii) description of the duties of the position; (iv) the date, time and location of the examination; (v) study materials;

Section 3. The cost of the examination and assessment center shall be borne by the employee, up to a maximum of \$150.

Section 4. Such notice will be posted conspicuously in the police station and emailed to all eligible employees. Eligible employees who are out of work due to illness, injury, active military leave or other long-term absences shall be mailed and/or emailed a copy of the examination notice at their last known address or email address.

Section 5. All candidates must notify the Police Chief in writing of their interest in taking the exam at least sixty (60) calendar days prior to the test date.

Section 6. The Chief of Police shall convene a promotional board. Said promotional board should consist of one (1) Massachusetts Municipal Police Officer one above the rank of the position being interviewed for, Town Manager or his/her designee, the Deputy Chief, the Chief of Police.

Section 7. Interviews shall be conducted, and the applicant(s) shall be graded based upon the following criteria: (i) job performance, 15% of grade based on a rubric defining the evaluation criteria for said section*; (ii) education, experience, seniority and formal MPTC Training 15% of grade; (iii) results of the board interviews 20% of grade; and (iv) Assessment Center results: 50% of grade, to consist of 25% written test and 25% oral exercise. A passing score of at least seventy percent (70%) on both sections of the Assessment Center, taken first, is required to remain eligible in any other portion of the promotion process. The interviews and oral exercises will be a/v recorded, and notes/scores/ranks of all panelists shall be retained. Further, a union representative will have the right to observe provided said representative is not a candidate for promotion. One (1) union representative may be present in the Assessment Center during the exercises, provided said representative is not a candidate for promotion, but deliberations shall be private.

Section 8. After the results of the above criteria are established, the Chief shall establish a list with the top three (3) scores on same.

Section 9. This list shall be forwarded to the Town Manager, together with the Chief's recommendation, if any.

Section 10. The Town Manager, the Appointing Authority pursuant to the Stoughton Town Charter, shall make his/her appointment in accordance with the above criteria.

Section 11. Once established, this list shall be maintained for a period of two years unless all passing candidates have been exhausted.

Section 12. Employees participating during the written exam, assessment center, and board interviews on a day in which they're scheduled to work, shall receive that day off without charge to their accrued time off.

Section 13. An examination for the rank of Lieutenant shall be held at least every two years regardless of available positions. Either party may request a one (1) year extension of the list and upon mutual agreement, said list may be extended.

NEW ARTICLE – REVOCATION OF CIVIL SERVICE

Amend Agreement to add a new article, Article XXXIII as follows:

ARTICLE XXXIII

REVOCATION OF CIVIL SERVICE

SECTION 1. The revocation of the Civil Service statute shall not affect any contractual or civil service rights which may have come into existence between the Town and any person employed as of the date of revocation, as a result of the original acceptance of such law, pursuant to GL c.4, Section 4B, clause (e). For persons appointed or promoted following revocation, the requirements of the collective bargaining agreement shall apply.

NEW ARTICLE – SENIORITY

Amend Agreement to add a new article, Article XXXIV as follows:

ARTICLE XXXIV

SENIORITY

SECTION 1. Seniority within the Stoughton Police Department shall commence from the date of appointment to the Department. In the event that more than one (1) officer was appointed on the same day, seniority will be determined by their respective positions on the Civil Service List if appointed prior to the revocation of Civil Service and will be determined by their respective ranking on the appointment/promotional list under this agreement if appointed after the revocation of Civil Service. In the event of a tie, the Chief of Police shall assign seniority based on the highest academy score.

NEW- LAYOFF AND RECALL

Amend Agreement to add a new article, Article XXXV as follows:

ARTICLE XXXV

LAYOFF AND RECALL

Section 1. Employees appointed or promoted prior to the Town's revocation of the Civil Service statute shall maintain all rights regarding layoffs, recall, inclusion on re-employment and reinstatement lists, lateral transfers, and the procedures under M.G.L. c. 31 governing such matters and any appeal shall continue to apply. Nothing in this article shall be interpreted to diminish or interfere with any rights under Chapter 31 for tenured employees.

Section 2. For employees appointed or promoted after the removal of the department from Civil Service, the term "layoff" means a reduction in the number of employees due to a lack of work, lack of funds, or abolition of position. Said employees shall be subject to the terms of this Section.

Section 3. In the event of a layoff, the least senior employee(s), within rank, shall be laid off first.

Section 4. When feasible, thirty (30) days' advance notice of the contemplated layoff shall be given to the employee in writing, with a copy of such notice to the Union. Notice of recall shall be via certified mail and by email to the employee's last known address and email address, with a copy to the Union President. Any laid-off employee shall notify the Town, in writing, of any change to his/her mailing address and email address.

Section 5. A laid-off employee shall have recall rights for a maximum period of seven (7) years.

Section 6. Recall shall be in order of seniority, within rank, with the employee with the highest level of seniority having the first right of recall. Any ranking officer who bumps to patrol following layoff shall be laid off in accordance with seniority, namely said ranking officer may only bump patrol officers with less seniority. Recall notice shall be by first-class mail, certified mail, return receipt requested, email and text message, provided said contact information has been provided by the employee to the Town.

Section 7. A recalled employee shall notify the Town Manager within twenty-one (21) calendar days of receipt of the recall of their intention to return to the Stoughton Police Department.

Section 8. Any person failing to exercise such recall opportunity within such twenty-one (21) day period shall be deemed to have waived their right of recall for that vacancy, except under the following circumstances: (i) an employee is on active duty in the military for an enlistment period; (ii) an employee who is obligated by contract to

continue in the employ of another employer shall have the right to maintain eligibility for the next vacancy, should the Town fill the current vacancy from the recall list or otherwise. The employee shall have at least 60 days upon confirmation of recall to return to work.

Section 9. The recalled employee may, within the twenty-one (21) day period, request the Town Manager in writing an extension of time to return to work in Stoughton for exigent reasons, which shall be specified. In considering any such request, the Town Manager shall weigh specific exigent circumstances justifying an extension and the Town's need to fill a vacancy.

Section 10. Prior to the laid-off employee returning to work, the employee must attest that said employee has had no contacts with police that would have been reportable pursuant to Departmental policy had said employee not been laid off or which would have triggered reporting to the Massachusetts Peace Officer Standards and Training (POST) Commission.

Section 11. If two employees have equal length of service in grade, the employee with the less total service with the Department shall be affected by the layoff. If equal in length of service within grade and with the Department, then the person with the highest academy score.

Section 12. Laid off employees upon recall shall complete the necessary requirements for all licenses or certifications within ninety (90) days of recall, unless otherwise impractical and/or an extension is approved by the Police Chief.

Section 13. Laid off employees shall be required to notify the Town of changes to his/her contact information. Mailing of recall notices to the last known address on file with the Town shall be deemed received by the laid off employee.

Section 14. Prior to the laid-off employee returning to work, the employee must attest that said employee has had no injuries or illnesses during the laid off period which would impact the employee's ability to perform the duties of a police officer or which may remain latent.

NEW ARTICLE XXXVI – BODY CAMERAS

Amend Agreement to add a new article, Article XXXVI as follows:

ARTICLE XXXVII

BODY CAMERAS

Section 1. The Town may, at its discretion, require officers to wear body cameras and equip vehicles with cruiser cameras. The footage may be used for all such purposes as described in the agreed upon policy, including but not limited to imposing discipline and supporting official investigations. Employees are PROHIBITED from removing, damaging, altering, or attempting to alter, disabling and/or attempting to disable any body

or dash camera device. Each officer must report any malfunction of, or damage to, the device, immediately upon discovery.

Section 2. The parties have agreed to a policy and procedure for the implementation of body worn cameras and dash cameras. However, the parties acknowledge that upon selection and purchase of the particular technology, further impact bargaining may be required and, as such, is agreed to by the parties.

Section 3. In exchange for, and expressly contingent on agreement to the policies and procedures set forth in this Article and incorporated herein by reference, the Town shall provide a one-time base wage increase of two (2%) percent effective July 1, 2025 or upon implementation of the program, whichever shall occur first. Note: this percentage is to be added to the base wage increases for July 1, 2025 in Article X prior to adjusting the wage scale.

ARTICLE XXXIII – DURATION OF AGREEMENT

Amend Preamble and ARTICLE XXXIII and other applicable provisions, to strike existing dates and replace with “July 1, 2024” and “June 30, 2027” as applicable. Renumber Duration to XXXVII due to the new Articles above.

OTHER AGREEMENTS

1. The parties agree to implement 911 Regionalization without the need to further impact bargain the same.
2. The parties agree to implement the reorganization, including the elimination of specialty positions identified herein and reassignment of duties shown on Exhibit A, the Town shall provide:
 - a. a one-time base wage increase of one (1%) percent to Sergeants and Lieutenants effective July 1, 2024;
 - b. a one-time base wage increase of one half (0.5%) percent to Sergeants effective July 1, 2025;
 - c. a one-time base wage increase of two (2%) percent to Lieutenants effective July 1, 2025;
 - d. a one-time base wage increase of two (2%) percent to Lieutenants effective July 1, 2026.

Note: the above percentages are to be added to the percentage base wage increases for July 1, 2024, July 1, 2025, and July 1, 2026 in Article X prior to adjusting the wage scales, e.g. the total base wage increase for July 1, 2024 shall be 2% +0.5%+1% for a total of 3.5%, without a compounding effect.

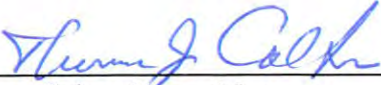
3. Further, regarding the reorganization, the following shall apply:


- a. The reorganization shall occur on or before July 1, 2024 at the Chief's discretion.
4. All patrol sergeants shall engage in a one-time re-bid of shifts by promoted seniority, to go into effect on or before July 1, 2024, at the Town's discretion.
5. Lieutenants shall be assigned to a Monday through Friday administrative schedule.
 - a. Lieutenant tasks proscribed on Exhibit A shall be assigned as follows: The Chief of Police shall have the inherent management right of assignment, provided however, the Chief may consider the following criteria in making appointments to Lieutenant assignments: experience, education, past performance, and the best interests of the Town, which decision shall be final and not subject to the grievance and arbitration provision.
 - b. All lieutenants shall be permitted to swap shift in accordance with existing terms of the collective bargaining agreement, with prior written approval of the Chief or designee.
 - c. All lieutenants shall engage in a one-time shift bid by promoted seniority between days and evenings, provided the following limitations: the RAO/Accreditation shall be assigned to the day shift, at least two lieutenants shall be assigned to the day shift, and at least two lieutenants shall be assigned to the evening shift.
6. The parties agree, as a non-binding measure, to continue to meet and discuss health and wellness programs and standards to further and facilitate better individual health and wellness within the department.
7. The parties agree to meet to develop the rubric outlining the criteria for evaluation of job performance identified in the promotional procedure, which rubric must be implemented on or before December 31, 2025; if the parties fail to agree on a rubric by said date, the Town shall implement its last and final offer.
8. The Town agrees to fund a fourth Lieutenant's position upon execution.
9. The Town agrees to fund a tenth Sergeant's position upon execution.
10. The Town agrees to submit a budget in FY26 for a second Deputy Chief position for consideration by Town Meeting.

THIS AGREEMENT has been duly executed by the authorized representatives of the Town of Stoughton and the Stoughton Police Superior Officers, MCOP, Local 461.


Town of Stoughton

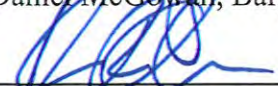
Stoughton Police Superior Officers, MCOP,
Local 461

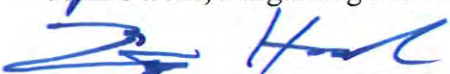

Tom Calter, Town Manager


Daniel Carmichael, President


Roger Hardy, Bargaining Member


Daniel McGowan, Bargaining Member


John Owens, Bargaining Member


Timothy Hansler, Bargaining Member

Date: 1/09/2024.

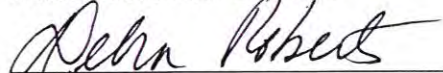
Date: 12/28/2023

RATIFIED:

Stoughton Select Board

By Majority Vote

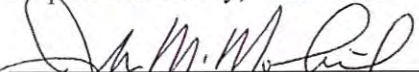
Dated: December 28, 2023



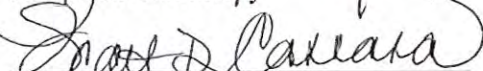
Debra Roberts, Chair



Stephen M. Cavey, Vice Chair



Joseph M. Mokrisky



Scott Carrara

Lou Gitto

Date: _____

Approved as to legal form:



Kate Feodoroff, Labor Counsel


Stoughton Police Superior Officers, MCOP,
Local 461

By Majority Vote

Dated: December 28, 2023



Daniel Carmichael, President



Roger Hardy, Bargaining Member



Daniel McGowan, Bargaining Member



John Owens, Bargaining Member



Timothy Hansler, Bargaining Member

Exhibit A

Lt. A (Admin)	Accreditation RAO Shift Oversight Days
Lt. B (Admin)	Licensing Firearms Alcohol Sex Offender Fleet Management
Lt. C (Admin)	Details Radios Grants Shift Oversight Eves
Lt. D (Admin)	Training Armory Grant on Bullet Resistant Vests Shift Oversight Mids

Sergeant Step 1	2% & \$950 FY24	2.5% + 1% FY25	2.5%+2% Cam + .05 Re-org FY26	3% FY27
Year 1	\$ 92,627.65	\$ 95,892.77	\$ 100,751.17	\$ 103,779.89
Year 5 1%	\$ 93,563.28	\$ 96,851.70	\$ 101,764.74	\$ 104,817.69
Year 12 1.5%	\$ 94,902.34	\$ 98,304.47	\$ 103,291.22	\$ 106,389.95
Year 18 2.5%		\$ 100,762.09	\$ 105,673.50	\$ 109,049.70
Year 25 3.25%	\$ 98,010.72	\$ 104,036.65	\$ 109,314.38	\$ 112,503.82

Sergeant Step 2	2% & \$950 FY24	2.5% + 1% FY25	2.5%+2% Cam + .05 Re-org FY26	3% FY27
Year 1	\$ 94,860.14	\$ 98,203.96	\$ 103,185.60	\$ 106,281.17
Year 5 1%	\$ 95,818.32	\$ 99,186.00	\$ 104,217.45	\$ 107,343.98
Year 12 1.5%	\$ 97,238.16	\$ 100,673.79	\$ 105,780.72	\$ 108,954.14
Year 18 2.5%		\$ 103,190.63	\$ 108,425.23	\$ 111,677.99
Year 25 3.25%	\$ 100,370.16	\$ 106,544.33	\$ 111,949.05	\$ 115,307.53

Lieutenant	2% & \$950 FY24	2.5% + 1% FY25	2.5%+2% Cam Re-org FY26	3% +2% FY27
Year 1	\$ 105,960.57	\$ 109,695.68	\$ 116,980.57	\$ 122,899.79
Year 5 1%	\$ 107,030.88	\$ 110,792.64	\$ 118,150.38	\$ 124,128.79
Year 12 1.5%	\$ 108,617.76	\$ 112,454.53	\$ 119,922.63	\$ 125,990.72
Year 18 2.5%		\$ 115,265.89	\$ 122,920.70	\$ 129,140.49
Year 25 3.25%	\$ 112,125.60	\$ 119,012.03	\$ 126,915.62	\$ 133,337.55

FY25 2.5% & 1%

FY26 2.5% + 2% + (.05% Sergeants) (2.0% Lts)

FY27 3% (Plus 2.0% Lts)

Article 13

**THE TOWN OF STOUGHTON
AND
THE STOUGHTON POLICE PATROLMEN'S UNION**

This Memorandum sets forth the material terms of a successor collective bargaining agreement reached between the Union's and the Town's negotiating teams, subject to ratification by the Union membership of the Union, approval by the Select Board, and funding by the Town Meeting as required by law.

The Collective Bargaining Agreement which expires on June 30, 2024 shall be extended without change for a period of one year except as provided herein. The following provisions represent the material changes in the parties' agreement for an agreement through June 30, 2027.

GENERAL AGREEMENTS

In addition to the amendments noted below, the parties agree to integrate this Memorandum of Agreement with the existing Collective Bargaining Agreement, as well as make non-substantive modifications to the form of the agreement to correct typographical and grammatical errors, as well as to delete old, inapplicable language and update the table of contents. The parties further agree that the numeration of articles will be modified from Roman numerals to Arabic numerals. The parties agree to reorganize the articles to be in a more logical order, such as Duration as the last article.

**ARTICLE II - BARGAINING, GRIEVANCE, HEALTH AND SAFETY COMMITTEE(S)
AND DETAIL OFFICER(S) SECURITY**

Amend Article II, section 1, by deleting section 1 in its entirety and replacing it with the following:

Section 1. Employees appointed or promoted prior to the removal of the Town from Civil Service shall retain their right to appeal discipline imposed under M.G.L. c. 31, § 41 to the Civil Service Commission. Written and/or oral reprimands shall not be considered disciplinary actions for the purpose of this Article.

Section 2. Employees employed or promoted after the revocation of civil service shall not be disciplined, suspended or discharged except for just cause. Written and/or oral reprimands shall not be considered disciplinary actions for the purpose of this Article.

ARTICLE VIII - CLOTHING AND EQUIPMENT

Amend Article VIII by adding a new section 10 as follows:

Section 10. Employees hired by the Town of Stoughton, who are not required to attend the Municipal Police Training Committee Academy or equivalent, but who separate from service prior to completing five (5) years of service with the Town, shall be responsible to reimburse for costs associated with the initial uniform and equipment issue in accordance with the below sliding scale.

<u>Separation</u>	<u>Amount Owed</u>
0-1 years	\$1,500.00
1-2 years	\$1,200.00
2-3 years	\$900.00
3-4 years	\$600.00
4-5 years	\$300.00
5 years +	\$0.00

The parties acknowledge that such reimbursement will be deducted from the employee's final paycheck as a legal offset. Further, the employee will be required to remit payment to the Town within one week after their separation in the event the final paycheck does not cover the owed reimbursement amount subject to this agreement. In order to comply with Massachusetts Wage and Hour Laws, all employees must execute an individual agreement at the beginning of their employment in which they acknowledge and agree that deductions will be made from their final paycheck if they have not completed enough service with the Town to meet the criteria laid out for forgiveness of their debt to the Town for the costs of the initial uniform and equipment issue.

ARTICLE X – WAGES

Amend Article X, section 1, by deleting section 1 in its entirety and replacing it with the following:

SECTION 1.

The pay schedule, which includes AED, Weapons, EMD, stipends previously rolled into base wages, for fulltime regular Patrol Officers shall be set forth on Attachment A reflecting the following base wage increases:

Effective July 1, 2024, increase rates set forth in Attachment A by a base wage increase of 2.0% plus a 0.5% market adjustment. *Note: the percentages are to be added together prior to adjusting the wage scale.*

Effective July 1, 2025, increase rates set forth in Attachment A by a base wage increase of 2.0% plus a 0.5% market adjustment. *Note: the percentages are to be added together prior to adjusting the wage scale.*

Effective July 1, 2026, increase rates set forth in Attachment A by a base wage increase of 2.0% plus a 1.0% market adjustment. *Note: the percentages are to be added together prior to adjusting the wage scale.*

Newly hired Patrolmen shall advance to the next step on the July 1st that next follows their successful completion of the Police Academy. Thereafter, such Patrolmen shall receive step increases at the same intervals as Patrolmen hired prior to October 16, 2014.

In the case of lateral transfers, the Town may initially place a transferee at a step on the wage scale that is above Step 2 based on the transferee's prior experience and service as a police officer, but in no case shall said transferee be started at a rate that is above the rate that is being received by the highest paid patrol officer at the time of transfer. Thereafter, such transferee shall receive step increases at the same intervals as Patrolmen hired prior to October 16, 2014.

ARTICLE XII – INJURY AND SICK LEAVE

Amend Article XII, by deleting section 4 in its entirety and replacing it with the following new Section 4:

Section 4. Any employee(s) with perfect attendance at work in one (1) calendar month shall have 4 hours (1/2 a day) added to their vacation time as earned time, up to a maximum of 48 hours (6 days) per year. This additional time must be taken in the same calendar year that it is earned. The taking of the personal day allowed under this agreement shall not interrupt the employee's perfect attendance record.

ARTICLE XIV – MILITARY LEAVE

In the event the Stoughton Town Meeting adopts G.L. c. 33, § 59, the Parties shall amend Article XIV, by deleting section 1 in its entirety and replace with the following:

Section 1. The Town shall comply with G.L. c. 33, § 59 as adopted by the Stoughton Town Meeting on *Insert Date*.

ARTICLE XVIII – LONGEVITY

Amend Article XVIII, by deleting sections 1 through 3 in their entirety and replacing them with the following new Section 1:

Section 1. Effective July 1, 2024, the Longevity Steps shall be placed on the salary scale with the following percentages to be applied for each step from the step that precedes it as follows:

- A. After five (5) years of service - one percent (1 %)
- B. After twelve (12) years of service - one and one half percent (1.5%)
- C. After eighteen (18) years of service - two and one half percent (2.5%)
- D. After twenty-five (25) years of service - three and one-quarter percent (3.25%)

For historical purposes, the parties acknowledge and agree that the annual lump sum longevity payments were eliminated and replaced by the above percentages.

ARTICLE XX – SECONDARY EDUCATION AND LEAVES OF ABSENCE WITHOUT PAY

Amend Article XX, section 1, by deleting section 1 in its entirety and replacing it with the following:

Effective July 1, 2024, all current and future eligible employees covered by this Agreement in lieu of Police Career Incentive Pay Program, or “Quinn Bill”, benefits under M.G.L. Chapter 40, Section 108L (the “Quinn Bill” statute), shall be entitled to the following educational incentive if achieving a degree from fully accredited college or university as proscribed by the Quinn Bill, in a qualifying major as follows:

1. Employees with an “Associates Degree” from an accredited educational institution will be paid an amount equivalent to ten percent (10%) of the employee's base pay.
2. Employees with a “Bachelor’s Degree” from an accredited educational institution will be paid an amount equivalent to twenty percent (20%) of the employee's base pay.
3. Employees with a “Master’s Degree” or a “Juris Doctor” from an accredited educational institution will be paid an amount equivalent to twenty-five percent (25%) of the employee's base pay.

Qualifying majors shall be limited to the following:

- 1.
2. Criminal Justice
3. Criminology
4. Law
5. Crime Studies
6. Public Administration
7. Government Administration
8. Natural Sciences (Biology, Chemistry, Physics)
9. Social Work
10. Sociology
11. Social Science
12. Psychology
13. Business
14. Finance
15. Economics
16. Accounting
17. Business Administration
18. Engineering
19. Mathematics
20. English
21. Education
22. Communications
23. Public Policy
24. Paralegal Studies
25. Computer Science
26. Emergency Management
- 27.

- 28.
29. Other degrees approved by the Chief of Police in the Chief's discretion, which decision shall be final and not appealable and shall not be subject to the grievance and arbitration provisions of the contract.

ARTICLE XXX – DURATION OF AGREEMENT

Amend Preamble and ARTICLE XXX and other applicable provisions, to strike existing dates and replace with "July 1, 2024" and "June 30, 2027" as applicable.

NEW ARTICLE XXXII – POLICE ACADEMY TUITION

Amend Agreement to add a new article, Article XXXII as follows:

ARTICLE XXXII

POLICE ACADEMY TUITION

Section 1. Employees hired by the Town of Stoughton, who are required to attend the MPTC Certified Academy or equivalent and who separate from service prior to completing five (5) years of service with the Town, shall be responsible to reimburse for tuition and associated expenses of the MPTC Certified Academy or equivalent in accordance with the below sliding scale.

<u>Separation</u>	<u>Amount Owed</u>
0-1 years	\$6,000.00
1-2 years	\$4,800.00
2-3 years	\$3,600.00
3-4 years	\$2,400.00
4-5 years	\$1,200.00
5 years +	\$0.00

The parties acknowledge that such reimbursement will be deducted from the employee's final paycheck as a legal offset. Further, the employee will be required to remit payment to the Town within one week after their separation in the event the final paycheck does not cover the owed reimbursement amount subject to this agreement. In order to comply with Massachusetts Wage and Hour Laws, all employees must execute an individual agreement at the beginning of their employment in which they acknowledge and agree that deductions will be made from their final paycheck if they have not completed enough service with the Town to meet the criteria laid out for forgiveness of their debt to the Town for the costs of the initial uniform and equipment issue.

NEW ARTICLE XXXIII – REVOCATION OF CIVIL SERVICE

Amend Agreement to add a new article, Article XXXIII as follows:

ARTICLE XXXIII

REVOCATION OF CIVIL SERVICE

SECTION 1. The revocation of the Civil Service statute shall not affect any contractual or civil service rights which may have come into existence between the Town and any person employed as of the date of revocation, as a result of the original acceptance of such law, pursuant to GL c.4, Section 4B, clause (e). For persons appointed or promoted following revocation, the requirements of the collective bargaining agreement shall apply.

NEW ARTICLE XXXIV – SENIORITY

Amend Agreement to add a new article, Article XXXIV as follows:

ARTICLE XXXIV

SENIORITY

SECTION 1. Seniority for new hires, seniority within the Stoughton Police Department shall commence from the date of completion of the Police Academy. For transfers, seniority within the Stoughton Police Department shall commence from the date of appointment to the Department. In the event that more than one (1) officer was appointed on the same day, seniority will be determined by their respective positions on the Civil Service List if appointed prior to the revocation of Civil Service and will be determined by their respective ranking on the appointment/promotional list under this agreement if appointed after the revocation of Civil Service. In the event of a tie, the Chief of Police shall assign seniority based on the highest academy score.

NEW ARTICLE XXXV – LAYOFF AND RECALL

Amend Agreement to add a new article, Article XXXV as follows:

ARTICLE XXXV

LAYOFF AND RECALL

Section 1. Employees appointed or promoted prior to the Town's revocation of the Civil Service statute shall maintain all rights regarding layoffs, recall, inclusion on re-employment and reinstatement lists, lateral transfers, and the procedures under M.G.L. c. 31 governing such matters and any appeal shall continue to apply. Nothing in this article shall be interpreted to diminish or interfere with any rights under Chapter 31 for tenured employees.

Section 2. For employees appointed or promoted after the removal of the department from Civil Service, the term "layoff" means a reduction in the number of employees due to a lack of work, lack of funds, or abolition of position. Said employees shall be subject to the terms of this Section.

Section 3. In the event of a layoff, the least senior employee(s), within rank, shall be laid off first.

Section 4. When feasible, thirty (30) days' advance notice of the contemplated layoff shall be given to the employee in writing, with a copy of such notice to the Union. Notice of recall shall be via certified mail and by email to the employee's last known address and email address, with a copy to the Union President. Any laid-off employee shall notify the Town, in writing, of any change to his/her mailing address and email address.

Section 5. A laid-off employee shall have recall rights for a maximum period of seven (7) years.

Section 6. Recall shall be in order of seniority, within rank, with the employee with the highest level of seniority having the first right of recall. Any ranking officer who bumps to patrol following layoff shall be laid off in accordance with seniority, namely said ranking officer may only bump patrol officers with less seniority. Recall notice shall be by first-class mail, certified mail, return receipt requested, email and text message, provided said contact information has been provided by the employee to the Town.

Section 7. A recalled employee shall notify the Town Manager within twenty-one (21) calendar days of receipt of the recall of their intention to return to the Stoughton Police Department.

Section 8. Any person failing to exercise such recall opportunity within such twenty-one (21) day period shall be deemed to have waived their right of recall for that vacancy, except under the following circumstances: (i) an employee is on active duty in the military for an enlistment period; (ii) an employee who is obligated by contract to continue in the employ of another employer shall have the right to maintain eligibility for the next vacancy, should the Town fill the current vacancy from the recall list or otherwise. The employee shall have at least 60 days upon confirmation of recall to return to work.

Section 9. The recalled employee may, within the twenty-one (21) day period, request the Town Manager in writing an extension of time to return to work in Stoughton for exigent reasons, which shall be specified. In considering any such request, the Town Manager shall weigh specific exigent circumstances justifying an extension and the Town's need to fill a vacancy.

Section 10. Prior to the laid-off employee returning to work, the employee must attest that said employee has had no contacts with police that would have been reportable pursuant to Departmental policy had said employee not been laid off or which would

have triggered reporting to the Massachusetts Peace Officer Standards and Training (POST) Commission.

Section 11. If two employees have equal length of service in grade, the employee with the less total service with the Department shall be affected by the layoff. If equal in length of service within grade and with the Department, then the person with the highest academy score.

Section 12. Laid off employees upon recall shall complete the necessary requirements for all licenses or certifications within ninety (90) days of recall, unless otherwise impractical and/or an extension is approved by the Police Chief.

Section 13. Laid off employees shall be required to notify the Town of changes to his/her contact information. Mailing of recall notices to the last known address on file with the Town shall be deemed received by the laid off employee.

Section 14. Prior to the laid-off employee returning to work, the employee must attest that said employee has had no injuries or illnesses during the laid off period which would impact the employee's ability to perform the duties of a police officer or which may remain latent.

NEW ARTICLE XXXVI – PROMOTIONS

Amend Agreement to add a new article, Article XXXVI as follows:

ARTICLE XXXVI

PROMOTIONS

Section 1. The purpose of the promotional process is to identify the most qualified individual for promotion to Sergeant without regard to personal preference, prejudice or unsubstantiated opinions.

Section 2. At least ninety (90) calendar days prior to any written promotional exam for Sergeant, the department will announce by posting a notice including: (i) the title of the position; (ii) the eligibility requirements; (iii) description of the duties of the position; (iv) the date, time and location of the examination; (v) study materials;

Section 3. Such notice will be posted conspicuously in the police station and emailed to all eligible employees. To be eligible to participate in the exam, employees must hold the immediately preceding rank of that being examined for, for a period of at least one year. Eligible employees who are out of work due to illness, injury, active military leave or other long-term absences shall be mailed and/or emailed a copy of the examination notice at their last known address or email address.

Section 4. All candidates must notify the Police Chief in writing of their interest in taking the exam at least sixty (60) calendar days prior to the test date.

Section 5. The Chief of Police shall convene a promotional board. Said promotional board should consist of one (1) Massachusetts Municipal Police Officer one above the rank of the position being interviewed for, Town Manager or his/her designee, the Deputy Chief, the Chief of Police.

Section 6. Interviews shall be conducted, and the applicant(s) shall be graded based upon the following criteria: (i) job performance 15% of grade based on a rubric defining the evaluation criteria for said section; (ii) education, experience, seniority and formal MPTC Training 15% of grade; (iii) results of the board interviews 20% of grade; and (iv) Assessment Center results: 50% of grade, to consist of 25% written test and 25% oral exercise. A passing score of at least seventy percent (70%) on both sections of the Assessment Center is required to remain eligible in any other portion of the promotion process. The interviews and oral exercises will be a/v recorded, and notes/scores/ranks of all panelists shall be retained. Further, a union representative will have the right to observe provided said representative is not a candidate for promotion. One (1) union representative may be present in the Assessment Center during the exercises, provided said representative is not a candidate for promotion, but deliberations shall be private.

Section 7. After the results of the above criteria are established, the Chief shall establish a list with the top three (3) scores on same.

Section 8. This list shall be forwarded to the Town Manager, together with the Chief's recommendation, if any.

Section 9. The Town Manager shall make his/her appointment in accordance with the above criteria.

Section 10. The Town Manager, the Appointing Authority pursuant to the Stoughton Town Charter, shall make his/her appointment in accordance with the above criteria.

Section 11. Once established, this list shall be maintained for a period of two years unless all passing candidates have been exhausted.

Section 12. Employees participating during the written exam, assessment center, and board interviews on a day in which they're scheduled to work, shall receive that day off without charge to their accrued time off.

Section 13. An examination for the rank of Sergeant shall be held at least every two years regardless of available positions. Either party may request a one (1) year extension of the list and upon mutual agreement, said list may be extended.

NEW ARTICLE XXXVII – NEW HIRES

Amend Agreement to add a new article, Article XXXVI as follows:

ARTICLE XXXVII

NEW HIRES

Section 1. All newly hired employees shall be subject to a probationary period of one (1) year of active service after completion of the academy or if no academy was required for one (1) year of active service with the Stoughton Police Department.

Section 2. Any applicants for an original appointment following the revocation of Civil Service shall:

- (a) Be required to attend a full-time MPTC certified academy; or
- (b) Shall have completed a bridge academy and performed the duties of a police officer at a municipal or state police department for a period of one (1) full year.

NEW ARTICLE XXXVII – BODY CAMERAS

Amend Agreement to add a new article, Article XXXVII as follows:

ARTICLE XXXVII

BODY CAMERAS

Section 1. The Town may, at its discretion, require officers to wear body cameras and equip vehicles with cruiser cameras, which footage may be used for the purposes of imposing discipline as warranted by the just cause standard and the Town further agrees that it may monitor and review camera footage as needed to support investigations and to enhance public safety, but not routinely monitored in real time without cause. Employees are PROHIBITED from removing, damaging, altering, or attempting to alter, disabling and/or attempting to disable any body or dash camera device. Each officer must report any malfunction of, or damage to, the device, immediately upon discovery.

Section 2. The parties have agreed to a policy and procedure for the implementation of body worn cameras and dash cameras. However, the parties acknowledge that upon selection and purchase of the particular technology, further impact bargaining may be required and, as such, is agreed to by the parties.

Section 3. In exchange for, and expressly contingent on agreement to the policies and procedures set forth in this Article and incorporated herein by reference, the Town shall provide a one-time base wage increase of two (2%) percent effective July 1, 2025 or upon implementation of the program, whichever shall occur first. Note: this percentage is to be added to the base wage increases for July 1, 2025 in Article X prior to adjusting the wage scale.

OTHER AGREEMENTS

1. The parties agree to implement 911 Regionalization without the need to further impact bargain the same. In exchange therefore, the Town shall provide a one-time base wage

increase of one (1%) percent effective July 1, 2024. Note: this percentage is to be added to the base wage increases for July 1, 2024 in Article X prior to adjusting the wage scale.

2. The parties agree to submit to the May, Annual Town Meeting a request for acceptance of the G.L. c. 33, § 59 as follows:

To see if the Town will vote to accept the provisions of M.G.L. c. 33, § 59 pertaining to Military Service.

Explanation: This article seeks approval of the Town to adopt a local option statute which permits certain pay to employees while they are deployed.

3. The parties agree, as a non-binding measure, to continue to meet and discuss health and wellness programs and standards to further and facilitate better individual health and wellness within the department.

Stoughton Police Patrolman's Salary FY20-FY23 & FY24 (FY25-26-27)

26.1 bi-weeks

	PD FY21	Annual	PD FY22	Annual	PD FY23	Annual	PD FY24	Annual	PD FY25	Annual	PD FY26	Annual	PD FY27	Annual	PD FY28	Annual	PD FY29	Annual
AA	\$ 54,980.99	Academy	\$ 56,080.61	Academy	\$ 57,903.23	Academy	\$ 59,828.01	Academy	\$ 61,964.94	Academy	\$ 64,315.68	Academy	\$ 66,897.73	Academy	\$ 69,622.87	Academy	\$ 72,505.30	Academy
Year 1	\$ 68,446.40	Year 1	\$ 70,019.33	Year 1	\$ 72,294.96	Year 1	\$ 74,507.65	Year 1	\$ 76,765.65	Year 1	\$ 79,071.88	Year 1	\$ 81,430.36	Year 1	\$ 83,845.19	Year 1	\$ 86,311.44	Year 1
Year 5	\$ 69,332.87	Year 5	\$ 71,012.91	Year 5	\$ 73,417.91	Year 5	\$ 75,765.65	Year 5	\$ 78,161.44	Year 5	\$ 80,605.18	Year 5	\$ 83,100.00	Year 5	\$ 85,641.91	Year 5	\$ 88,235.96	Year 5
Year 12	\$ 70,372.86	Year 12	\$ 72,190.32	Year 12	\$ 74,113.18	Year 12	\$ 76,181.44	Year 12	\$ 78,303.84	Year 12	\$ 80,482.71	Year 12	\$ 82,723.25	Year 12	\$ 85,029.56	Year 12	\$ 87,395.70	Year 12
Year 18	\$ 71,659.98	Year 18	\$ 73,622.86	Year 18	\$ 75,721.86	Year 18	\$ 77,971.86	Year 18	\$ 80,380.88	Year 18	\$ 82,855.58	Year 18	\$ 85,390.97	Year 18	\$ 87,982.14	Year 18	\$ 90,625.19	Year 18
Year 25	\$ 72,659.98	Year 25	\$ 74,713.18	Year 25	\$ 76,921.86	Year 25	\$ 79,291.86	Year 25	\$ 81,723.25	Year 25	\$ 84,212.71	Year 25	\$ 86,765.65	Year 25	\$ 89,378.54	Year 25	\$ 92,047.47	Year 25
PD Hourly Rates	FY20 - 1.5%	2.5% Roll In	FY21 - 2.5%	2.5% Roll In	FY22 - 2.0%	2.5% Roll In	FY23 - 1.25%	2.5% Roll In	FY24 - 1.25%	2.5% Roll In	FY25 - 1.25%	2.5% Roll In	FY26 - 1.25%	2.5% Roll In	FY27 - 1.25%	2.5% Roll In	FY28 - 1.25%	2.5% Roll In
AA	\$ 25.09	Academy	\$ 26.13	Academy	\$ 27.21	Academy	\$ 28.09	Academy	\$ 29.66	Academy	\$ 31.01	Academy	\$ 32.14	Academy	\$ 33.01	Academy	\$ 33.94	Academy
Year 1	\$ 31.29	Year 1	\$ 32.07	Year 1	\$ 32.88	Year 1	\$ 33.53	Year 1	\$ 34.62	Year 1	\$ 35.68	Year 1	\$ 36.64	Year 1	\$ 37.51	Year 1	\$ 38.29	Year 1
Year 5	\$ 33.21	Year 5	\$ 33.97	Year 5	\$ 34.72	Year 5	\$ 35.35	Year 5	\$ 36.40	Year 5	\$ 37.31	Year 5	\$ 38.04	Year 5	\$ 38.62	Year 5	\$ 39.18	Year 5
Year 12	\$ 33.70	Year 12	\$ 34.38	Year 12	\$ 35.05	Year 12	\$ 35.68	Year 12	\$ 36.59	Year 12	\$ 37.37	Year 12	\$ 38.04	Year 12	\$ 38.59	Year 12	\$ 39.12	Year 12
Year 18	\$ 34.80	Year 18	\$ 35.49	Year 18	\$ 36.65	Year 18	\$ 37.01	Year 18	\$ 37.77	Year 18	\$ 38.87	Year 18	\$ 39.59	Year 18	\$ 40.58	Year 18	\$ 41.80	Year 18
Year 25	\$ 34.80	Year 25	\$ 35.49	Year 25	\$ 36.65	Year 25	\$ 37.01	Year 25	\$ 37.77	Year 25	\$ 38.87	Year 25	\$ 39.59	Year 25	\$ 40.58	Year 25	\$ 41.80	Year 25
PD OT Rates	FY20 - 1.5%	2.5% Roll In	FY21 - 2.5%	2.5% Roll In	FY22 - 2.0%	2.5% Roll In	FY23 - 1.25%	2.5% Roll In	FY24 - 1.25%	2.5% Roll In	FY25 - 1.25%	2.5% Roll In	FY26 - 1.25%	2.5% Roll In	FY27 - 1.25%	2.5% Roll In	FY28 - 1.25%	2.5% Roll In
AA	\$ 46.94	Academy	\$ 49.50	Academy	\$ 51.40	Academy	\$ 53.53	Academy	\$ 55.97	Academy	\$ 58.71	Academy	\$ 61.72	Academy	\$ 65.01	Academy	\$ 68.57	Academy
Year 1	\$ 50.81	Year 1	\$ 52.46	Year 1	\$ 54.36	Year 1	\$ 56.51	Year 1	\$ 58.95	Year 1	\$ 61.68	Year 1	\$ 64.70	Year 1	\$ 68.01	Year 1	\$ 71.59	Year 1
Year 5	\$ 50.81	Year 5	\$ 52.46	Year 5	\$ 54.36	Year 5	\$ 56.51	Year 5	\$ 58.95	Year 5	\$ 61.68	Year 5	\$ 64.70	Year 5	\$ 68.01	Year 5	\$ 71.59	Year 5
Year 12	\$ 50.81	Year 12	\$ 52.46	Year 12	\$ 54.36	Year 12	\$ 56.51	Year 12	\$ 58.95	Year 12	\$ 61.68	Year 12	\$ 64.70	Year 12	\$ 68.01	Year 12	\$ 71.59	Year 12
Year 18	\$ 50.81	Year 18	\$ 52.46	Year 18	\$ 54.36	Year 18	\$ 56.51	Year 18	\$ 58.95	Year 18	\$ 61.68	Year 18	\$ 64.70	Year 18	\$ 68.01	Year 18	\$ 71.59	Year 18
Year 25	\$ 50.81	Year 25	\$ 52.46	Year 25	\$ 54.36	Year 25	\$ 56.51	Year 25	\$ 58.95	Year 25	\$ 61.68	Year 25	\$ 64.70	Year 25	\$ 68.01	Year 25	\$ 71.59	Year 25
* OT Rates only apply to officers without education																		
Quinn Year 5	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate
AA	\$ 76,266.15	\$ 54.79	\$ 77,791.48	\$ 55.88	\$ 79,420.70	\$ 57.20	\$ 81,154.04	\$ 58.57	\$ 83,000.81	\$ 59.97	\$ 84,962.04	\$ 61.42	\$ 87,041.81	\$ 62.92	\$ 89,243.14	\$ 64.47	\$ 91,569.97	\$ 66.07
Year 1	\$ 83,199.44	\$ 59.77	\$ 84,863.43	\$ 60.97	\$ 86,666.09	\$ 62.26	\$ 88,599.41	\$ 63.51	\$ 90,666.09	\$ 64.87	\$ 92,862.04	\$ 66.17	\$ 95,191.81	\$ 67.52	\$ 97,659.97	\$ 68.82	\$ 100,270.97	\$ 70.12
MA	\$ 86,666.09	\$ 62.26	\$ 88,599.41	\$ 63.51	\$ 90,666.09	\$ 64.87	\$ 92,862.04	\$ 66.17	\$ 95,191.81	\$ 67.52	\$ 97,659.97	\$ 68.82	\$ 100,270.97	\$ 70.12	\$ 102,926.64	\$ 71.42	\$ 105,720.97	\$ 72.72
Quinn Year 12	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate
AA	\$ 77,410.15	\$ 55.01	\$ 78,958.35	\$ 56.72	\$ 80,613.50	\$ 58.57	\$ 82,386.81	\$ 60.47	\$ 84,278.29	\$ 62.42	\$ 86,289.94	\$ 64.42	\$ 88,421.75	\$ 66.47	\$ 90,684.61	\$ 68.57	\$ 93,078.52	\$ 70.72
Year 1	\$ 84,447.43	\$ 60.67	\$ 86,136.38	\$ 62.48	\$ 87,958.81	\$ 64.42	\$ 89,914.81	\$ 66.55	\$ 91,995.41	\$ 68.72	\$ 94,206.64	\$ 70.92	\$ 96,548.51	\$ 73.17	\$ 99,021.94	\$ 75.47	\$ 101,636.97	\$ 77.82
MA	\$ 87,966.08	\$ 63.19	\$ 89,725.40	\$ 65.01	\$ 91,613.50	\$ 66.92	\$ 93,636.81	\$ 68.97	\$ 95,795.41	\$ 71.07	\$ 98,096.64	\$ 73.22	\$ 100,540.51	\$ 75.42	\$ 103,128.94	\$ 77.67	\$ 105,861.97	\$ 79.92
Quinn Year 18	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate
AA	\$ 79,929.98	\$ 57.42	\$ 81,524.50	\$ 58.57	\$ 83,191.70	\$ 59.72	\$ 84,934.04	\$ 60.97	\$ 86,755.41	\$ 62.26	\$ 88,656.81	\$ 63.51	\$ 90,640.29	\$ 64.87	\$ 92,708.81	\$ 66.17	\$ 94,863.37	\$ 67.52
Year 1	\$ 87,191.97	\$ 62.64	\$ 88,935.81	\$ 63.89	\$ 90,720.23	\$ 65.17	\$ 92,554.04	\$ 66.47	\$ 94,437.41	\$ 67.72	\$ 96,370.34	\$ 69.02	\$ 98,353.81	\$ 70.27	\$ 100,387.94	\$ 71.52	\$ 102,473.61	\$ 72.77
MA	\$ 90,824.97	\$ 65.25	\$ 92,641.47	\$ 66.55	\$ 94,548.81	\$ 68.72	\$ 96,548.81	\$ 70.82	\$ 98,640.29	\$ 72.92	\$ 100,824.97	\$ 75.02	\$ 103,104.97	\$ 77.12	\$ 105,480.97	\$ 79.22	\$ 107,951.97	\$ 81.32
Ed Incentive Year 1	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate
AA	\$ 71,946.40	\$ 51.69	\$ 73,619.33	\$ 52.89	\$ 75,414.04	\$ 54.24	\$ 77,328.51	\$ 55.64	\$ 79,362.81	\$ 57.09	\$ 81,527.04	\$ 58.59	\$ 83,822.29	\$ 60.09	\$ 86,257.54	\$ 61.64	\$ 88,832.79	\$ 63.24
Year 1	\$ 75,646.40	\$ 54.34	\$ 77,519.33	\$ 55.69	\$ 79,524.04	\$ 57.19	\$ 81,668.51	\$ 58.74	\$ 83,953.81	\$ 60.24	\$ 86,379.04	\$ 61.74	\$ 88,945.29	\$ 63.24	\$ 91,652.54	\$ 64.74	\$ 94,500.79	\$ 66.24
MA	\$ 78,746.40	\$ 56.57	\$ 80,719.33	\$ 57.99	\$ 82,824.04	\$ 59.49	\$ 85,068.51	\$ 61.04	\$ 87,453.81	\$ 62.54	\$ 89,989.04	\$ 64.04	\$ 92,674.29	\$ 65.54	\$ 95,509.74	\$ 67.04	\$ 98,495.99	\$ 68.54
Ed Incentive Year 5	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate
AA	\$ 72,632.87	\$ 52.18	\$ 74,319.53	\$ 53.39	\$ 76,047.91	\$ 54.74	\$ 77,921.04	\$ 56.14	\$ 79,942.81	\$ 57.59	\$ 82,112.04	\$ 59.04	\$ 84,431.51	\$ 60.54	\$ 86,900.74	\$ 62.04	\$ 89,521.49	\$ 63.54
Year 1	\$ 76,332.87	\$ 54.84	\$ 78,219.53	\$ 56.19	\$ 80,242.81	\$ 57.64	\$ 82,417.91	\$ 59.04	\$ 84,747.04	\$ 60.54	\$ 87,232.29	\$ 62.04	\$ 89,872.74	\$ 63.54	\$ 92,669.29	\$ 65.04	\$ 95,621.74	\$ 66.54
MA	\$ 79,432.87	\$ 57.06	\$ 81,419.53	\$ 58.49	\$ 83,547.91	\$ 59.94	\$ 85,827.04	\$ 61.44	\$ 88,262.29	\$ 62.94	\$ 90,852.74	\$ 64.44	\$ 93,599.29	\$ 65.94	\$ 96,496.74	\$ 67.44	\$ 99,556.29	\$ 68.94
Ed Incentive Year 12	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate
AA	\$ 73,672.86	\$ 52.93	\$ 75,380.32	\$ 54.15	\$ 77,131.18	\$ 55.44	\$ 79,024.44	\$ 56.74	\$ 81,062.81	\$ 58.04	\$ 83,257.04	\$ 59.34	\$ 85,604.29	\$ 60.64	\$ 88,112.54	\$ 61.94	\$ 90,782.79	\$ 63.24
Year 1	\$ 77,372.86	\$ 55.58	\$ 79,380.32	\$ 56.95	\$ 81,531.18	\$ 58.34	\$ 83,841.44	\$ 59.74	\$ 86,316.69	\$ 61.14	\$ 88,957.94	\$ 62.54	\$ 91,767.19	\$ 63.94	\$ 94,848.44	\$ 65.34	\$ 98,094.69	\$ 66.74
MA	\$ 80,472.86	\$ 57.81	\$ 82,480.32	\$ 59.25	\$ 84,631.18	\$ 60.64	\$ 86,932.44	\$ 62.04	\$ 89,384.69	\$ 63.44	\$ 91,987.94	\$ 64.84	\$ 94,750.19	\$ 66.24	\$ 97,672.44	\$ 67.64	\$ 100,814.69	\$ 69.04
Ed Incentive Year 25	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate	Annual	OT Rate
AA	\$ 75,959.98	\$ 54.57	\$ 77,713.18	\$ 55.83	\$ 79,621.86	\$ 57.17	\$ 81,684.81	\$ 58.47	\$ 83,909.04	\$ 59.77	\$ 86,296.29	\$ 61.07	\$ 88,845.54	\$ 62.37	\$ 91,558.79	\$ 63.67	\$ 94,439.04	\$ 64.97
Year 1	\$ 79,659.98	\$ 57.23	\$ 81,633.18	\$ 58.63	\$ 83,841.44	\$ 60.03	\$ 86,296.29	\$ 61.43	\$ 88,904.54	\$ 62.83	\$ 91,672.79	\$ 64.23	\$ 94,604.04	\$ 65.63	\$ 97,706.29	\$ 67.03	\$ 100,977.54	\$ 68.43
MA	\$ 82,759.98	\$ 59.45	\$ 84,813.18	\$ 60.93	\$ 87,021.86	\$ 62.39	\$ 89,447.04	\$ 63.89	\$ 92,032.29	\$ 65.39	\$ 94,782.54	\$ 66.89	\$ 97,697.79	\$ 68.39	\$ 100,987.04	\$ 69.89	\$ 104,967.29	\$ 71.39

dec: Patrolman wage scale for FY20-26-27 contract

12
78

Kate Feodoroff, Labor Counsel

Article 14

TOWN OF STOUGHTON
ARTICLE 14, UNPAID BILLS
ANNUAL TOWN MEETING
MAY 2024
(AS OF 03-14-2024)

<u>Department</u>	<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Amount</u>	<u>Proposed Funding Source</u>
Water	National Grid	53645-10015	5/30/2023	\$ 542.78	FY24 Water Department
Water	National Grid	53645-10015	4/28/2023	\$ 483.41	FY24 Water Department
Sewer	National Grid	00653-90007	10/27/2022	\$ 2,244.39	FY24 Sewer Department
Sewer	National Grid	00653-90007	11/29/2022	\$ 691.57	FY24 Sewer Department
Snow & Ice	Multiple	FY2023 Meals	6/30/2023	\$ 2,233.00	FY24 Snow & Ice Department
	Columbia Gas / Now				
Cedar Hill Golf	Eversource	990-222-000-2	4/12/2016	\$ 322.52	FY24 Cedar Hill Golf Department
	Jennifer		10-11-2023		
School	Raymond	A-1001	(for FY23 services)	\$ 1,725.00	FY24 School Department

\$ 8,242.67

SERVICE FOR
STOUGHTON TOWN OF
PUBLIC WORKS DEPT
OFF KING ST PMP BWTR
STOUGHTON MA 02072

BILLING PERIOD
May 30, 2023 to Jun 29, 2023

PAGE 1 of 2

ACCOUNT NUMBER
53645-10015

PLEASE PAY BY
Nov 29, 2023

AMOUNT DUE
\$ 1,026.19

www.nationalgridus.com

CUSTOMER SERVICE
1-800-322-3223
CREDIT DEPARTMENT
1-888-211-1313

POWER OUTAGE OR DOWNED LINE
1-800-465-1212

CORRESPONDENCE ADDRESS
PO Box 960
Northborough, MA 01532-0960
ELECTRIC PAYMENT ADDRESS
PO BOX 371396
PITTSBURGH, PA 15250-7396
DATE BILL ISSUED
Oct 5, 2023

Enrollment Information

To enroll with a supplier or change to another supplier, you will need the following information about your account:
Loadzone SEMA
Acct No: 53645-10015 Cycle: 2, STOU

Electric Usage History

Month	kWh	Month	kWh
Jul 22	8271	Feb 23	6927
Aug 22	2758	Mar 23	8011
Sep 22	7911	Apr 23	9113
Oct 22	8223	May 23	4044
Nov 22	8140	Jun 23	4314
Dec 22	8848	Jul 23	5102
Jan 23	7237		

Billed Demand Last 12 months

Minimum	14.8
Maximum	23.5
Average	20.1083

ACCOUNT BALANCE

Previous Balance	483.41
Payment Received	No payments have been received during this billing period - 0.00
Balance Forward	483.41
Current Charges	+ 542.78
Amount Due	\$ 1,026.19

To avoid late payment charges of 1.02%, \$ 1,026.19 must be received by Nov 29 2023.

➤ Payment concerns? We are here to help. To learn about solutions to help you take control of your energy use and bills, visit www.ngrid.com/billhelp.

DETAIL OF CURRENT CHARGES

Delivery Services

Type of Service	Current Reading	Previous Reading	Difference	Meter Multiplier	Total Usage
Energy	27996 Actual	22894 Actual	5102	1	5102 kWh
Total Energy					5102 kWh
Demand-kW	15.6 kW	Demand-kVA	15.7 kVA		
Billed Demand					16.6 kW

METER NUMBER 05054342 NEXT SCHEDULED READ DATE ON OR ABOUT Oct 31
SERVICE PERIOD May 30 - Jun 29 NUMBER OF DAYS IN PERIOD 30
RATE General Service - Demand G-2 VOLTAGE DELIVERY LEVEL 0 - 2.2 kv

nationalgrid

PO Box 960
Northborough MA 01532

STOUGHTON TOWN OF
PUBLIC WORKS DEPT
950 CENTRAL ST
STOUGHTON MA 02072-1851

040401

NATIONAL GRID
PO BOX 371396
PITTSBURGH PA 15250-7396

ACCOUNT NUMBER	PLEASE PAY BY	AMOUNT DUE
53645-10015	Nov 29, 2023	\$ 1,026.19

ENTER AMOUNT ENCLOSED

\$

542.78

Write account number on check and make payable to National Grid

000054278 53645100158000102619333

Customer Charge		30.00
Distribution Charge	0.01782 x 5102 kWh	90.91
Transition Charge	-0.00067 x 5102 kWh	-3.42
Transmission Charge	0.02763 x 5102 kWh	140.97
Distribution Demand Chg	12.47 x 15.6 kW	194.53
Energy Efficiency Chg	0.01379 x 5102 kWh	70.36
Renewable Energy Chg	0.0005 x 5102 kWh	2.55
Distributed Solar Charge	0.00295 x 5102 kWh	15.05
Electric Vehicle Charge	0.00043 x 5102 kWh	2.19
Total Delivery Services		\$ 543.14

Other Charges/Adjustments

Paperless Billing Credit	-0.36
Total Other Charges/Adjustments	-\$ 0.36

Explanation of General Billing Terms

KWH: Kilowatt-hour, a basic unit of electricity used.

Off-Peak: Period of time when the need or demand for electricity on the Company's system is low, such as late evenings, weekends and holidays.

Peak: Period of time when the need or demand for electricity on the Company's system is high, normally during the day, Monday through Friday, excluding holidays.

Estimated Bill: A bill calculated on your typical monthly usage rather than on an actual meter reading, usually rendered because we are unable to read your meter.

Meter Multiplier: A number by which the usage on certain meters must be multiplied by to obtain the total usage.

Demand Charge: The cost of providing electrical distribution equipment to accommodate your largest electrical load.

Supplier Service Charges Consist of:

Generation Charge: The charge(s) to provide electricity to the customer by a supplier.

Delivery Service Charges are comprised of:

Customer Charge: The cost of providing customer related services such as metering, meter reading and billing. These costs are unaffected by the actual

amount of electricity you use.

Distribution Charge: The cost of delivering electricity from the beginning of the Company's distribution system to your home or business.

Transition Charge: Company payments to its wholesale supplier for terminating its wholesale arrangements.

Transmission Charge: The cost of delivering electricity from the generation company to the beginning of the Company's distribution system.

Energy Efficiency Charge: The cost of energy efficiency program services offered by the Company.

Renewable Energy Charge: A charge to fund initiatives for renewable energy and fostering formation, growth, expansion and retention of renewable energy and related enterprises.

Distributed Solar Charge: Recovers the cost of the Massachusetts solar program, including payments to owners of solar systems.

Electric Vehicle Charge: Recovers the cost of the Electric Vehicle Program, including rebates for installation of EV charging infrastructure and for off peak charging.

Questions:

If you have questions or complaints regarding this bill or National Grid's service quality, please contact Customer Service at 1-800-322-3223. You may also contact the Massachusetts Department of Public Utilities, Consumer Division at 617-737-2836 or toll free at 1-877-886-5066, TTY (for the hearing impaired only) 1-800-439-2370 or web site www.mass.gov/dpu.

SERVICE FOR
STOUGHTON TOWN OF
PUBLIC WORKS DEPT
OFF KING ST PMP BWTR
STOUGHTON MA 02072

BILLING PERIOD
Apr 28, 2023 to May 30, 2023

PAGE 1 of 2

ACCOUNT NUMBER	PLEASE PAY BY	AMOUNT DUE
53645-10015	Nov 28, 2023	\$ 483.41

www.nationalgridus.com

CUSTOMER SERVICE
1-800-322-3223
CREDIT DEPARTMENT
1-888-211-1313

POWER OUTAGE OR DOWNED LINE
1-800-465-1212

CORRESPONDENCE ADDRESS
PO Box 960
Northborough, MA 01532-0960

ELECTRIC PAYMENT ADDRESS
PO BOX 371396
PITTSBURGH, PA 15250-7396

DATE BILL ISSUED
Oct 4, 2023

ACCOUNT BALANCE

Previous Balance	483.38
Payment Received on AUG 4 (Check) <i>THANK YOU</i>	- 483.38
Current Charges	+ 483.41
Amount Due	\$ 483.41

To avoid late payment charges of 1.02%, \$ 483.41 must be received by Nov 28 2023.

➤ **Payment concerns?** We are here to help. To learn about solutions to help you take control of your energy use and bills, visit www.ngrid.com/billhelp.

DETAIL OF CURRENT CHARGES

Delivery Services

Type of Service	Current Reading	Previous Reading	Difference	Meter Multiplier	Total Usage
Energy	22894 <i>Actual</i>	18580 <i>Estimate</i>	4314	1	4314 kWh
Total Energy					4314 kWh

Demand-kW	Demand-kVA
14.8 kW	14.9 kVA
<hr/>	
	Billed Demand
	14.8 kW

METER NUMBER 05054342 NEXT SCHEDULED READ DATE ON OR ABOUT Oct 31

SERVICE PERIOD Apr 28 - May 30 NUMBER OF DAYS IN PERIOD 32

RATE General Service - Demand G-2 VOLTAGE DELIVERY LEVEL 0 - 2.2 kv

Enrollment Information

To enroll with a supplier or change to another supplier, you will need the following information about your account:
Loadzone SEMA

Acct No: 53645-10015 Cycle: 2, STOU

Electric Usage History

Month	kWh	Month	kWh
Jun 22	8777	Jan 23	7237
Jul 22	8271	Feb 23	8927
Aug 22	2758	Mar 23	8011
Sep 22	7911	Apr 23	9113
Oct 22	6223	May 23	4044
Nov 22	6140	Jun 23	4314
Dec 22	8848		

Billed Demand Last 12 months

Minimum	14.8
Maximum	23.5
Average	20.65

KEEP THIS PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR PAYMENT.

nationalgrid

ACCOUNT NUMBER	PLEASE PAY BY	AMOUNT DUE
53645-10015	Nov 28, 2023	\$ 483.41

PO Box 960
Northborough MA 01532

ENTER AMOUNT ENCLOSED

\$ **483.41**

Write account number on check and make payable to National Grid.

STOUGHTON TOWN OF
PUBLIC WORKS DEPT
950 CENTRAL ST
STOUGHTON MA 02072-1851

073541

NATIONAL GRID
PO BOX 371396
PITTSBURGH PA 15250-7396

000048341 53645100150000048341332

Customer Charge			30.00
Distribution Charge	0.01777825	x 4314 kWh	76.69
Transition Charge	-0.00087	x 4314 kWh	-2.89
Transmission Charge	0.02783	x 4314 kWh	119.20
Distribution Demand Chg	12.47	x 14.8 kW	184.56
Energy Efficiency Chg	0.01378187	x 4314 kWh	59.48
Renewable Energy Chg	0.0005	x 4314 kWh	2.16
Distributed Solar Charge	0.00295	x 4314 kWh	12.73
Electric Vehicle Charge	0.00043	x 4314 kWh	1.86
Total Delivery Services			\$ 483.77

Other Charges/Adjustments

Paperless Billing Credit	-0.36
Total Other Charges/Adjustments	-\$ 0.36

Explanation of General Billing Terms

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amount of electricity you use.

Distribution Charge: The cost of delivering electricity from the beginning of the Company's distribution system to your home or business.

Transition Charge: Company payments to its wholesale supplier for terminating its wholesale arrangements.

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Distributed Solar Charge: Recovers the cost of the Massachusetts solar program, including payments to owners of solar systems.

Electric Vehicle Charge: Recovers the cost of the Electric Vehicle Program, including rebates for installation of EV charging infrastructure and for off peak charging.

Questions:

If you have questions or complaints regarding this bill or National Grid's service quality, please contact Customer Service at 1-800-322-3223. You may also contact the Massachusetts Department of Public Utilities, Consumer Division at 617-737-2836 or toll free at 1-877-888-5068, TTY (for the hearing impaired only) 1-800-439-2370 or web site www.mass.gov/dpu.

SERVICE FOR
TOWN OF STOUGHTON
PUBLIC WORKS DEPT
75 YORK ST PMP BSWR POLE 8
STOUGHTON MA 02072

BILLING PERIOD
Oct 27, 2022 to Nov 29, 2022

PAGE 1 of 2

ACCOUNT NUMBER
00653-90007

PLEASE PAY BY
Jan 29, 2024

AMOUNT DUE
\$ 2,244.39

www.nationalgridus.com

CUSTOMER SERVICE
1-800-322-3223
CREDIT DEPARTMENT
1-888-211-1313

POWER OUTAGE OR DOWNED LINE
1-800-465-1212

CORRESPONDENCE ADDRESS
PO Box 960
Northborough, MA 01532-0960
ELECTRIC PAYMENT ADDRESS
PO BOX 371396
PITTSBURGH, PA 15250-7396
DATE BILL ISSUED
Dec 5, 2023

Enrollment Information

To enroll with a supplier or change to another supplier, you will need the following information about your account:
Loadzone SEMA
Acct No: 00653-90007 Cycle: 2, TOWN

Electric Usage History

Month	kWh	Month	kWh
Dec 21	13201	Jul 22	6313
Jan 22	00	Aug 22	4025
Feb 22	00	Sep 22	4338
Mar 22	28846	Oct 22	4370
Apr 22	9235	Nov 22	5373
May 22	8860	Dec 22	19943
Jun 22	7446		

ACCOUNT BALANCE

Previous Balance 639.03
Payment Received on MAR 13 (Check) THANK YOU - 639.03

Current Charges + 2,244.39

Amount Due ▶ \$ 2,244.39

To avoid late payment charges of 1.02%, \$ 2,244.39 must be received by Jan 29 2024.

➤ Payment concerns? We are here to help. To learn about solutions to help you take control of your energy use and bills, visit www.ngrid.com/billhelp.

DETAIL OF CURRENT CHARGES

Delivery Services

Type of Service	Current Reading	Previous Reading	Difference	x	Meter Multiplier	=	Total Usage
Energy	9440 Estimate	89497 Estimate	19943		1		19943 kWh
Total Energy							19943 kWh

Demand-kW Demand-kVA
46.4 kW 55.1 kVA

Billed Demand 46.4 kW

METER NUMBER 46073965 NEXT SCHEDULED READ DATE ON OR ABOUT Jan 2

SERVICE PERIOD Oct 27 - Nov 29 NUMBER OF DAYS IN PERIOD 33

RATE General Service - Small C/I G-1 VOLTAGE DELIVERY LEVEL 0 - 2.2 kv

KEEP THIS PORTION FOR YOUR RECORDS.

RETURN THIS PORTION WITH YOUR PAYMENT.

nationalgrid

PO Box 960
Northborough MA 01532

TOWN OF STOUGHTON
PUBLIC WORKS DEPT
950 CENTRAL ST
STOUGHTON MA 02072-1851

047482

NATIONAL GRID
PO BOX 371396
PITTSBURGH PA 15250-7396

ACCOUNT NUMBER	PLEASE PAY BY	AMOUNT DUE
00653-90007	Jan 29, 2024	\$ 2,244.39

ENTER AMOUNT ENCLOSED

\$

Write account number on check and make payable to National Grid

000224439 00653900072000224439029

SERVICE FOR
TOWN OF STOUGHTON
PUBLIC WORKS DEPT
75 YORK ST PMP BSWR POLE 6
STOUGHTON MA 02072

BILLING PERIOD
Oct 27, 2022 to Nov 29, 2022

PAGE 2 of 2

ACCOUNT NUMBER
00653-90007

PLEASE PAY BY
Jan 29, 2024

AMOUNT DUE
\$ 2,244.39

Customer Charge			10.00
Dist Chg	0.06396699	x 19943 kWh	1,275.70
Transition Charge	-0.00085	x 19943 kWh	-16.95
Transmission Charge	0.03062	x 19943 kWh	610.65
Energy Efficiency Chg	0.01366	x 19943 kWh	272.42
Renewable Energy Chg	0.0005	x 19943 kWh	9.97
Distributed Solar Charge	0.00358	x 19943 kWh	71.39
Electric Vehicle Charge	0.00058	x 19943 kWh	11.57
Total Delivery Services			\$ 2,244.75

Other Charges/Adjustments

Paperless Billing Credit	-0.36
Total Other Charges/Adjustments	-\$ 0.35

Explanation of General Billing Terms

KWH: Kilowatt-hour, a basic unit of electricity used.

Off-Peak: Period of time when the need or demand for electricity on the Company's system is low, such as late evenings, weekends and holidays.

Peak: Period of time when the need or demand for electricity on the Company's system is high, normally during the day, Monday through Friday, excluding holidays.

Estimated Bill: A bill calculated on your typical monthly usage rather than on an actual meter reading, usually rendered because we are unable to read your meter.

Meter Multiplier: A number by which the usage on certain meters must be multiplied by to obtain the total usage.

Demand Charge: The cost of providing electrical distribution equipment to accommodate your largest electrical load.

Supplier Service Charges Consist of:

Generation Charge: The charge(s) to provide electricity to the customer by a supplier.

Delivery Service Charges are comprised of:

Customer Charge: The cost of providing customer related services such as metering, meter reading and billing. These costs are unaffected by the actual

amount of electricity you use.

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SERVICE FOR
TOWN OF STOUGHTON
PUBLIC WORKS DEPT
75 YORK ST PMP BSWR POLE 6
STOUGHTON MA 02072

BILLING PERIOD
Nov 29, 2022 to Dec 28, 2022

PAGE 1 of 2

ACCOUNT NUMBER
00653-90007

PLEASE PAY BY
Feb 4, 2024

AMOUNT DUE
\$ 2,935.96

www.nationalgridus.com

CUSTOMER SERVICE
1-800-322-3223
CREDIT DEPARTMENT
1-888-211-1313

POWER OUTAGE OR DOWNED LINE
1-800-465-1212

CORRESPONDENCE ADDRESS
PO Box 960
Northborough, MA 01532-0960
ELECTRIC PAYMENT ADDRESS
PO BOX 371396
PITTSBURGH, PA 15250-7396
DATE BILL ISSUED
Dec 11, 2023

Enrollment Information

To enroll with a supplier or change to another supplier, you will need the following information about your account:

Loadzone SEMA

Acct No: 00653-90007 Cycle: 2, TOWN

Electric Usage History

Month	kWh	Month	kWh
Mar 22	28846	Oct 22	4376
Apr 22	9235	Nov 22	5373
May 22	8860	Dec 22	10943
Jun 22	7446	Jan 23	6126
Jul 22	6313		
Aug 22	4925		
Sep 22	4338		

ACCOUNT BALANCE

Previous Balance	2,244.39
Payment Received	No payments have been received during this billing period - 0.00
Balance Forward	2,244.39
Current Charges	+ 691.57
Amount Due	\$ 2,935.96

- **Payment concerns?** We are here to help! To learn about solutions to help you take control of your energy use and bills, visit www.ngrid.com/billhelp.
- **Go paperless!** Electronic billing and payments make managing your monthly bill easier. Save time, money, and natural resources. www.ngrid.com/paperless.

DETAIL OF CURRENT CHARGES

Delivery Services

Type of Service	Current Reading	Previous Reading	Difference	Meter Multiplier	Total Usage
Energy	15566 <i>Estimate</i>	9440 <i>Estimate</i>	6126	1	6126 kWh
Total Energy					6126 kWh

Demand-kW	Demand-kVA
27.3 kW	32.4 kVA

Billed Demand 27.3 kW

METER NUMBER 46073965 NEXT SCHEDULED READ DATE ON OR ABOUT Jan 2

SERVICE PERIOD: Nov 29 - Dec 28 NUMBER OF DAYS IN PERIOD 29

RATE General Service - Small C/I G-1 VOLTAGE DELIVERY LEVEL 0 - 2.2 kv

KEEP THIS PORTION FOR YOUR RECORDS.

RETURN THIS PORTION WITH YOUR PAYMENT.

nationalgrid

ACCOUNT NUMBER
00653-90007

PLEASE PAY BY
Feb 4, 2024

AMOUNT DUE
\$ 2,935.96

PO Box 960
Northborough MA 01532

ENTER AMOUNT ENCLOSED

\$

Write account number on check and make payable to National Grid

TOWN OF STOUGHTON
PUBLIC WORKS DEPT
950 CENTRAL ST
STOUGHTON MA 02072-1851

057030

NATIONAL GRID
PO BOX 371396
PITTSBURGH PA 15250-7396

000069157 00653800073000293596035

SERVICE FOR
TOWN OF STOUGHTON
PUBLIC WORKS DEPT
75 YORK ST PMP BSWR POLE 6
STOUGHTON MA 02072

BILLING PERIOD
Nov 29, 2022 to Dec 28, 2022

PAGE 2 of 2

ACCOUNT NUMBER
00853-90007

PLEASE PAY BY
Feb 4, 2024

AMOUNT DUE
\$ 2,935.96

Customer Charge		10.00
Dist Chg	0.06323 x 6126 kWh	387.34
Transition Charge	-0.00085 x 6126 kWh	-5.21
Transmission Charge	0.03062 x 6126 kWh	187.57
Energy Efficiency Chg	0.01366 x 6126 kWh	83.89
Renewable Energy Chg	0.0005 x 6126 kWh	3.06
Distributed Solar Charge	0.00358 x 6126 kWh	21.93
Electric Vehicle Charge	0.00058 x 6126 kWh	3.55
Total Delivery Services		\$ 691.93

Other Charges/Adjustments

Paperless Billing Credit	-0.36
Total Other Charges/Adjustments	-\$ 0.36

Explanation of General Billing Terms

KWH: Kilowatt-hour, a basic unit of electricity used.

Off-Peak: Period of time when the need or demand for electricity on the Company's system is low, such as late evenings, weekends and holidays.

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								SNOW	\$614.00			
	EMPLOYEE MEALS		TOTAL	\$2,233.00				HIWAY	\$475.00			
	SNOW MEALS FY23							WATER	\$228.00			
	EMPLOYEE		BREAK	LUNCH	DINNER	MS		SEWER	\$17.00			
			\$7.00	\$8.00	\$10.00	\$4.00		SANITATION	\$899.00			
							TOTAL	HIWAY	WATER	SAN	SNOW	SEW
34050	AKIKIE	STEPHEN	\$7.00	\$32.00	\$0.00	\$0.00	\$39.00	\$15.00	\$0.00	\$24.00	\$0.00	\$0.00
296	BENOIT	STEPHEN	\$0.00	\$40.00	\$20.00	\$4.00	\$64.00	\$18.00	\$0.00	\$42.00	\$4.00	\$0.00
38407	BOBBIT	MATTHEW	\$7.00	\$40.00	\$10.00	\$4.00	\$61.00	\$37.00	\$0.00	\$16.00	\$8.00	\$0.00
37241	BOLIO	JOHN	\$7.00	\$40.00	\$20.00	\$8.00	\$75.00	\$37.00	\$8.00	\$18.00	\$12.00	\$0.00
38408	BREWER	MATTHEW	\$0.00	\$16.00	\$0.00	\$0.00	\$16.00	\$0.00	\$16.00	\$0.00	\$0.00	\$0.00
34051	BUCCIERI	ANTHONY	\$14.00	\$96.00	\$10.00	\$0.00	\$120.00	\$8.00	\$0.00	\$15.00	\$97.00	\$0.00
33008	BULLOCK SR	ROBERT	\$7.00	\$32.00	\$20.00	\$4.00	\$63.00	\$0.00	\$56.00	\$0.00	\$0.00	\$7.00
38409	CAMPBELL	DANIEL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
33507	COFSKY	MICHAEL	\$0.00	\$40.00	\$10.00	\$0.00	\$50.00	\$18.00	\$0.00	\$24.00	\$8.00	\$0.00
37190	CORRIGAN	PATRICK	\$0.00	\$8.00	\$0.00	\$0.00	\$8.00	\$0.00	\$8.00	\$0.00	\$0.00	\$0.00
32455	COOK	JONATHAN	\$7.00	\$24.00	\$10.00	\$0.00	\$41.00	\$26.00	\$0.00	\$8.00	\$7.00	\$0.00
281	DIGLORIA	STEPHEN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
30581	DUPONT	ROBERT	\$14.00	\$64.00	\$0.00	\$4.00	\$82.00	\$8.00	\$8.00	\$40.00	\$26.00	\$0.00
27501	FALLON JR.	CHARLES	\$0.00	\$72.00	\$20.00	\$0.00	\$92.00	\$26.00	\$0.00	\$66.00	\$0.00	\$0.00
34052	FERREIRA	MICHAEL	\$0.00	\$32.00	\$0.00	\$0.00	\$32.00	\$8.00	\$8.00	\$16.00	\$0.00	\$0.00
6073	FISHER	NANCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	FREITAS	CISCO	\$0.00	\$24.00	\$0.00	\$0.00	\$24.00	\$16.00	\$0.00	\$0.00	\$8.00	\$0.00
	GALLELO	DEVIN	\$0.00	\$40.00	\$0.00	\$0.00	\$40.00	\$8.00	\$0.00	\$32.00	\$0.00	\$0.00
38411	GENEREUX	ROBERT	\$7.00	\$64.00	\$10.00	\$0.00	\$81.00	\$16.00	\$0.00	\$57.00	\$8.00	\$0.00
38412	GRECO	ROBERT	\$0.00	\$8.00	\$10.00	\$0.00	\$18.00	\$8.00	\$0.00	\$0.00	\$0.00	\$10.00
37240	HARBACK	BRUCE	\$7.00	\$16.00	\$20.00	\$0.00	\$43.00	\$10.00	\$0.00	\$26.00	\$7.00	\$0.00
37176	HARBACK	KURT	\$0.00	\$24.00	\$0.00	\$4.00	\$28.00	\$0.00	\$28.00	\$0.00	\$0.00	\$0.00
28714	HARVEY	PAUL	\$7.00	\$40.00	\$10.00	\$4.00	\$61.00	\$26.00	\$0.00	\$16.00	\$19.00	\$0.00
34650	HURLEY	SHANE	\$0.00	\$8.00	\$0.00	\$0.00	\$8.00	\$0.00	\$8.00	\$0.00	\$0.00	\$0.00
33509	JACKSON	ANTHONY	\$7.00	\$8.00	\$0.00	\$4.00	\$19.00	\$0.00	\$0.00	\$0.00	\$19.00	\$0.00
33671	JASMIN	RICHARD W	\$7.00	\$16.00	\$0.00	\$4.00	\$27.00	\$19.00	\$0.00	\$8.00	\$0.00	\$0.00
28592	MANSFIELD	ROBERT	\$21.00	\$72.00	\$0.00	\$0.00	\$93.00	\$8.00	\$0.00	\$29.00	\$56.00	\$0.00
28592	MASON	BRIAN	\$7.00	\$40.00	\$0.00	\$4.00	\$51.00	\$0.00	\$0.00	\$32.00	\$19.00	\$0.00
33989	MCGRATH	PAUL	\$7.00	\$48.00	\$10.00	\$0.00	\$65.00	\$0.00	\$0.00	\$58.00	\$7.00	\$0.00
29709	MEDEIROS	DENNIS	\$7.00	\$24.00	\$0.00	\$4.00	\$35.00	\$19.00	\$0.00	\$8.00	\$8.00	\$0.00
13319	MOGAN	FRANCIS	\$0.00	\$32.00	\$10.00	\$0.00	\$42.00	\$0.00	\$0.00	\$34.00	\$8.00	\$0.00
13337	MORGAN	WESLEY	\$0.00	\$16.00	\$0.00	\$0.00	\$16.00	\$0.00	\$0.00	\$16.00	\$0.00	\$0.00
34395	MUSTO	KEITH	\$14.00	\$32.00	\$0.00	\$4.00	\$50.00	\$8.00	\$16.00	\$0.00	\$26.00	\$0.00
14119	NICKERSON	MARK	\$14.00	\$24.00	\$0.00	\$4.00	\$42.00	\$0.00	\$0.00	\$16.00	\$26.00	\$0.00
30582	PATTERSON	ANDREW	\$14.00	\$56.00	\$20.00	\$4.00	\$94.00	\$10.00	\$0.00	\$26.00	\$58.00	\$0.00
38413	PEDRO	DANIEL	\$0.00	\$32.00	\$20.00	\$0.00	\$52.00	\$18.00	\$0.00	\$26.00	\$8.00	\$0.00
	PINETTI	MARK	\$0.00	\$56.00	\$20.00	\$0.00	\$76.00	\$0.00	\$0.00	\$68.00	\$8.00	\$0.00
16213	PURNELL	STEPHEN	\$0.00	\$32.00	\$0.00	\$0.00	\$32.00	\$0.00	\$24.00	\$8.00	\$0.00	\$0.00
38414	RODRIGUES	DANIEL	\$0.00	\$56.00	\$0.00	\$0.00	\$56.00	\$8.00	\$8.00	\$24.00	\$16.00	\$0.00
34055	SERA	MATTHEW	\$14.00	\$80.00	\$0.00	\$0.00	\$94.00	\$8.00	\$0.00	\$22.00	\$64.00	\$0.00
36569	SERA	STEVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
33508	SIMMS	DEREK	\$14.00	\$56.00	\$20.00	\$4.00	\$94.00	\$18.00	\$0.00	\$42.00	\$34.00	\$0.00
26633	SIMPSON	JAMES	\$0.00	\$72.00	\$20.00	\$0.00	\$92.00	\$18.00	\$0.00	\$66.00	\$8.00	\$0.00
13684	SINGLETON	ANA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
27075	SOMERS	DEREK	\$0.00	\$16.00	\$0.00	\$0.00	\$16.00	\$0.00	\$16.00	\$0.00	\$0.00	\$0.00
19247	SPINTIG II	FREDERICK	\$0.00	\$8.00	\$10.00	\$0.00	\$18.00	\$10.00	\$0.00	\$0.00	\$8.00	\$0.00
13690	SPINTIG JR.	FREDERICK	\$0.00	\$8.00	\$10.00	\$0.00	\$18.00	\$10.00	\$0.00	\$0.00	\$8.00	\$0.00
34652	STANKIEWICZ	CURT	\$14.00	\$40.00	\$10.00	\$0.00	\$64.00	\$26.00	\$0.00	\$16.00	\$22.00	\$0.00
19382	SWEENEY	WILLIAM	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00
20131	TRACEY	SKI	\$7.00	\$24.00	\$0.00	\$0.00	\$31.00	\$0.00	\$24.00	\$0.00	\$7.00	\$0.00
			\$231.00	\$1,608.00	\$330.00	\$64.00	\$2,233.00	\$475.00	\$228.00	\$899.00	\$614.00	\$17.00

How to Contact Us

1-800-688-6160
For DirectLink self-service 24 hours/day
For payment arrangements, call
7 a.m. - 5:30 p.m. Mon.-Fri., 9 a.m. - 2 p.m. Sat
1-800-882-5454
For billing questions, call
8 a.m. - 5 p.m. Mon.-Fri.
For quickest response, call
11 a.m. - 3 p.m. Tues.-Fri.
1-800-677-5052
To open/close account (please allow at least 5 days)
1-800-232-0120
For Energy Efficiency Services
1-800-525-8222
For gas leaks or odor of gas 24 hours/day
711
For hearing-impaired relay

ColumbiaGasMA.com

For account information, descriptions of our services,
and safety and conservation tips.

Billing Options

Budget Payment Plan Reduce the impact of higher, unstable natural gas prices by spreading the cost of winter heating more evenly throughout the year. Know how much to expect to pay each month.

Payment Options

Pay Online Pay free by electronic check at our Web site.

CheckFree E-bill Receive and pay bills online through CheckFree. Enroll at our Web site.

Auto Bill Payment Authorize your bank to pay your bill automatically each month with Direct Payment. Enroll online.

Pay By Phone Call 1-855-597-3376 or link from our Web site to pay by credit/debit card or e-check. A convenience fee from BillMatrix will apply.

Pay In Person Call or visit us online to find an authorized payment center near you.

Pay By Mail Return coupon below with payment to:
Columbia Gas of Massachusetts
P.O. Box 742514
Cincinnati, OH 45274-2514

Consumer Protections

Your Right to Dispute Your Bill If you think your bill is incorrect, call us at 1-800-882-5454 before the due date. We will review your account and notify you of the results, in writing if you wish. If you are not satisfied with our response, you have the right to appeal to the DPU in writing at: Consumer Division, Massachusetts Department of Public Utilities, One South Station, Boston, MA 02110, by phone at 1-617-737-2836 or 1-877-886-5066, or online at www.mass.gov/dpu. Until the DPU rules on your appeal, your service cannot be shut off for non-payment of the disputed part of your bill. However, you must continue to pay any portion of that bill and other bills that are not part of the dispute.

Bankruptcy Notices Columbia Gas of Massachusetts, Revenue Recovery, 2025 Roosevelt Ave, Springfield, MA 01102.

Other Correspondence (except payments) Mail to Columbia Gas of Massachusetts, 2025 Roosevelt Ave., Springfield, MA 01104.

Service Quality You may contact the Department of Public Utilities regarding service quality complaints or questions by calling 1-877-886-5066, email at www.mass.gov/dpu or TTY at 1-800-323-3298.

Billing & Payment Summary

Customer Name Cedar Hill Golf Pro Shop	
Customer CHOICE Program	
Previous Balance on 03/11/2016	\$381.90
Payments Received on 03/16/2016	= \$203.77
Balance on 04/12/2016	= \$178.13
Charges for Gas Distribution This Period	+ \$144.39
Total Amount Due	= \$322.52
Amount Due by 05/08/2016	= \$178.13
Amount Due by 06/07/2016	= \$144.39

Billing & Payment Notes

See back of bill for Detail of Charges for Gas Service.

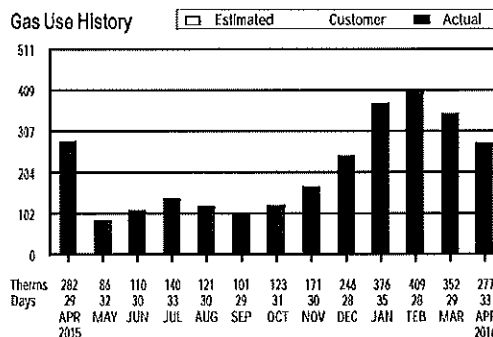
Service Summary

Service Location 1137 Park St Stoughton MA 02072-3728	
Meter Number J12812	Meter Readings (33 Billing Days)
	Actual Reading on 04/12 2206
	Actual Reading on 03/10 = 1937
	Gas Used (Ccf) = 269
	Therm Factor X 1.028
	Total Gas Used (Therms) = 277

Service Summary Notes

Your next actual meter reading date is between 05/10/2016 - 05/12/2016

Gas Use History



Daily Comparisons

Month	Avg Daily Temp	Avg Daily Usage
Apr '16	41.4°	8.4
Mar '16	33.7°	12.1
Apr '15	34.7°	9.7

Payment Coupon

Turn Me Over ▶▶
for more details about
your account

CEDAR HILL GOLF PRO SHOP
C/O ATTN RON DOBOZ
1137 PARK ST
STOUGHTON MA 02072-3728

Total Amount Due \$322.52
See Above for Additional Payment Schedule

Account Number
990-222-000-2

☐ Is your contact information on the back incorrect? Check this box and detail the correction on the reverse side.

Columbia Gas[®]
of Massachusetts
A NiSource Company
995 Belmont Street
Brockton, MA 02301

Payment Enclosed

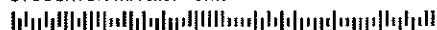
\$

AB

Make check payable to:

00209569 01 AV 0.373 01
AUTO**SCH 5-DIGIT 02072
CEDAR HILL GOLF PRO SHOP
C/O ATTN RON DOBOZ
1137 PARK ST
STOUGHTON MA 02072-3728

COLUMBIA GAS OF MA
P.O. Box 742514
Cincinnati, OH 45274-2514





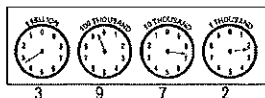
Gas Meter Information

Actual Reading A meter reader has read the meter. You're required to provide us access to read the meter at least once a year or risk shut-off. Please contact us to make arrangements if access is required.

Estimated Reading During the months we don't read the meter, we accurately estimate your reading based on the history of usage at the service address and normal temperatures for the billing period. We verify the reading the next time we read the meter to make sure you pay only for the energy you've used.

Gas Usage We measure the volume of gas you use by Ccf equal to 100 cubic feet and convert it into therms, a unit of heat.

How to Read the Meter When a pointer is between two numbers on a dial-type meter, read the smaller number except when the pointer is between 9 and 0. Record the reading on the dials from left to right.
Example:



Bay State Gas Company is doing business under the name Columbia Gas of Massachusetts.
Protect Your Account Number Only share your account number with trusted third parties on a need-to-know basis.

Detail of Charges for Gas Service

Charges for Low Yrly HI Winter Trans - Winter Season				Service Charges Notes
Delivery Charges				<i>This meter is tax exempt.</i>
Customer Charge			\$19.80	<i>Delivery Charges are the costs of delivering the gas to customers. These charges are regulated and must be purchased from the local distribution company.</i>
Distribution Charge				<i>The Customer Charge recovers the basic cost of providing service regardless of gas use, i.e. meter reading, billing, and account maintenance. Included is the customer's contribution to the energy audit program.</i>
All	277.00 Therms x	\$0.4688	\$129.86	<i>Gas Supply Charges are passed through without markup. Customers may purchase gas supply from an unregulated competitive gas supplier.</i>
Distribution Adjustment Charge				<i>The Decoupling Adjustment Factor adjusts bills for the impact on the Delivery Charges, in connection with initiatives aimed at promoting energy efficiency.</i>
All	277.00 Therms x	\$0.0325	\$9.00	
Decoupling Adjustment				
All	277.00 Therms x	-\$0.0515 =	\$14.27	
Total Charges for Gas			\$144.39	

Additional Account Info

Important Information About Maintaining Your Gas Piping

Esta informacion es muy importante. Si no entiende, encuentre a alguien que se lo pueda explicar, o llamemos al 1-800-677-5052.

Columbia Gas' goal has always been to deliver natural gas to all of our customers as safely and efficiently as possible. At the same time, we also want you to understand what piping is our responsibility to maintain and what piping is your responsibility. This will ensure that the gas piping at your home or business remains safe and corrosion-free.

Federal law mandates that the gas company inspect and maintain its gas piping that runs under your street and property and ends at our gas meter. Access must be provided to company owned piping and our meter connection in order to conduct this inspection. You, as a customer, are responsible for the inspection and maintenance of your interior gas piping that runs from the meter to individual gas appliances, as well as any exterior gas piping to other buildings, including buried piping, beyond the meter connection (collectively, "customer piping"). The gas company does not inspect or maintain customer piping.

Most customer piping is interior gas piping. However, if you have underground gas pipe on your property beyond the gas meter - such as buried pipe to another building or structure with gas appliances, an outdoor gas grill, gas light or pool heater - that piping must also be inspected periodically for corrosion and/or leakage by a properly trained technician. If an unsafe condition is discovered, it must be repaired. If customer piping is not maintained, it could corrode and/or leak.

Plumbing and heating contractors can assist in locating, inspecting and repairing the gas piping for which you, the customer, are responsible. If you have questions, please call our service department at 1-800-677-5052.

When excavating near a buried gas pipe, the piping should be located in advance, and the excavation should be done by hand. If you or a contractor will be digging, you must call Dig Safe at 811 at least 3 business days in advance to have utility-owned buried pipe located. This is a free service and a call to Dig Safe before you dig is required by state law.

TENANTS PLEASE FORWARD THIS IMPORTANT NOTICE TO YOUR LANDLORD.

Safety Tips

Odor of Gas We add a distinctive odor to your natural gas to alert you to a leak in or around your home. If you smell an odor of gas:

1. Leave the building immediately. Don't light a match or use anything that would cause a spark such as light switches, home phones or cell phones.
2. From a safe place call 911 and our emergency number at 1-800-525-8222.

Call Before You Dig If you're planning a home construction or landscaping project, call Dig Safe at 811 at least 72 hours before you start to dig. A representative will mark the approximate location of underground utility lines on your property.

Employee Identification All of our employees and approved meter readers and contractors carry photo identification. If someone claims to represent the gas company, ask to see identification. Call the police if you see suspicious activity.

Glossary

Cost of Gas The cost of gas includes the purchase, storage, and interstate transmission of natural gas.

Pro-rated Bill Our normal billing period is based on 30 days. If your billing period is more than 34 days or less than 26 days, we pro-rate to adjust to the number of days in your billing period.

Contact Information Corrections

If this mailing address, phone number, or e-mail address are incorrect, please make the necessary corrections on the lines below.

1137 Park St
Stoughton MA 02072-3728
781-341-8564
SHARGREAVES@STOUGHTON-MA.GOV

Address

City State Zip

Home Phone ()

E-mail

Jennifer Raymond
14 Waterfall Drive, Apt K, Canton, MA 02021
Email: raymond.jennifer@gmail.com
Tel: (516) 209-7751

Invoice #: A- 1001
Invoice Date: October 11th, 2023
Translation from: English to Haitian Creole
Translation from: Haitian Creole to English

BILL To:
Company: Stoughton Public School
Attn: Heidi Perkins h_perkins@stoughtonschools.org
Karen Altwein k_altwein@stoughtonschools.org
Address: 31 Pierce Street
Stoughton, MA 02072

DESCRIPTION	NUMBER OF HOURS OR PAGES	HOURLY RATE OR RATE PER PAGE	AMOUNT (\$)
Wednesday February 1st, 2023 Jones Preschool From 5:00 pm to 6:00 pm	1 hour	\$55	\$55
Wednesday March 8th, 2023 ELPAC From 6:00 pm to 7:00 pm	1 hour	\$55	\$55
Wednesday June 6th, 2023 Stoughton High School 6:00 pm to 7:00 pm	1 hour	\$55	\$55
IEP - From English to Haitian Creole - Translation and formatting document FROM Caitlin Krim Submitted on June 28th, 2023	26 pages	\$60	\$1,560
TOTAL			<u>\$1,725</u>

REC'D BUSINESS OFFICE
OCT 18 2023 PM 2:26

Thank you for your Business!

Amy S. Ouy

94 10-18-23

Article 18

Town of Stoughton Community Preservation Committee

FY 2025 Budget 2024 ATMCommittee Review

2025 CPA Budget Review

- P3 FY 2023 Actual CPA Revenue
- P4 FY 2023 Actual CPA Expenditures
- P5 FY 2024 CPA Projects in Progress
- P6 Long-term Debt Schedule
- P7 Long-term Debt Service by Year
- P8 Long-term Debt Service by Category
- P9 FY 2025 Authorized / Unissued Debt Service
- P10 FY 2025 CPA Appropriations and Reservations
- P11 FY 2025 CPA Revenue and Funding Sources
- P12 FY 2025 CPA Fund Budget Summary
- P13 The End

FY 2023 Actual CPA Revenue

- ❖ FY 2023 represents a significant increase versus prior years, particularly in the Local CPA surcharge and Earnings on Investment accounts.

STOUGHTON CP-2 REPORT					
Massachusetts Department of Revenue					
Division of Local Services					
Municipal Databank/Local Aid Section					
	Actual FY 2022	Adjusted Actual FY 2023	Inc/(Decr)		
Total Fund Balance from Prior Year Report	\$ 6,185,010.31	\$ 6,518,583.45			
Proceeds from bonds and OFS	120,000.00	314,208.00	194,208.00		Actual Bonds issued
Collections from CPA surcharge	888,357.46	1,080,701.00	192,343.54	21.7%	
Distributions from state trust fund	370,386.00	344,011.00	(26,375.00)		Lower % State Match
Earnings on investments	7,677.29	200,908.00	193,230.71		
Gifts, grants and donations	-	-	-		
Other - tax liens	6,475.11	7,683.00	1,207.89		
Total Revenues	\$ 1,392,895.86	\$ 1,947,511.00	\$ 554,615.14		

FY 2023 Actual CPA Expenditures

STOUGHTON CP-2 REPORT				
Massachusetts Department of Revenue				
Division of Local Services				
Municipal Databank/Local Aid Section				
	Actual FY 2022	Adjusted Actual FY 2023	Inc/(Decr)	
Open Space Expenditures	-	-		Project expenditures on the CP-2 were correct in total but incorrect by category. The category totals shown here represent the correct amounts
Historic Resources Expenditures	162,064.79	23,237.00		
Community Housing Expenditures	82,375.00	-		
Other Expenditures (Recreation)	397,937.31	149,372.00		
Total Expenditures	\$ 642,377.10	\$ 172,609.00		
Open Space Expenditures Debt Service	77,985.00	76,185.00		Debt Service expenditures on the CP-2 were correct in total but incorrect by category. The category totals shown here represent the correct amounts
Historic Resources Expenditures Debt Service	15,167.00	36,925.00		
Community Housing Expenditures Debt Service	-	-		
Other Expenditures (Recreation)	281,372.43	258,045.59		
Other Expenditures		15,154.24		
Total Expenditures Debt Service	\$ 374,524.43	\$ 386,309.83		
Administrative Expenses	42,421.19	30,853.45		
Other Expenditures		-		
Total All Expenditures	\$ 1,059,322.72	\$ 589,772.28		
Total Fund Balance CY	\$ 6,518,583.45	\$ 7,876,322.17		
<i>Change vs. Prev. FY</i>	5.4%	20.8%		

CPA Projects in Progress

Munis No.	Project Name	Year Appr	# of Projects	Sum of Approval Amount \$	Sum of FY 2023 YTD Expenditure Excl Debt Service 20240117	Sum of FY 2024 YTD Expenditure Excl Debt Service 20240102	Sum of FY 2024 LTD Expenditure Excl Debt Service 20240102	Sum of FY 2024 Unspent Cash Expenditures2
01503	Glen Echo Acquisition	2011	1	\$ 1,300,000	\$ -	\$ -	\$ 1,226,399	\$ 73,601
10057	Capen Reynolds Farmhouse Security And Rehab	2015	1	\$ 32,000	\$ -	\$ -	\$ 9,729	\$ 22,271
10058	Capen Reynolds Grounds And Recreational	2015	1	\$ 278,000	\$ -	\$ -	\$ 125,567	\$ 152,433
10060	Stoughton Railroad Station Restoration	2015	1	\$ 350,000	\$ 3,237	\$ -	\$ 340,868	\$ 9,132
10292	Rehab Fire Station #1	2019	1	\$ 210,280	\$ -	\$ -	\$ 98,831	\$ 111,449
10445	Glen Echo Recreational Facilities [Supplemental]	2020	1	\$ 236,000	\$ 57,896	\$ 21,533	\$ 154,879	\$ 81,121
10501	Restoration Of Antique Fire Engine	2021	1	\$ 185,000	\$ 20,000	\$ 85,855	\$ 110,855	\$ 74,145
10585	Multi-Sport Court	2022	1	\$ 300,000	\$ -	\$ -	\$ 15,400	\$ 284,600
10586	Acq Land Atkinson	2022	1	\$ 135,000	\$ 91,476	\$ -	\$ 91,476	\$ 43,524
10589	Evaluate West St Barn	2022	1	\$ 7,500	\$ -	\$ 5,500	\$ 5,500	\$ 2,000
10687	Acquisition of Property off Benson Road	2023	1	\$ 220,000	\$ -	\$ 1,800	\$ 1,800	\$ 218,200
10691	Capen Reynolds Dog Park and Community Garden	2023	1	\$ 463,000	\$ -	\$ -	\$ -	\$ 463,000
10692	Rehabilitation of the Denison Athletic Complex, Design Phas	2023	1	\$ 37,000	\$ -	\$ 26,849	\$ 26,849	\$ 10,151
10694	Renovation of Marks Field, Design Phase	2023	1	\$ 12,600	\$ -	\$ 10,554	\$ 10,554	\$ 2,046
10699	Office Storage Equipment for the Old Stoughton Music Societ	2023	1	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
10700	Preservation of Town of Stoughton Vital Records	2023	1	\$ 35,000	\$ -	\$ -	\$ -	\$ 35,000
10701	Cedar Hill Golf Course Renovations	2023	1	\$ 195,000	\$ -	\$ -	\$ -	\$ 195,000
10702	Hansen School Playground Reconstruction	2023	1	\$ 950,000	\$ -	\$ -	\$ -	\$ 950,000
10703	Parking and Trail head Construction at Atkinson Ave	2023	1	\$ 105,000	\$ -	\$ -	\$ -	\$ 105,000
10704	Stoughton Depot Stabilization	2023	1	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
A6341	Vital Record Preservation	2013	1	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Grand Total			21	\$ 5,278,880	\$ 172,609	\$ 152,091	\$ 2,218,707	\$ 3,060,173

CPA Long Term Debt Schedule

TOWN OF STOUGHTON												
CPA DEBT SCHEDULE												
Updated as of 12/31/19;2020;2/19/21;1/19/22;2/23/22;11/7/22;2/4/23; 8/1/23;10/5/23												
Dept	Description	A/S	Art	TM	Date	Bond		Rate	Amt Issued	Year	Ending Balance FY 2025	
						Life						
01503	Glen Echo land purchase (#1)	ATM	55	June-11	Sep-12	20		1.885%	\$ 1,205,000	FY 2013	480,000	
01504	Town Hall slate roof	ATM	52	May-12	Mar-14	9		2.029%	\$ 61,000	FY 2014	-	
01507	Repair façade, 1892 Pump Station	ATM	51	May-12	Mar-14	10		2.029%	\$ 70,000	FY 2014	-	
01512	Pierce St. playground	ATM	33D	May-14	Jun-15	15		1.971%	\$ 500,000	FY 2015	150,000	
01503	Glen Echo land purchase (#2)	ATM	55	June-11	Jun-16	2		var	\$ 10,000	FY 2016	-	
10058	Capen Reynolds Recreational Facilities (#1)	ATM	45C	May-15	Oct-17	4		var	\$ 45,000	FY 2018	-	
10058	Capen Reynolds Recreational Facilities (#2)	ATM	45C	May-15	Oct-18	11		3.402%	\$ 55,000	FY 2019	25,000	
10158	SHS tennis court and soccer field lighting (#1)	ATM	39	May-17	Oct-18	14		3.402%	\$ 790,000	FY 2019	440,000	
10159	Pearl St. pocket park at HS	ATM	40	May-17	Oct-18	14		3.402%	\$ 163,000	FY 2019	80,000	
10060	RR Station Remodeling	STM	10	Nov-15	Oct-19	4		3.993%	\$ 21,000	FY 2020	-	
10232	Town Hall Cupola	ATM	26	May-18	Oct-19	15		3.993%	\$ 190,000	FY 2020	115,000	
10158	SHS tennis court and soccer field lighting (#2)	ATM	39	May-17	Oct-20	5		1.532%	\$ 24,500	FY 2021	5,000	
10306	Wilkins School Playground Imprvmnts, Phase II	ATM	43	May-19	Oct-20	14		1.532%	\$ 710,000	FY 2021	500,000	
10056	Glen Echo Recreation Construction (#1)	ATM	45A	May-15	Mar-22	10		2.900%	\$ 60,000	FY 2022	35,000	
10158	SHS tennis court and soccer field lighting (#3)	ATM	39	May-17	Mar-22	9		2.900%	\$ 47,920	FY 2022	30,000	
10056	Glen Echo Recreation Construction (#2)	ATM	45A	May-15	Jun-23	17		5.000%	\$ 259,208	FY 2023	225,000	
10058	Capen Reynolds Recreational Facilities (#3)	ATM	45C	May-15	Jun-23	8		5.000%	\$ 40,300	FY 2023	30,000	
17 CPA Bonds Issued									\$ 4,251,928		\$ 2,115,000	
By Category						Qty			\$ Amount		\$ Amount	
Open Space						2			\$ 1,215,000		\$ 480,000	
Historic Preservation						4			\$ 342,000		\$ 115,000	
Recreation						11			\$ 2,694,928		\$ 1,520,000	
						17			\$ 4,251,928		\$ 2,115,000	

CPA Long Term Debt Service by Year

Town of Stoughton									
CPC Debt Service by Year									
Year	Principal	Interest	Total	Outstanding Balance	CP-2 Debt Service	Short Term Debt Service	Actual		
Total	\$ 4,251,928.00	\$ 1,095,125.25	\$ 5,347,053.25		\$ 2,237,555.47	\$ 226,491.87			
2013	-	-	\$ -	1,205,000.00	\$ 4,468.54	\$ 4,468.54			
2014	65,000.00	37,759.26	\$ 102,759.26	1,271,000.00	\$ 103,767.23	\$ 1,007.97			
2015	81,000.00	30,909.00	\$ 111,909.00	1,690,000.00	\$ 111,909.00	\$ -			
2016	115,000.00	42,222.01	\$ 157,222.01	1,585,000.00	\$ 157,222.01	\$ -			
2017	120,000.00	40,431.94	\$ 160,431.94	1,465,000.00	\$ 160,431.95	\$ 0.01			
2018	115,000.00	38,647.50	\$ 153,647.50	1,395,000.00	\$ 153,922.50	\$ 275.00			
2019	120,000.00	58,865.91	\$ 178,865.91	2,283,000.00	\$ 188,384.35	\$ 9,518.44			
2020	198,000.00	82,921.88	\$ 280,921.88	2,296,000.00	\$ 283,198.30	\$ 2,276.42			
2021	216,000.00	90,750.50	\$ 306,750.50	2,814,500.00	\$ 313,417.16	\$ 6,666.66			
2022	274,500.00	93,950.00	\$ 368,450.00	2,647,920.00	\$ 374,524.43	\$ 6,074.43			
2023	282,920.00	88,235.60	\$ 371,155.60	2,664,508.00	\$ 386,310.00	\$ 15,154.40			
2024	284,508.00	91,122.90	\$ 375,630.90	2,380,000.00		Projected***			
2025	265,000.00	80,297.50	\$ 345,297.50	2,115,000.00		Projected***			
2026	260,000.00	70,037.50	\$ 330,037.50	1,855,000.00		Projected***			
2027	255,000.00	59,967.50	\$ 314,967.50	1,600,000.00		Projected***			
2028	255,000.00	49,937.50	\$ 304,937.50	1,345,000.00		Projected***			
2029	250,000.00	39,912.50	\$ 289,912.50	1,095,000.00		Projected***			
2030	250,000.00	30,712.50	\$ 280,712.50	845,000.00		Projected***			
2031	215,000.00	22,681.25	\$ 237,681.25	630,000.00		Projected***			
2032	205,000.00	16,425.00	\$ 221,425.00	425,000.00		Projected***			
2033	200,000.00	10,418.75	\$ 210,418.75	225,000.00		Projected***			
2034	75,000.00	5,825.00	\$ 80,825.00	150,000.00		Projected***			
2035	75,000.00	4,093.75	\$ 79,093.75	75,000.00		Projected***			
2036	15,000.00	3,000.00	\$ 18,000.00	60,000.00		Projected***			
2037	15,000.00	2,400.00	\$ 17,400.00	45,000.00		Projected***			
2038	15,000.00	1,800.00	\$ 16,800.00	30,000.00		Projected***			
2039	15,000.00	1,200.00	\$ 16,200.00	15,000.00		Projected***			
2040	15,000.00	600.00	\$ 15,600.00	-		Projected***			
*** Authorized but unissued estimated at \$4,250 for Open Space and \$6,400 for Recreation									

[illegible]

FY25 Authorized / Unissued Debt Service

TOWN OF STOUGHTON									
CPA AUTHORIZED AND UNISSUED ESTIMATED DEBT SERVICE									
FY 2025									
DESCRIPTION	MUNIS	AMOUNT	ADJUST	NET AMT	RATE	MONTHS	AMOUNT	Category	
Land Acquisition (Glen Echo Property)	01503	\$ 85,000		\$ 85,000	5.00%	12	\$ 4,250	Open Space	
Capen-Reynolds Recreation Facility	10058	273,000	(150,000)	123,000	5.00%	12	6,150	Recreation	
Capen-Reynolds Recreation- Equipment	10058	5,000		5,000	5.00%	12	250	Recreation	
		\$ 363,000	\$ (150,000)	\$ 213,000			\$ 10,650		
Hebrew Senior Housing		1,300,000		1,300,000	5.00%	6	32,500	Housing	
Summary by Category	Qty			NET AMT			Total		
Open Space	1			85,000			4,250		
Historic Preservation	-			-			-		
Recreation	2			128,000			6,400		
Housing	1			1,300,000			32,500		
	4			\$ 1,513,000			\$ 43,150		

FY25 Appropriations and Debt Service

	FY 2024 Est. Revenues	Open Space / Recreation	Historic Resources	Community Housing	Undesignated Fund Balance	Borrowing	Ending Bond Balance	Total
Long-term Debt Service								
01503 Glen Echo land purchase (#1)		(73,185)					480,000	(73,185)
01504 Town Hall slate roof							-	-
01507 Repair façade, 1892 Pump Station			-				-	-
01512 Pierce St. playground					(40,550)		150,000	(40,550)
01503 Glen Echo land purchase (#2)					-		-	-
10058 Capen Reynolds Recreational Facilities (#1)					-		-	-
10058 Capen Reynolds Recreational Facilities (#2)					(6,325)		25,000	(6,325)
10158 SHS tennis court and soccer field lighting (#1)					(75,763)		440,000	(75,763)
10159 Pearl St. pocket park at HS					(13,775)		80,000	(13,775)
10060 RR Station Remodeling					-		-	-
10232 Town Hall Cupola			(19,600)				115,000	(19,600)
10158 SHS tennis court and soccer field lighting (#2)					(5,300)		5,000	(5,300)
10306 Wilkins School Playground Imprvmnts, Phase II					(64,750)		500,000	(64,750)
10056 Glen Echo Recreation Construction (#1)					(6,875)		35,000	(6,875)
10158 SHS tennis court and soccer field lighting (#3)					(6,625)		30,000	(6,625)
10056 Glen Echo Recreation Construction (#2)					(25,875)		225,000	(25,875)
10058 Capen Reynolds Recreational Facilities (#3)					(6,675)		30,000	(6,675)
Sub-Total Long-term Debt Service		\$ (73,185)	\$ (19,600)	\$ -	\$ (252,513)		\$ 2,115,000	\$ (345,298)
Authorized but Unissued Debt Service		\$ (10,650)	\$ -	\$ (32,500)				(43,150)
Total Debt Service		\$ (83,835)	\$ (19,600)	\$ (32,500)	\$ (252,513)		\$ 2,115,000	\$ (388,448)
Appropriations								
Article 38 Hebrew Sr Life Senior Housing					(1,000,000)	(1,300,000)		(2,300,000)
Article 39 West Street Barn Renovation			(230,000)					(230,000)
Article 40 Historic Site Signs			(17,000)					(17,000)
Article 41 Marks Field Renovation					(518,000)			(518,000)
Article 42 Elm Street Complex Updates					(241,000)			(241,000)
Article 43 Stoughton Motel Conversion				(250,000)				(250,000)
Article 44 Bird Street Conservation Area					(110,000)			(110,000)
Sub-Total Appropriations		\$ -	\$ (247,000)	\$ (250,000)	\$ (1,869,000)	\$ (1,300,000)		\$ (3,666,000)
Total Appropriations and Debt Service		\$ 33,896	\$ (148,869)	\$ (164,769)	\$ (1,297,394)	\$ (1,300,000)	\$ 2,115,000	\$ (4,054,448)
Ending Fund Reserve Balance		\$ 265,498	\$ 266,983	\$ 456,550	\$ 5,006,356			\$ 4,695,387

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FY 2025 CPA Fund Budget

Town of Stoughton											
Community Preservation Fund											
Budget FY 2025 (Rev 2/22/24)											
	FY 2023 (act)	FY 2024 (est)	FY 2025 (est)								
C.P.A. Commitments	\$ 968,554	\$ 978,240	\$ 988,022								
C.P.A. Abatements	(8,497)	(7,000)	(8,000)								
Net Receivable	\$ 960,057	\$ 971,240	\$ 980,022								
Increase / (Decrease) %		1.2%	0.9%								
Funding Sources											
	FY 2025 Est. Revenues	Reserves Open Space / Recreation	Historic Resources	Community Housing	Undesignated Fund Balance	Borrowing	Ending Bond Balance	Total			
Beginning Fund Balance		\$ 231,602	\$ 415,852	\$ 621,319	\$ 6,303,750			\$ 7,572,523			
C.P.A. Surcharges (Actual 2022 * 1.0864)	965,064							965,064			
State Reimbursement (20% of 2024 net receivable)	194,248							194,248			
Investment Income	10,000							10,000			
Other	8,000							8,000			
Total Funding Sources	\$ 1,177,312	\$ 231,602	\$ 415,852	\$ 621,319	\$ 6,303,750			\$ 8,749,835			
State Match % of Prior Year Net Receivable	20.0%										
Appropriations & Reservations											
Administrative Expense (4.99%)	(58,748)				58,748			-			
Reservations (Minimum 10% per Category)	(353,193)	117,731	117,731	117,731	-			-			
Budgeted Annual Reserve Fund	(765,371)				765,371			-			
Sub-Total Appropriations and Reservations	\$ (1,177,312)	\$ 117,731	\$ 117,731	\$ 117,731	\$ 824,119			\$ -			
Sub-Total Debt Service (Details Below)		\$ (83,835)	\$ (19,600)	\$ (32,500)	\$ (252,513)			\$ (388,448)			
Sub-Total Appropriations (Details Below)		\$ -	\$ (247,000)	\$ (250,000)	\$ (1,869,000)	\$ (1,300,000)		\$ (3,666,000)			
Total Reservations, Debt Service, and Appropriations		\$ 33,896	\$ (148,869)	\$ (164,769)	\$ (1,297,394)	\$ (1,300,000)	\$ 2,115,000	\$ (4,054,448)			
Ending Fund Reserve Balance		\$ 265,498	\$ 266,983	\$ 456,550	\$ 5,006,356	\$ (1,300,000)	\$ 2,115,000	\$ 4,695,387			

CPC Treasurers Report

The End

Article 19

Other Post-Employment Benefits Trust Fund (FAQS)

FAQs on Other Post-Employment Benefits (OPEB) Trust Fund

[G.L. c. 32B, § 20](#)

Frequently asked questions (FAQs) published by the Division of Local Services (DLS) within the Department of Revenue provide general information about Massachusetts municipal tax and finance laws and DLS policies and procedures in effect when published. They do not answer all questions or address complex issues about their topics. FAQs are not public written statements of the Department. They are informational only as described in [830 CMR 62C.3.1\(10\)\(c\)](#), and do not supersede, alter or otherwise change any Massachusetts General Law, Department public written statement or other source of law.

Legislative History and Establishment FAQs

1. What changes did the [Municipal Modernization Act](#) make to the OPEB statute - [G.L. c. 32B, § 20](#)?

The Act addressed a number of issues about the nature of the fund under the “old” OPEB statute. Most importantly, it clarified that the statute authorized and required the creation of a trust fund for monies reserved for retiree health insurance and other post-employment benefits. This change was to comply with legal requirements for trusts and with Governmental Accounting Standards Board (GASB) standards. In particular, the amendments:

- A) Establish the OPEB Fund as a trust fund with a trustee and declaration of trust;
- B) Require assets of the OPEB Fund be held solely to meet the current and future liabilities of the governmental unit for group health insurance benefits for retirees and their dependents;
- C) Establish procedures for the appointment of a trustee, adoption of a declaration of trust and appropriations of funds into and out of the OPEB Fund;
- D) Authorize housing authorities, redevelopment authorities, regional councils of government, regional school districts and educational collaboratives to establish OPEB trust funds; and
- E) Allow a governmental unit to participate in the OPEB fund of another governmental unit and establish procedures to do so.

2. What is an OPEB Trust Fund (OPEB Fund)?

An OPEB Fund is a trust fund established by a governmental unit for the deposit of appropriations, gifts, grants and other funds for the benefit of retired employees and their dependents; payment of required contributions by the governmental unit for the group health insurance benefits provided to employees and their dependents after retirement; and reduction and elimination of the unfunded liability of the governmental unit for those benefits. The OPEB Fund is an expendable trust fund, subject to appropriation, that is managed by a trustee or board of trustees. The assets of the trust are held solely to meet the current and future liabilities of the governmental unit for group health insurance benefits for retirees and their dependents. All monies in the OPEB Fund must be accounted for separately from other

funds of the governmental unit and are not subject to the claims of any general creditor of the governmental unit.

3. What are group health insurance benefits?

Group health insurance benefits include hospital, surgical, medical, dental and other health insurance benefits if the governmental unit offers that coverage to retirees.

4. Who can establish an OPEB Fund?

A city, town, county, district, regional school district, municipal lighting plant, local housing or redevelopment authority, regional council of government established under [G.L. c. 34B, § 20](#) and educational collaborative as defined in [G.L. c. 40, § 4E](#), may accept [G.L. c. 32B, § 20](#) and establish an OPEB Fund. [G.L. c. 32B, § 20\(a\)](#). Governmental units considering acceptance of [G.L. c. 32B, § 20](#) should consult with their financial advisors and municipal counsel regarding the establishment and implementation of an OPEB Fund.

5. How does an eligible governmental unit establish an OPEB Fund under [G.L. c. 32B, § 20](#)?

[G.L. c. 32B, § 20](#) is a local acceptance statute. Therefore, the governmental unit must vote to accept [G.L. c. 32B, § 20](#) and establish an OPEB Fund. In a city or town, acceptance must be in the manner provided in [G.L. c. 4, § 4](#), by vote of the legislative body, subject to the charter of the city or town. In a county, acceptance is by vote of the county commissioners. In a regional school district, acceptance is by vote of the regional school committee. In a district or other governmental unit, acceptance is by vote of the district meeting or other appropriating body.

6. What if a city or town had already accepted [G.L. c. 32B, § 20](#) and established an OPEB Fund before the [Municipal Modernization Act](#) changes?

A governmental unit with an OPEB Fund established by special act or under [G.L. c. 32B, § 20](#) before the [Municipal Modernization Act's](#) amendments became effective on November 7, 2016, may accept or reaccept [G.L. c. 32B, § 20](#) after November 7, 2016. Upon acceptance or reacceptance, the unit's OPEB fund will operate under the amended [G.L. c. 32B, § 20](#). Otherwise, the OPEB Fund will continue under the terms the fund was originally established, not the amended [G.L. c. 32B, § 20](#). [G.L. c. 32B, § 20\(m\)](#). [Section 238 of Chapter 218 of the Acts of 2016](#). Governmental units with such OPEB Funds should consult with their financial and accounting advisors and municipal counsel regarding whether to accept or reaccept the amended [G.L. c. 32B, § 20](#).

7. Can acceptance be revoked?

No. There is no revocation procedure in the statute. In addition, [G.L. c. 4, § 4B](#), which generally establishes a procedure for cities and towns to revoke their acceptance of local option statutes, does not apply to actions taken under [G.L. c. 32B](#). [G.L. c. 4, § 4B\(c\)](#).

8. Are there any notification requirements after acceptance of the OPEB Fund statute?

Yes. The clerk of the governmental unit must notify the Division of Local Services (DLS) Data Analytics and Resources Bureau if the unit accepts [G.L. c. 32B, § 20](#). The notification should be made as soon as possible after the votes. Please send an email to the Municipal Databank at databank@dor.state.ma.us.

OPEB Trust Fund Formation FAQs

9. Who is the custodian of the OPEB Trust Fund (OPEB Fund)?

The treasurer of the governmental unit is the custodian of the OPEB Fund and must be bonded in any additional amounts required to protect fund assets.

10. Must an OPEB Fund have a trustee?

Yes. One of the purposes of the [Municipal Modernization Act's](#) amendments was to establish an OPEB Fund as a trust fund with a trustee.

11. Who designates the trustee of an OPEB Trust Fund?

The governing body of the governmental unit, by majority vote, designates the trustee of an OPEB Fund. It may choose (1) the treasurer of the governmental unit or (2) the retirement board of the governmental unit or (3) it may establish an OPEB Fund board of trustees described below. If the governing body does not designate a trustee, the treasurer of the governmental unit is trustee.

12. What is the governing body of a governmental unit?

The governing body of the governmental unit is the legislative body in a city or town, the county commissioners in a county, the regional district school committee in a regional school district, and the district meeting or other appropriating body in any other governmental unit.

13. Are there any requirements for an OPEB Fund board of trustees?

Yes. An OPEB Fund board of trustees must have 5 to 13 members. The board must include (a) one or more individuals with investment experience as specified by the governing body, (b) one or more citizens of the governmental unit, (c) one employee of the governmental unit, and (d) one or more retirees of the governmental unit, and (e) one or more officers of the governmental unit.

14. Who selects the members of an OPEB Fund board of trustees and how long do the members serve?

The governmental unit employee trustee is selected by current employees of the unit by ballot. The retiree trustees are selected by current retirees of the unit by ballot. All other trustees are appointed by the chief executive officer of the governmental unit. The chief executive officer is a mayor in a city or select board in a town, unless the charter designates another municipal officer as the chief executive officer; county commissioners in a county; the regional district school committee of a regional school district; and the governing board, commission or committee in a district or other governmental unit.

The trustees serve for terms of three or five years, as determined by the governing body. If a vacancy occurs, a trustee may be elected or selected in the same manner to serve for the remainder of the term. Trustees are eligible for reappointment.

15. What are the powers and duties of the trustee/board of trustees of the OPEB Fund?

The trustee/board of trustees of the OPEB Fund acts in a fiduciary capacity for the primary purpose of enhancing the value of the OPEB Fund. The trustee acts with the care, skill, prudence and diligence that a prudent person acting in a similar capacity and familiar with such matters would use in the conduct of

an enterprise of similar character and similar aims at that time. The trustee is required to diversify the investments in the fund to minimize the risk of large losses, unless under the circumstances it is clearly prudent not to do so.

The trustee/board of trustees is the investing authority and has general supervision of the management, investment and reinvestment of the OPEB Fund using the investment standard or investment vehicle that applies to the particular trustee/board of trustees. (See FAQ No. 18 below.)

The trustee/board of trustees may employ reputable and knowledgeable investment consultants to assist in determining appropriate investments and pay for those services from the OPEB Fund, if so authorized by majority vote of the governing body.

Any other duties and obligations of the trustee or board of trustees must be set forth in a declaration of trust to be adopted by the trustee or board of trustees. All duties and obligations established by the declaration of trust must be consistent with the provisions of the OPEB law, [G.L. c. 32B, § 20](#).

16. Is the trustee/board of trustees required to adopt a declaration of trust?

Yes. The trustee or board of trustees must adopt a declaration of trust stating the duties and obligations of the trustee or board of trustees. The declaration of trust and any later amendments must be filed with the chief executive officer and clerk of the governing body of the governmental unit. The declaration or amendment takes effect 90 days after the filing date unless the governing body votes to disapprove the declaration or amendment within that period of time. As soon as possible after receipt of a declaration of trust or amendment, the clerk should post a notice that the declaration or an amendment has been filed under [G.L. c. 32B, § 20\(d\)](#). The posting should be made in the same manner as notices of meetings under the Open Meeting Law. [G.L. c. 30A, §§ 18 – 25](#). The notice should remain posted until the 90-day period has elapsed.

Appropriation, Accounting and Investment FAQs

17. What monies are credited to the OPEB Trust Fund?

A) Appropriations to the OPEB Fund - The governing body may, by majority vote, appropriate monies to the OPEB Fund. In a regional school district, appropriations to the OPEB Fund may be made only in the annual budget submitted to the member cities and towns for approval. As we stated above, the governing body is the legislative body in a city or town, the county commissioners in a county, the regional district school committee in a regional school district, and the district meeting or other appropriating body in any other governmental unit.

B) Gifts, Grants and Other Contributions - The treasurer of the governmental unit, as custodian of the OPEB Fund, may accept gifts, grants and other contributions to the fund.

C) Income - Any interest or other income generated by investment of the OPEB Fund becomes part of the OPEB Fund.

D) Medicare Part D Funds - The governing body may, by majority vote, dedicate to the OPEB Fund reimbursements that the governmental unit receives as a sponsor of a Medicare Part D qualified retiree prescription drug plan. 42 U.S.C. § 1395w-132.

18. Where can OPEB Trust Fund monies be invested?

Monies in the OPEB Fund that are not needed for expenditures or anticipated expenditures within the investment period must be invested and reinvested by the treasurer as directed by the trustee or board of trustees from time to time. The treasurer may employ an outside custodial service to hold the monies in the OPEB Fund consistent with the procedures and standards described below.

(A) State Retiree Benefits Trust Fund - The trustee or board of trustees may, with the approval of the State Retiree Benefits Trust Fund board of trustees, direct the treasurer to invest the OPEB Fund in the State Retiree Benefits Trust Fund established under [G.L. c. 32A, § 24](#). In that case, fund monies are invested under [G.L. c. 32A, §§ 24 and 24A](#).

(B) Other Investments - Where the trustee or board of trustees does not direct the treasurer to invest the OPEB Fund in the State Retiree Benefits Trust Fund, investments must be made as follows:

1. Retirement Board as Board of Trustees - Where the retirement board is the board of trustees, investments are made under [G.L. c. 32, § 23](#).
2. Treasurer or OPEB Fund Board as Trustees - Where the treasurer is the trustee or an OPEB Fund board of trustees has been established by the governing body, investments are made in the same manner as municipal trust funds under [G.L. c. 44, § 54](#). However, the governing body may, by majority vote, authorize investments under the prudent investor standard for private trusts under [G.L. c. 203C](#).

19. Is an appropriation needed to spend OPEB monies?

Yes. An appropriation by a two-thirds vote of the governing body is required to spend any monies in the OPEB Fund.

20. What are the accounting obligations associated with OPEB Trust Funds?

The accounting officer must establish and maintain the OPEB Fund as a separate fund and record all activity in the OPEB Fund. The governmental unit (city, town, or district, etc.) is responsible for completing an actuarial valuation of its liabilities for health care and other post-employment benefits for its retired employees and their dependents and funding schedule that conform to the Governmental Accounting Standards Board (GASB) requirements.

When a governmental unit obtains an actuarial valuation report in accordance with GASB requirements containing statements of the liabilities of the unit for health care and other post-employment benefits for its retired employees and their dependents, it must submit a copy to the Public Employee Retirement Administration Commission (PERAC). The report must be submitted no later than 90 days after the governmental unit receives the report. PERAC may require that the governmental unit provide additional information related to its liabilities, normal cost and benefit payments, as specified by the Executive Office for Administration and Finance, in consultation with PERAC. In that case, the governmental unit must also submit the additional information to PERAC. A copy of such report and additional information, if any, must also be submitted to the Bureau of Accounts at the time of its submission to PERAC. [G.L. c. 32B, § 20A](#). These reporting requirements apply to all governmental units whether or not they have established an OPEB fund under the general laws or a special act.

The annual report a regional school district submits to its member cities and towns under [G.L. c. 71, § 16\(k\)](#) must include a statement of the balance in the OPEB Fund and all additions to and appropriations from the fund during the period covered by the report.

21. What is the process to participate in the OPEB Fund of another governmental unit?

A governmental unit that accepts [G.L. c. 32B, § 20](#) may participate in the OPEB Fund established by another governmental unit under [G.L. c. 32B, § 20](#). Participation of one governmental unit in the OPEB Fund of another governmental unit must comply with the procedures and criteria established by the trustee or board of trustees of the OPEB Fund it wishes to join.

A governmental unit that accepts [G.L. c. 32B, § 20](#) may participate in the OPEB Fund established by another governmental unit upon approval by majority vote of the governing bodies of:

- (A) The governmental unit wishing to participate in the OPEB Fund of the other governmental unit; and
- (B) The governmental unit that has established the OPEB Fund in which the other governmental unit wishes to participate.

Each governmental unit participating in the OPEB Fund remains responsible for all costs attributable for the health care and other post-employment obligations for its retired employees and their dependents and for completing an actuarial valuation of its liabilities and funding schedule that conforms to GASB requirements. A participating governmental unit is separately credited for its contributions to and appropriations from the OPEB Fund, and interest or other income generated by the fund, in the accounting of the relative liabilities of each governmental unit for its retirees and their dependents.

For more information, see [Informational Guideline Release IGR 19-10](#).

Article 20

PRICING SUMMARY

MD6 42R

VEHICLE PRICE

	\$101,476.00
EXTERNAL LOCALS	
MAPC GREATER BOSTON POLICE	\$0.00
JC MADIGAN QUOTE	\$44,244.50

TOTAL VEHICLE PRICE	\$145,720.50
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SOFT OFFERS AND WARRANTY

CHASSIS PLAN 60 MO/250K MI NORMAL DUTY PROTECTION PLAN	\$3,525.00
EPA - PROTECTION PLAN 1, B6.7 + AFTERTREATMENT, 60 MOS / 100,000 MILES / 161,000 KM	\$1,243.00

TOTAL SOFT OFFERS AND WARRANTY	\$4,768.00
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TAX SUMMARY

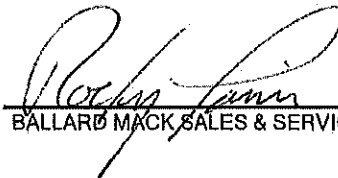
	AMT. SUBJECT TO TAX	
FET	\$145,720.50	\$0.00
Tire Tax Credit	N/A	\$0.00

TOTAL TAX	\$0.00
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TOTAL SELLING PRICE (PER UNIT) USD	\$150,488.50
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STOUGHTON TOWN OF

DATE


BALLARD MACK SALES & SERVICE, INC.

DATE

1/4/24

450 Old Union Turnpike
Lancaster, MA 01523
Phone: 978-847-2900
Fax: 978-847-0068

J. C. Madigan, Inc.
Sales Dept.

Fax Quote

To: ROCKY LOOMIS @ BALLARD MACK **From:** JOHN DWYER

Co.: TOWN OF STOUGHTON HIGHWAY **Date:** 08/23/2023
DEPT.

FAX# **Phone:**

Re: KNAPHEIDE PVMX PLATFORM BODY **CC:**

☐ **Urgent** ☒ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

- 96" Wide x 20'3" Long Knapheide Steel Platform Model PVMXT-203C
- Reinforced Steel Headboard w/ Window
- Painted Diamond Plate Steel Floor
- Stainless Under Body Curb or Street Side Tool Box 36"L x 18"T x 18"D
- 40" Removable Steel Rack Sides
- Recessed LED Body Lights, Flaps Alarm, OSHA
- Installed On A Town Supplied Chassis

Price: \$26,850.00

*John Dwyer said
Add 7% to total*

OPTIONS

- | | |
|---|--------------|
| • Rear Stirrup steps (per) side | \$ 500.00 |
| • 2500lb TommyGate Rail Style Lift Gate w/ 42" Steel Platform | \$ 12,250.00 |
| • Rear Recessed Mounted LED Flashers | \$ 900.00 |
| • Front Grill Mounted LED Flashers | \$ 850.00 |

NEED : 144 to 150" CA, EXTENDED REAR FRAME

*\$ 41,350.00 x 7% =
2894.50
\$ 44,244.50*

Total Price w/ Options: \$ _____

Authorized by _____ Date _____ PO# _____

TECHNICAL SPECIFICATION

MD6 42R



APPLICATION PACKAGES		DESCRIPTION
S	CHASSIS HEIGHT	DOCK HEIGHT

CUSTOMER/VEHICLE INFO		DESCRIPTION
S	CHASSIS (BASE MODEL)	MD642 - 42R MEDIUM DUTY, CLASS 6 w/ 6.7L, (MAX 25,995lbs GVWR)
S	ASSEMBLY PLANT	FACTORY USA (RV, MACK)
	VEHICLE USE & BODY/TRAILER TYPE	FLATBED TRUCK
	VEHICLE VOCATION	PICKUP & DELIVERY / SHORT HAUL SERVICE
S	CUSTOMER FLEET SIZE	DEALER FLEET WITH LESS THAN 25 VEHICLES IN OWN FLEET OF ANY VEHICLE BRAND
	TYPE OF SERVICE	MUNICIPAL
	INTENDED REGISTRATION LOCATION	MASSACHUSETTS
S	WARRANTY REGISTRATION LOCATION	USA - WARRANTY REGISTRATION LOCATION
	EMISSION WARRANTY CERTIFICATION	EPA (only) Cummins Diesel
S	INITIAL REGISTRATION LOCATION	USA REGISTRATION
S	LANGUAGE-PUBS/DECAL/SIGNS	ENGLISH
S	OPERATING TERRAIN GRADE CONDITIONS	CITY, STARTING GRADES<8%
S	LOADING SURFACE FACTOR	ASPHALT LOADING AND / OR UNLOADING SURFACE

ENGINE & TRANSMISSION		DESCRIPTION
S	EMISSION ON BOARD DIAG CONTROL	EMISSION OBD, DISPLAY ONLY, USA2018
	ENGINE / MOTOR	ISB6.7-300 DIESEL CUMMINS 300HP @ 2600RPM (GOV) 660 LB-FT, US21
	TRANSMISSION	2500 RDS 6 SP-ALLISON RUGGED DUTY SERIES GEN 6 (WITH PTO PROVISIONS)
S	FUELSENSE CALIBRATION	ALLISON FUELSENSE, NEUTRAL AT STOP
S	TRANSM AUTO NEUTRAL ON P-BRAKE	AUTO NEUTRAL SINGLE INPUT WITH SHIFT SELECTOR OVERRIDE

ENGINE & TRANSMISSION EQUIPMENT		DESCRIPTION
	ENGINE BRAKE TYPE	ENGINE BRAKE
	CRUISE CONTROL	CRUISE CONTROL
S	ALTERNATOR	DELCO 12V 160A (28SI) BRUSH-TYPE
	BATTERY DISCONNECT SWITCH	BATTERY DISCONNECT SWITCH
S	STARTER MOTOR	12 VOLT MELCO STARTER (MITSUBISHI ELECTRIC)
	ENGINE BLOCK HEATER	120 VOLT / 0.75 KW, ENGINE BLOCK HEATER
	POWER TAKE OFF CONTROL	POWER TAKE OFF TRANSMISSION CONTROL, PREP KIT F/SINGLE PTO

AXLE & SUSPENSION		DESCRIPTION
S	FRONT AXLE	10,000LB MERITOR MFS+ 4500 KG
S	SPRINGS - FRONT	MACK TAPERLEAF 10000# (4500 KG) GROUND LOAD RATING
S	FRONT AXLE BRAKES	MERITOR "S" CAM TYPE 16.5" x 5" Q+
	REAR AXLE - SINGLE	19000# (8618 kg) MERITOR MS-18-13X, (W/O DIFF LOCK) CASING 8.5mm
	REAR SUSPENSION - SINGLE	19000# (8618kg) MULTILEAF
	SUSPENSION LEVELLING DEVICE (CA in PC29 only)	WITHOUT SUSPENSION LEVELLING DEVICE
S	BRAKES - REAR	MERITOR "S" CAM 16.5"x7" Q+
S	REAR AXLE RATIO	RATIO 5.57, REAR AXLE

TECHNICAL SPECIFICATION (cont.)



CHASSIS EQUIPMENT		DESCRIPTION
S	DPF DIESEL PARTICULATE FILTER	CUMMINS SINGLE MODULE E.A.T.S. RH SIDE UNDER CAB US17 (7L over 271HP only!!)
	EXHAUST	UNDERFRAME RIGHT SIDE INBOARD MOUNTED (Diesel engines only)

FRAME EQUIPMENT & FUEL TANKS		DESCRIPTION
	WHEELBASE	206" Wheelbase (143" CA) 65" After-frame
S	FRAME RAILS	STEEL - 260MM X 70MM X 7MM -- (10.24" X 2.75" X 0.275"); RBM 1,370,000 LB-IN
S	PRIMARY FUEL FILTER	FUEL FILTER & WATER SEPARATOR (Diesel engines only)
S	FUEL TANK - LH	50 GALLON (190 L) 22" ALUMINUM ROUND

CAB INTERIOR		DESCRIPTION
S	SPEEDOMETER -&- GAUGES - UNIT(s) OF MEASURE	U.S. UNITS (PREDOMINANT)
	BACK-UP ALARM	BACK-UP ALARM
S	AIR RESTRICTION INDICATOR	MECHANICAL, GRADUATED, ON FILTER
S	DAYTIME RUNNING LIGHTS	DRL WHEN ENGINE RUNNING & PARK BRAKE OFF
	FIRE EXTINGUISHER	HAND FIRE EXTINGUISHER 1.1 KG (2.5LB) ENGLISH DECAL, ABC
S	WARNING TRIANGLE	WITHOUT WARNING TRIANGLE
S	AUDIO SYSTEM	RADIO, AM/FM, MP3, WEATHER BAND
S	AUDIO INTEGRAT. PHONE HANDSFRE	AUDIO INTEGRATED HANDSFREE PHONE, BLUETOOTH
S	AUDIO COMMUNICATION CONNECTOR	AUDIO COMMUNICATION CONNECTOR, USB AUDIO
S	COMMUNICATION EQUIPMENT	FACTORY INSTALLED GEOTAB FLEET MANAGEMENT SYSTEM
S	DRIVER SEAT	MACK DRIVERS SEAT, AIR SUSPENDED
S	DRIVERS SEAT UPHOLSTERY	DRIVERS SEAT UPHOLSTERY, VINYL
S	PASSENGER SEAT	FIXED PASSENGER SEAT
S	PASSENGERS SEAT UPHOLSTRY	PASSENGERS SEAT UPHOLSTERY, VINYL
S	SEAT BELT(S)	ALL SEAT BELTS, BLACK

CAB EXTERIOR		DESCRIPTION
S	HEADLAMPS	HEADLAMP TYPE, HALOGEN
	HOOD RADIATOR GRILLE, FINISH	HOOD RADIATOR GRILLE FINISH, BRIGHT CHROME
	FRONT BUMPER FINISH	FRONT BUMPER FINISH BRIGHT
	MIRRORS - EXTERIOR	HEATED AND MOTORIZED MIRRORS BOTH SIDES, CHROME (Bulldog mirror)

WHEELS & TIRES		DESCRIPTION
	TIRES BRAND/TYPE - FRONT	11R22.5 H BRIDGESTONE R268 ECOPIA (13220 lbs) (Total for QTY = 2)
	WHEELS - FRONT	22.5x8.25 ACCURIDE, 43644x POLISHED ALUMINUM DISC (Total for QTY = 2)
	FRONT AXLE TIRE & WHEEL QUANTITY	TWO FRONT TIRES & WHEELS
	TIRES BRAND/TYPE - REAR	11R22.5 G BRIDGESTONE M760 ECOPIA (23360 lbs) (DRIVE ONLY) (Total for QTY = 4)
	WHEELS - REAR	22.5x8.25 ACCURIDE, 43644x POLISHED ALUMINUM DISC (Total for QTY = 4)
	REAR AXLE TIRE & WHEEL QUANTITY	FOUR REAR AXLE TIRES & WHEELS

PAINT		DESCRIPTION
S	PAINT TYPE	SOLID PAINT
	PAINT COLOR - FIRST COLOR	MACK BLACK; P3036

TECHNICAL SPECIFICATION (cont.)



BASE WARRANTY & PURCHASED COVERAGES		DESCRIPTION
S	ENGINE TOWING WARRANTY	CUMMINS ENGINES (Contact Cummins for Standard Warranty and Extended Coverage Details)
S	VEHICLE WARRANTY TYPE	NORMAL DUTY WARRANTY CLASSIFICATION
	BASIC CHASSIS COVERAGE	CHASSIS PLAN 60 MO/250K MI NORMAL DUTY PROTECTION PLAN
	ENGINE WARRANTY	EPA - PROTECTION PLAN 1, B6.7 + AFTERTREATMENT, 60 MOS / 100,000 MILES / 161,000 KM
S	EMISSION COMPONENT COVERAGE	CUMMINS ENGINES (Contact Cummins for Standard Warranty and Extended Coverage Details)
S	TRANSMISSION WARRANTY	ALLISON TRANSMISSIONS (Contact Allison Transmission for standard warranty and extended coverage data)
S	AIR CONDITIONING WARRANTY	AIR CONDITIONING STANDARD COVERAGE (Sealed System Only) 24 MONTHS UNLIMITED MILEAGE
S	CHASSIS TOWING WARRANTY	STANDARD CHASSIS TOWING 90 DAYS OR 5,000 MILES

SERVICES		DESCRIPTION
S	MACK ONECALL AND ASIST	MACK ONECALL AND ASIST - 12 MONTH
S	PARTNERED SERVICES	GEOTAB FOR MACK TRUCKS - 12 MONTH

MACK®



Mack Trucks
www.macktrucks.com

Article 22



Estimate

Date: 11/9/2023

Customer ID: Stoughton PD

To: Stoughton Police Department
Attn: Roger Hardy

Salesperson: Michael Chase
508-280-6603

Price Per GBPC/BAPERN

Qty	Item #	Description	Unit Price	Line Total
1.00	CK15706	2024 Chevrolet Tahoe 4WD PPV Black	\$ 50,134.00	\$ 50,134.00
1.00	AMF	Remote Keyless Entry	\$ 71.25	\$ 71.25
1.00	AU7/6E2	Key Common	\$ 47.50	\$ 47.50
1.00	6C7	Front AUX Dome Lamp	\$ 161.50	\$ 161.50
1.00	7X3	Left Hand Spot Lamp	\$ 760.00	\$ 760.00
1.00	6J7	Flasher System Headlamp and Tail Lamp	\$ 47.50	\$ 47.50
1.00				\$ -
1.00				\$ -
1.00	Graphics	Per Department Specs	\$ 595.00	\$ 595.00
1.00	36-4045	Westin Push Bar	\$ 550.00	\$ 550.00
1.00	36-6015S4	Westin Push Bar Soundoff 4 NForce Channel	\$ 50.00	\$ 50.00
1.00	36-4045WC	Westin Push Bar Wire Cover	\$ 50.00	\$ 50.00
4.00	EMPS4001S-E	Soundoff mPOWER HD Blue/Wht Front Push Bar	\$ 225.00	\$ 900.00
2.00	EMPS2QMS5RBW	Soundoff Quick Mount Tri-color R/B/W Side of Push bar	\$ 225.00	\$ 450.00
2.00	ENT3B3E	Soundoff Under Mirror	\$ 300.00	\$ 600.00
1.00	PMP2BKUMB5-D	Soundoff DRIVERS Mirror Bracket	\$ -	\$ -
1.00	PMP2BKUMB5-P	Soundoff PASSENGER Mirror Bracket	\$ -	\$ -
2.00	ESLRL6105E	Soundoff SL Running Board Blue White	\$ 600.00	\$ 1,200.00
1.00	PSLVBK03	Soundoff Tahoe Running Board Bracket Kit	\$ -	\$ -
2.00	ENFSGS3E	Soundoff nForce Side Cargo B/W	\$ 225.00	\$ 450.00
1.00	ENFWB00G0B	Soundoff Rear Interior Deck B/A with 2 R/B/A	\$ 1,300.00	\$ 1,300.00
2.00	EMPS2STS5RBW	Soundoff STUD Tri-color R/B/W Rear Plate CLOSED	\$ 225.00	\$ 450.00
2.00	EMPS2QMS5RBW	Soundoff Quick Mount Tri-color R/B/W Hatch OPEN	\$ 225.00	\$ 450.00
2.00	ELUC3H010J	Soundoff Rear Hide a Ways Red Blue	\$ 200.00	\$ 400.00
1.00	ENGSA5200RSR	Soundoff Blueprint Siren with Rotary Knob 2 Speakers	\$ 2,550.00	\$ 2,550.00
2.00	ENGHNK05	Remote Node Harness	\$ -	\$ -
2.00	ENGND04102	Remote Node	\$ -	\$ -
2.00	ETSS100J	Siren Speaker on Push Bar	\$ -	\$ -

McGovern Municipal Headquarters
1200 Worcester Road Framingham, MA 01702

1.00	ENGLMK001	Soundoff Link	\$	250.00	\$	250.00
1.00	ENGSYMD01	Soundoff SYNC	\$	300.00	\$	300.00
1.00	P1000T21AOSB	Pro-Gard Single Cell with Officer Safety Belt	\$	3,000.00	\$	3,000.00
1.00	CC-21TH-1015-OS	Troy Wide Body Console 10" Slope 15" Level	\$	750.00	\$	750.00
1.00	AC-INBHG	Dual Cupholder	\$	-	\$	-
2.00	AC-SIDEARM-6	Troy Console 6" Side Arm Rest	\$	-	\$	-
1.00	FP-21TH-USBDC	Troy USB Port for Factory USB	\$	-	\$	-
1.00	FP-SO500-R	Troy Soundoff Faceplate	\$	-	\$	-
2.00	C-MCB	L Bracket	\$	-	\$	-
1.00	425-3816	Mag Mic	\$	50.00	\$	50.00
1.00	ECVDMLTAL00	Dome Light Re White Front	\$	100.00	\$	100.00
1.00	1082E	Setina Blac-Rac	\$	750.00	\$	750.00
1.00	25010	Setina T Rail	\$	50.00	\$	50.00
1.00	200-1475-00	Stalker Dash Mount RADAR Bracket	\$	225.00	\$	225.00
1.00	94706	Front and Rear Vent Shades	\$	95.00	\$	95.00
2.00	Labor	Run Radio Wires to Console Self Contained	\$	190.00	\$	380.00
2.00	MNMOM-5F	Antenna Cable	\$	-	\$	-
1.00	ETSKLF200	Soundoff Aftershock Dual Tone Siren Dual Speakers	\$	1,000.00	\$	1,000.00
1.00	ETSSLFVBK13	Soundoff Aftershock Speaker DRIVER bracket	\$	-	\$	-
1.00	ETSSLFVBK14	Soundoff Aftershock Speaker PASSENGER bracket	\$	-	\$	-
1.00	MAG-0100	Equipment Cover	\$	150.00	\$	150.00
1.00	SS	Shop Supplies	\$	250.00	\$	250.00
					\$	-
					\$	-

Special Instructions:

Custom or Special Orders are Non-Refundable

This Estimate is for Budgetary Purposes and is Not a Guarantee of Cost for Services.

Estimate is Based on Current Information From Client About the Project Requirements

Actual Cost May Change Once Project Elements are Finalized

Vehicle Subtotal	\$51,221.75
Upfit Subtotal	\$17,345.00
Grand Total	\$68,566.75

Billing Address:
STOUGHTON POLICE DEPT,
TOWN OF
26 ROSE ST
STOUGHTON, MA 02072
US

Quote Date:11/01/2023
Expiration Date:12/31/2023
Quote Created By:
Kevin Jay
kjay@cybercomminc.com

End Customer:
STOUGHTON POLICE DEPT, TOWN OF
Roger Hardy
rhardy@stoughton-ma.gov
7816035466

Contract: 22564 - PSE01 MA STATE

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
APX™ 1500 Enhanced						
1	M36SSS9PW1BN	APX1500 ENHANCED UHF R2 MOBILE	2	\$1,932.32	\$1,449.24	\$2,898.48
1a	G24AX	ENH: 3 YEAR ESSENTIAL SVC	2	\$216.00	\$216.00	\$432.00
1b	GA00804AA	ADD: APX O2 CH (GREY)	2	\$541.00	\$405.75	\$811.50
1c	G831AD	ADD: SPKR 15W WATER RESISTANT	2	\$66.00	\$49.50	\$99.00
1d	G510AB	ADD:ANT LOW PROFILE 450-512 MHZ	2	\$55.00	\$41.25	\$82.50
1e	G444AH	ADD: APX CONTROL HEAD SOFTWARE	2	\$0.00	\$0.00	\$0.00
1f	GA00235AA	ADD: NO GPS ANTENNA NEEDED APX	2	\$0.00	\$0.00	\$0.00
1g	G66BF	ADD: DASH MOUNT O2 APXM	2	\$138.00	\$103.50	\$207.00
1h	W22BA	ADD: STD PALM MICROPHONE APX	2	\$79.00	\$59.25	\$118.50
1i	G193AK	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	2	\$0.00	\$0.00	\$0.00
1j	Q811BU	ADD: SOFTWARE P25 CONVENTIONAL	2	\$715.00	\$536.25	\$1,072.50



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
1k	QA09113AB	ADD: BASELINE RELEASE SW	2	\$0.00	\$0.00	\$0.00
Product Services						
2	LSV00Q00203A	DEVICE INSTALLATION	2	\$378.57	\$378.57	\$757.14
Product Services						
3	LSV00Q00202A	DEVICE PROGRAMMING	2	\$57.14	\$57.14	\$114.28
Grand Total				\$6,592.90(USD)		

Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #. 36-1115800



HIQ COMPUTERS
477 Riverside Ave.
Medford, MA 02155
617-951-4650
617-951-4651

Quote No: 37454
Date: 10/31/23
Page: 1

Sold To: Roger Hardy
Stoughton Police Department
26 Rose Street
Stoughton, MA 02072

Customer No: 2011
Phone No: 781-344-2424

Ship To: Roger Hardy
Stoughton Police Department
26 Rose Street
Stoughton, MA 02072

Salesperson: #23 - David

Item Description	Qty	Unit Price	Amount
-> MASS. ITC73 CONTRACT <-	1	0.00	0.00
SETAC : F110 G6 - i5-1135G7, Win	3	3835.00	11505.00
GETAC : F110 G6 - i5-1135G7, Windows Hello Webcam, Win 10 x64+8GB, 256GB PCIe SSD, Sunlight Readable FHD+TS+stylus, US Power Cord, Rear Camera, WiFi+BT+4G LTE w/integrated GPS/Glonass+PT, Barcode Reader			
SETAC : Getac 11-16V, 22-32V DC	3	120.00	360.00
GETAC : Getac 11-16V, 22-32V DC Vehicle adapter / Charger (120W for Docking Station)			
Havis Charge Guard- Vehicle Time	3	110.00	330.00
SETAC : F110G5 & G6 - Havis, DS-	3	695.00	2085.00
GETAC : F110G5 & G6 - Havis, DS-GTC-221-3, Vehicle Dock, with Tri Pass-through (ex. vehicle adapter)			
Tablet and Keyboard Mount with T Tablet and Keyboard Mount with Two Telescopic Posts. 12" Tablet Post with G.R.I.P. Tilt/Swivel and Single Arm with Universal Display Bracket with VESA 75, VESA 100 & 2X4 Patterns (UDB-01). 10" Keyboard Post with G.R.I.P. Tilt/Swivel and Double Arm with Triple Pivot and Adjustable Tray for 12" Keyboard. Telescopic Mid Section with the Next Generation Under the Seat UNIBASE EVOLUTION (See list of	3	770.00	2310.00

(Continued on Next Page ...)



HIQ COMPUTERS
477 Riverside Ave.
Medford, MA 02155
617-951-4650
617-951-4651

Quote No: 37454
Date: 10/31/23
Page: 2

Sold To: Roger Hardy
Stoughton Police Department
26 Rose Street
Stoughton, MA 02072

Customer No: 2011
Phone No: 781-344-2424

Ship To: Roger Hardy
Stoughton Police Department
26 Rose Street
Stoughton, MA 02072

Salesperson: #23 - David

Item Description	Qty	Unit Price	Amount
vehicles)			
TG3 ELECTRONICS INC : Rubber Key	3	215.00	645.00
TG3 ELECTRONICS INC : Rubber Keyboard; Rugged Rubber 83 Key Keyboard W/ Touchpad and Red Backlighting. Coiled Cord and USB			
2G/3G/4G Easy-Fit Antenna	3	110.00	330.00
Installation of Antenna	3	160.00	480.00
Installation of Computer	3	645.00	1935.00

PJ Systems Inc., DBA HiQ Computers
is a certified Minority Business Enterprise
(MBE).

This quote is valid for 30 days

Sub-Total: 19980.00
:
Shipping: 0.00
Tax [0]: EXEMPT*
Total: 19980.00

T h a n k
Y o u

Budget Proposal for New Duty Handguns with Optics **Prepared by Lt. Nathan Derby**

<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Price</u>
Glock 45 Gen5 MOS (Direct Cut)/ Aimpoint Acro P2 Package	70	\$928.72	\$65,010.40
Streamlight TLR-7A WML*	70	\$157.27	\$11,008.90
Safariland Duty Holster	70	\$125.10	<u>\$8,757.00</u>
Total:			\$84,776.30
*Weapon Mounted Light			
Glock 26 Gen5 MOS	6	\$481.00	\$2,886.00
Holosun EPS Optic	6	\$299.79	\$1,798.74
Comp Tac Holster	6	\$37.54	<u>\$225.24</u>
Total:			\$4,909.98

Budget Proposal for New Duty Handguns with Optics **Prepared by Lt. Nathan Derby**

Glock 43X MOS	6	\$400.90	\$2,405.40
Holosun EPS Optic	6	\$299.79	\$1,798.74
Comp Tac Holster	6	\$37.54	<u>\$225.24</u>
		Total:	\$4,429.38
		Total Cost:	\$94,115.66
		Est. Trade-in Value:	\$28,815.00
		Final Cost:	\$65,300.66



Quotation

100 Airpark Dr
Rochester, NY 14624
Phone: (800) 333-0695
Fax: (585) 328-4406

DATE: 02/20/2024

Quote is Valid For 90 Days

Quotation For: Stoughton Police Dept
Attention Nathan Derby

26 Rose St
Stoughton, MA 02072
Phone: (781) 344-2424

Prepared by Jason Johnson Mobile - (603)213-1342 - Email - jason.johnson@amchar.com

SALES REP	CUSTOMER ID	SHIP DATE	SHIP VIA	TERMS
JRJ	542424	TBD	FedEx	Net 30
QUNANTITY	DESCRIPTION	UNIT PRICE		AMOUNT
70	GLOGLAWPA45S302MOS7A2 GLOCK 45 G45 GEN 5 MOS DIRECT CUT HGA 9MM 4.0IN BBL ACRO P2 AMG TF/NTR BLK 317RD MAGS	\$ 928.72		\$ 65,010.40
70	NITTCM10 NIGHTSTICK METAL COMPACT WEAPON-MOUNTED LIGHT650 LUMENS	\$99.32		\$ 6,952.40
6	GLOGLAWUA26S5702MOS GLOCK 26 G26 GEN 5 MOS HGA 9MM 3.43 IN BBL GNS BLACK 3 10RD MAGS 5LB TRIGGER FRONT SERRATIONS MOS	\$481.00		\$ 2,886.00
6	HOLOLAWEPSRD6LEM HOLOSUN LAW ONLY RED 6MOA DOT 7075 ALUMINUM ENCLOSED SHAKE AWAKE PISTOL	\$299.79		\$ 1,798.74
6	HSGC669GL052RBKN COMPTAC DCH Glock Gen5	\$37.08		\$ 222.48
6	GLOGLAWPX4350702FRMOS GLOCK 43X G43X MOS HGA 9MM 3.6 IN BBL GNS 5LB BLACK 2 10RD MAGS MOS W FRONT RAIL	\$400.90		\$ 2,405.40
6	HOLOLAWEPSCARRYRD6LEM HOLOSUN LAW ONLY RED 6MOA DOT 7075 ALUMINUM ENCLOSED SHAKE AWAKE SLIMLINE PISTOL	\$299.79		\$ 1,798.74
6	HSGC669GL069RBKN COMPTAC DCH Glock 43x	\$37.08		\$ 222.48

TRADE-INS.....UPON RECEIPT OF (87) ANTICIPATED USED (65)G17Gen5GNS@\$315per,
 (10)G17Gen5MOSAB@\$350per, (6)G26Gen5@\$315per (6)G43@\$225 per, (2)Benelli M4 Shotguns@\$800per THE
 DEPARTMENT WILL BE ISSUED A CREDIT AS LISTED FOR EACH WEAPON TRADED. TOTAL CREDIT AMOUNT
 WILL BE DETERMINED BY THE FINAL NUMBER OF TRADES RECEIVED. ESTIMATED TRADE IN CREDIT \$28,815

ALL GUNS MUST COME WITH 3 MAGAZINES AND BE IN WORKING ORDER AND RUST FREE UNLESS PRIOR
 AGREEMENT HAS BEEN MADE. \$10.00 CHARGE FOR EACH MISSING MAGAZINE.

\$ (28,815.00)

We may need a exemption certificate so we can send you this product federal excise
 tax exempt.

SUBTOTAL \$ 52,481.64

SHIPPING 50.00

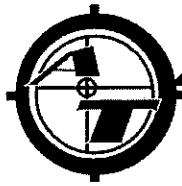
Total 52,531.64

*All Quotes subject to factory price stability and may change without notice. Prices quoted are contingent to signed acceptance of this
 quotation*

To accept this quotation, sign below and return with a PURCHASE ORDER to sharon@amchar.com

X

THANK YOU FOR YOUR BUSINESS



ATLANTIC TACTICAL™

OUTFITTING AMERICA'S HEROES

379 University Ave, Westwood, MA 02090
Phone: 781-325-4787 • FAX: 781-329-0035

REMIT TO: 3319 Anvil Place, Raleigh, NC 27603

SALES QUOTE

SQ-80784420

10/26/2023



Customer		Contact	Ship To			
Stoughton PD Accounts Payable 26 Rose St STOUGHTON MA 02072 Tel: (781)-344-2424 Fax: (781)-341-8835			Stoughton PD Dan McGowan 26 Rose St STOUGHTON MA 02072 Tel: (781)-344-2424, (781)-344-2575 Fax: (781)-341-8835			
Account	Terms	Due Date	Account Rep	Schedule Date		
266508	NET 30	11/25/2023	Paul Newsham	10/26/2023		
Quotation	PO #	Reference	Ship VIA	Page	Printed	
SQ-80784420	Quote-Derby	9-SMAPD-1025202	FDX G Ground	1	10/26/2023 12:41:29PM	
L Item	Description	Qty	Price UM	Discount	Amount	
1 CONTRACT	MA STATE PSE01 Armor & Equipment	1	\$0.00 EA		\$0.00	
2 STR69424	Streamlight 69424 Tlr-7A Flex -Includes High Switch Low Switch Cr123A Lithium Battery And Key Kit - Box	70	\$157.27 EA		\$11,008.90	
Pricing is valid for 30 days. * Please verify that the part numbers and descriptions are correct before submitting your order. * Restocking fees may apply to returned items. Firearms, ammunition, special order or customized items and certain other products may not be returned. * Many products sold have manufacturer's warranties. For returns related to matters covered by a manufacturer's warranty, please contact the manufacturer directly for instructions to repair or replace your product. We do not augment or supplement the manufacturer warranty. * Prices on this quotation assume payment with cash or check.			Tax Details EXEMPT \$0.000		\$0.00	
			Taxable			
			Total Tax		\$0.00	
			Exempt		\$11,008.90	
			Total		\$11,008.90	
			Balance		\$11,008.90	

AAA POLICE SUPPLY

940 PROVIDENCE HIGHWAY
DEDHAM, MA 02026

P (781) 326 8845

F (781) 326 3963



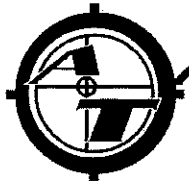
QUOTE:

DATE: 10/25/2023

AGENCY:	Stoughton Police Department
ADDRESS:	
CONTACT:	Sgt. Nathan Derby
PHONE:	
FAX:	
EMAIL:	

QUANTITY		ITEM	PRICE	EXTENSION
65	ea	Zero 9 Holsters # Z9-4006-BLK-MLK Duty Style Double Mag Pouch Other 9/40	\$40.46	\$2,629.90
Quote Valid For 30 Days			SUB TOTAL	\$2,629.90
Email: contact@aaapolicesupply.com			TAX	\$0.00
Quote Created By: Riley			SHIPPING	\$0.00
			TOTAL	\$2,629.90

CREDIT CARD PAYMENT NOT ACCEPTED FOR BODY ARMOR / AMMUNITION / OR ANY SPECIALLY PRICED PRODUCTS
CONTACT AAA WITH ANY QUESTIONS



ATLANTIC TACTICAL™

OUTFITTING AMERICA'S HEROES

379 University Ave, Westwood, MA 02090
Phone: 781-325-4787 • FAX: 781-329-0035

REMIT TO: 3319 Anvil Place, Raleigh, NC 27603

SALES QUOTE

SQ-80784423

10/26/2023



Customer		Contact		Ship To	
Stoughton PD Accounts Payable 26 Rose St STOUGHTON MA 02072 Tel: (781)-344-2424 Fax: (781)-341-8835				Stoughton PD Dan McGowan 26 Rose St STOUGHTON MA 02072 Tel: (781)-344-2424, (781)-344-2575 Fax: (781)-341-8835	
Account	Terms	Due Date	Account Rep	Schedule Date	
266508	NET 30	11/25/2023	Paul Newsham	10/26/2023	
Quotation	PO #	Reference	Ship VIA	Page	Printed
SQ-80784423	QUOTE-Derby	0-SMAPD-1025202	FDX G Ground	1	10/26/2023 1:17:44PM
L Item	Description	Qty	Price UM	Discount	Amount
1 QUOTE-SAFMASC	MASS STATE ARMOR/EQUIP PSE01 -SAF	1	\$0.00 EA		\$0.00
2					
3 SDG1330760	Safariland 7360RDS-48427-411 Model 7360RDS 7TS ALS-SLS Mid Ride Duty Holste STX Plain Right Hand Walther PDP Compact TLR-7 - UPC 781602221320	70	\$125.10 EA		\$8,757.00
Pricing is valid for 30 days. * Please verify that the part numbers and descriptions are correct before submitting your order. * Restocking fees may apply to returned items. Firearms, ammunition, special order or customized items and certain other products may not be returned. * Many products sold have manufacturer's warranties. For returns related to matters covered by a manufacturer's warranty, please contact the manufacturer directly for instructions to repair or replace your product. We do not augment or supplement the manufacturer warranty. * Prices on this quotation assume payment with cash or check.			Tax Details EXEMPT \$0.000		Taxable Total Tax \$0.00 Exempt \$8,757.00 Total \$8,757.00 Balance \$8,757.00

Doughboy Police, Fire & EMS Supply
(781)289-3300
Fax(781)289-3363
Email:psimonini@doughboyrevere.com

Quotation/CLT08
PSE-01

Salesperson	Job Description	Payment Terms	Due Date
PS	Quotation (2024)		

Qty	CLT Line Item #	Description	Unit Price	Line Total
49		Point Blank AXBIIIA Alpha Elite Black ballistic vests with one internal carrier, 4x12 straps, Black, with no tails and 5x8 trauma plate	1226.24	\$60,085.76
15		Point Blank Guardian carrier as specified with ID panels front and rear	282.67	\$4240.05
49		Point Blank 7x9 speed plates	144.04	\$7057.96
		Subtotal		
		Sales Tax		
		Total		\$71,837.77

Article 23

Article — Firefighting and EMS Life Safety Vehicles (Fire Department)

ATM May 2024

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, if any, a sufficient sum of money to pay for the purchase of 1 Ambulance, 1 Incident Command Vehicle and Ladder 2 Refurbishment; or take any other action relative thereto.

Ambulance:

Project Description

This funding request is to purchase 1 Ambulance in accordance with the SFD department vehicle replacement policy in order to provide critical medical care for the residents of The Town of Stoughton. The Ambulance is used to perform critical medical care and transport for a wide array of medical illness and injuries. It also serves as an Advanced Life support vehicle/platform for all functions.

Background for Request

This request allows us to replace our aging Ambulance in accordance with the fire department vehicle replacement policy. Funding the replacement of this life saving vehicle is essential to ensure the protection of our citizens under the most extreme prehospital medical conditions.



Ambulance age: 9 years Manufacture Life use: 9 years for emergency response use

Cost of Ambulance: \$450,000

Incident Command Vehicle:

Project Description

This funding request is to purchase 1 Incident Command Vehicle (large SUV) in accordance with the fire department vehicle rotation policy in order to provide life safety operations for the residents of The Town of Stoughton. The Incident Command Vehicle is used to provide emergency command and control during crisis management.

Background for Request

This request allows us to replace the aging incident command vehicle in accordance with the fire department vehicle replacement policy. Funding the replacement of this incident command crisis response vehicle is essential to ensure the protection of our citizens under the most extreme emergency management incidents.



Existing large SUV age: 10 years Manufacture Life use: 10 years for emergency response use.

Cost of the Incident Command Vehicle: \$90,000

Ladder 2 Refurbishment:

Project Description

This funding request is to refurbish Ladder 2. As the primary Ladder truck for the Town of Stoughton this is essential to life safety for the residents of the Town of Stoughton. The Ladder Truck is a vital piece of firefighting search and rescue which allows personnel to safely extricate, rescue, and perform essential firefighting actions during critical firefighting operations.

Background for Request

This request allows us to restore our 13 year old primary ladder truck to current NFPA requirements. Funding the replacement of this life saving fire fighting Equipment is essential to ensure the protection of our citizens under the most extreme emergency response conditions. This also allows us to extend the life span of this essential rescue vehicle.



Existing Ladder age: 14 years Manufacture Life use: 25-30 years for emergency response use

Cost of Ladder 2 Refurbishment: \$200,000

Requested by: Fire Chief
Inserted by: Select Board
Date: 10 November 2023
Estimated Costs: \$ 740,000

GREENWOOD EMERGENCY VEHICLES, LLC

**530 John Dietsch Boulevard
North Attleboro, Massachusetts 02763
(508) 695-7138**

AMBULANCE PROPOSAL

DATE: NOVEMBER 15, 2023

THIS PROPOSAL HAS BEEN PREPARED FOR:

STOUGHTON FIRE DEPARTMENT
1550 CENTRAL STREET
STOUGHTON, MA 02072

WE HEREBY PROPOSE TO FURNISH TO YOU, SUBJECT TO PROPER EXECUTION OF THE ATTACHED AGREEMENT BY YOU AND BY AN OFFICER OF THIS COMPANY, THE FOLLOWING VEHICLE AND EQUIPMENT TO BE BUILT IN ACCORDANCE WITH THE ATTACHED SPECIFICATIONS:

QUANTITY: ONE (1)

MODEL: 2024 FORD F-550 4X4/HORTON MODEL 623 EMERGENCY MEDICAL VEHICLE.
PRICE INCLUDES STRYKER POWER-LOAD, STRIPE/GRAPHICS AND ALLOWANCE
FOR ONE (1) TWO-WAY RADIO.

PRICE: \$449,911.00

DELIVERY WILL BE F.O.B. STOUGHTON, MASSACHUSETTS AND WILL BE MADE APPROXIMATELY 700-800 DAYS AFTER RECEIPT AND PROPER EXECUTION OF THE ATTACHED AGREEMENT BY BOTH PARTIES.

THIS PROPOSAL SHALL EXPIRE UNLESS ACCEPTED WITHIN THIRTY (30) DAYS AND MAY BE EXTENDED, IN WRITING, AT THE DISCRETION OF THE COMPANY.

THE UNDERSIGNED CERTIFIES UNDER PENALTIES OF PERJURY THAT THIS BID OR PROPOSAL HAS BEEN MADE AND SUBMITTED IN GOOD FAITH AND WITHOUT COLLUSION OR FRAUD WITH ANY OTHER PERSON. AS USED IN THIS CERTIFICATION, THE WORD "PERSON" SHALL MEAN ANY NATURAL PERSON, BUSINESS, PARTNERSHIP, CORPORATION, UNION, COMMITTEE, CLUB OR OTHER ORGANIZATION, ENTITY OR GROUP OF INDIVIDUALS.

GREENWOOD EMERGENCY VEHICLES, LLC


KEITH H. JACKSON
kjackson@greenwoodev.com

CONTRACT

THIS CONTRACT MADE IN DUPLICATE, BY AND BETWEEN GREENWOOD EMERGENCY VEHICLES, LLC. - PARTY OF THE FIRST PART, HEREINAFTER REFERRED TO AS "THE COMPANY", AND: STOUGHTON, MA FIRE DEPARTMENT BY ITS AUTHORIZED REPRESENTATIVES - PARTY OF THE SECOND PART, HEREINAFTER REFERRED TO AS "THE BUYER", WITNESSETH AS FOLLOWS:

1. THE COMPANY AGREES TO SELL, UPON THE CONDITIONS WRITTEN BELOW, VEHICLE AND EQUIPMENT IN ACCORDANCE WITH THE ATTACHED SPECIFICATIONS, WHICH ARE MADE A PART OF THIS AGREEMENT AND CONTRACT. IN THE EVENT THAT THE COMPANY'S SPECIFICATIONS AND THE BUYER'S SPECIFICATIONS ARE INCORPORATED IN THIS AGREEMENT, BUT ARE IN CONFLICT WITH ONE ANOTHER, THE COMPANY'S SPECIFICATIONS SHALL APPLY.
2. THE SAID VEHICLE AND EQUIPMENT SHALL BE DELIVERED BY THE COMPANY WITHIN APPROXIMATELY 700-800 AFTER RECEIPT OF ORDER AND THE EXECUTION OF THE CONTRACT BY THE BUYER, AND THE RECEIPT AND ACCEPTANCE OF THE SAME BY THE COMPANY AT THE COMPANY'S OFFICE IN NORTH ATTLEBOROUGH, MASS. DELIVERY SHALL BE SUBJECT TO DELAYS DUE TO STRIKES, MATERIALS AVAILABILITY AND OTHER CAUSES BEYOND THE COMPANY'S CONTROL. VEHICLE AND EQUIPMENT SHALL BE ACCEPTED BY THE BUYER F.O.B., STOUGHTON, MASSACHUSETTS INCLUDING ALL APPLICABLE FEDERAL AND STATE TAXES. IF THE BUYER OF THE PRODUCT IS EXEMPT FROM TAXES, IT SHALL BE THE RESPONSIBILITY OF THE BUYER TO COMPLETE THE ATTACHED TAX EXEMPT CERTIFICATE.
3. IF FULL ACCEPTANCE TESTS ARE REQUIRED TO BE PERFORMED AT THE BUYER'S LOCATION, SUCH TESTS SHALL BE MADE UPON ARRIVAL AT DESTINATION, WHILE THE VEHICLE IS IN THE CARE, CUSTODY, AND CONTROL OF THE COMPANY. IF NO SUCH TESTS ARE MADE, THEN SAID VEHICLE AND EQUIPMENT SHALL BE CONSIDERED ACCEPTABLE AND IN COMPLIANCE WITH THE CONTRACT AND SPECIFICATIONS.
4. IF MORE THAN ONE VEHICLE IS COVERED BY THIS CONTRACT, AND THE VEHICLES ARE SHIPPED ON DIFFERENT DATES, AN INVOICE COVERING EACH VEHICLE OR SHIPMENT SHALL BE RENDERED. LOOSE EQUIPMENT SHIPPED SEPARATELY SHALL BE INVOICED SEPARATELY, AND AMOUNTS PAID AGAINST SUCH INVOICES SHALL BE DEDUCTED FROM THE CONTRACT PRICE UPON FINAL SETTLEMENT.
5. THE BUYER AGREES TO MAKE THE VEHICLE OR EQUIPMENT AVAILABLE TO THE SELLER FOR DISPLAY PURPOSES AT TIMES CONVENIENT TO THE BUYER, WITH PRIOR AUTHORIZATION BY THE FIRE CHIEF, OR HIS OR HER DESIGNEE.
6. ALL CONTRACTS ARE TAKEN SUBJECT TO THE WRITTEN ACCEPTANCE OF GREENWOOD EMERGENCY VEHICLES, LLC. BY AN OFFICER OF THE COMPANY. WHEN REQUESTED, THE BUYER SHALL FURNISH SATISFACTORY OPINION OF THE BUYER'S ATTORNEY AS TO THE POWER OF THE BUYER TO ENTER INTO SAID CONTRACT, AND THAT SAID CONTRACT IS A VALID, LEGAL AND ENFORCEABLE OBLIGATION OF THE BUYER, AND THAT THE OFFICIAL EXECUTING THE CONTRACT FOR THE BUYER HAS THE AUTHORITY TO DO SO.
7. THIS AGREEMENT, INCLUDING ITS APPENDICES, EMBODIES THE ENTIRE UNDERSTANDING BETWEEN THE PARTIES RELATING TO THE SUBJECT MATTER CONTAINED HEREIN, AND MERGES ALL PRIOR DISCUSSIONS AND AGREEMENTS BETWEEN THEM. NO AGENT OR REPRESENTATIVE OF THE COMPANY HAS THE AUTHORITY TO MAKE ANY REPRESENTATIONS, STATEMENTS OR AGREEMENTS NOT EXPRESSED

HEREIN. ALL MODIFICATIONS OR AMENDMENTS OF THIS CONTRACT, INCLUDING ITS APPENDICES, MUST BE IN WRITING AND MUST BE SIGNED BY AN AUTHORIZED REPRESENTATIVE OF EACH PARTY.

8. THE VEHICLE COVERED BY THIS CONTRACT IS NOT WARRANTED BY THE COMPANY BY ANY EXPRESS OR IMPLIED WARRANTIES. THE VEHICLE IS SUBJECT TO LIMITED WARRANTIES AS PROVIDED BY THE MANUFACTURERS OF BOTH THE COMPLETED VEHICLE AND ITS COMPONENTS. THE COMPANY IS AN AUTHORIZED SERVICE AND WARRANTY AGENCY FOR MANY OF THE COMPONENTS FURNISHED ON THE VEHICLE, AND ALSO OFFERS THE BUYER ASSISTANCE IN RESOLVING WARRANTY CLAIMS RELATING TO COMPONENTS SERVICED BY OTHER AGENCIES. COPIES OF MAJOR COMPONENT WARRANTIES SHALL BE PROVIDED ON DELIVERY. THE COMPANY SHALL NOT BE LIABLE FOR TECHNICAL OR EDITORIAL ERRORS OR OMISSIONS CONTAINED IN ANY WARRANTY SUPPLIED BY THE MANUFACTURER. TO THE EXTENT ALLOWED BY APPLICABLE LAW, THE COMPANY DISCLAIMS ALL IMPLIED WARRANTIES OR CONDITIONS, WHETHER WRITTEN OR ORAL, AND NO WARRANTY IS EXPRESSED OR IMPLIED, AND THE COMPANY SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTIES OR CONDITIONS OF MERCHANTABILITY, SATISFACTORY QUALITY AND FITNESS FOR A PARTICULAR PURPOSE. TO THE EXTENT ALLOWED BY APPLICABLE LAW, IN NO EVENT SHALL THE COMPANY BE LIABLE FOR DIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGE, WHETHER BASED ON CONTRACT, TORT OR OTHERWISE.
9. THE COMPANY MAKES NO WARRANTY ON, NOR WILL THE COMPANY BE HELD RESPONSIBLE FOR ANY CUSTOMER SUPPLIED EQUIPMENT. THE COMPANY SHALL NOT BE HELD LIABLE FOR ANY EQUIPMENT MALFUNCTIONS ON CUSTOMER SUPPLIED ITEMS SUCH AS EXTRICATION EQUIPMENT, SAWS, RAMS, ETC... THE COMPANY USES THIS EQUIPMENT ONLY FOR THE PURPOSE OF FABRICATING TRAYS AND BRACKETRY AND IS NOT RESPONSIBLE FOR ENSURING PROPER EQUIPMENT OPERATION.
10. THE COMPANY RESERVES THE RIGHT TO MAKE PRODUCT IMPROVEMENTS WITHOUT NOTICE.
11. APPARATUS PAINT COLOR(S) SHALL BE:

 BODY: ORANGE/BLACK
 CAB: ORANGE/BLACK
12. IN THE EVENT AN ORDER IS CANCELLED BEFORE CONSTRUCTION HAS STARTED, A 1% CANCELLATION CHARGE SHALL APPLY. IF WORK HAS STARTED ON THE VEHICLE, CANCELLATION CHARGE SHALL BE 1% PLUS THE ACTUAL COST FOR WORK DONE TO DATE, AS DETERMINED BY THE COMPANY.
13. THE VEHICLE BEING PURCHASED SHALL COMPLY WITH KKK STANDARD TO THE EXTENT THE ATTACHED SPECIFICATIONS PERMIT. IF AN ITEM IN ONE OF THESE STANDARDS IS NOT SUPPLIED WITH OR DESIGNED INTO THE VEHICLE, IT IS BECAUSE THE BUYER DID NOT DESIRE TO INCLUDE IT ON THE VEHICLE.
14. THE BUYER ACKNOWLEDGES THAT EXTENDED WARRANTIES ARE AVAILABLE ON VARIOUS COMPONENTS OF THE VEHICLE, AND THAT THESE WARRANTIES HAVE BEEN OFFERED FOR PURCHASE AT ADDITIONAL COST. BY EXECUTING THIS CONTRACT, THE BUYER ACKNOWLEDGES THAT NO EXTENDED WARRANTIES ARE A PART OF THIS AGREEMENT UNLESS THEY ARE INCORPORATED INTO THE ATTACHED SPECIFICATIONS.
15. "TRADE-IN" VEHICLES (IF APPLICABLE): ALL VEHICLES THAT ARE TO BE TAKEN IN TRADE AS PART OF THIS CONTRACT SHALL BE, ON THE DAY OF DELIVERY, IN THE SAME OPERATING CONDITION AS ON THE DATE OF THIS CONTRACT EXCEPT FOR ORDINARY WEAR AND TEAR. THE BUYER SHALL NOT SELL THE VEHICLE TO A THIRD PARTY WITHOUT THE WRITTEN APPROVAL OF THE COMPANY. TRADE-IN'S SHALL BE SURRENDERED WITH ALL 02 RACKS, STRETCHER MOUNTS, INVERTERS AND OTHER EQUIPMENT WHICH MAY BE NOTED ON ANY ADDITIONAL DESCRIPTIVE DOCUMENTS THAT MAY BE NECESSARY. ALL

TRADE-INS SHALL BE DELIVERED BY THE BUYER TO THE COMPANY. OWNERSHIP TRANSFER TO THE COMPANY SHALL NOT TAKE PLACE UNTIL THE TRADE-IN IS DELIVERED AND TRANSFER OF TITLE TAKES PLACE.

16. THE BUYER AGREES TO PAY AS PURCHASE PRICE FOR THE VEHICLE, ACCEPTED AS AFORESAID, THE SUM OF:

FOUR HUNDRED FORTY-NINE THOUSAND NINE HUNDRED ELEVEN DOLLARS & 00/100
\$449,911.00

17. PAYMENT TERMS: 100% PAYMENT SHALL BE MADE UPON DELIVERY. THE MANUFACTURER'S STATEMENT OF ORIGIN FOR THE VEHICLE SHALL BE PRESENTED TO THE BUYER UPON PAYMENT. IN THE EVENT THAT

IN WITNESS WHEREOF, BUYER AND COMPANY HAVE CAUSED THIS CONTRACT TO BE EXECUTED BY THEIR DULY AUTHORIZED REPRESENTATIVES THIS 15th DAY OF NOVEMBER 2023

BUYER'S REGISTERED NAME:

STOUGHTON, MA FIRE DEPARTMENT

BY: _____

TITLE: _____

DATE: _____

GREENWOOD EMERGENCY VEHICLES, LLC
530 JOHN DIETSCH BOULEVARD
NORTH ATTLEBOROUGH, MA 02763

BY:  _____
KEITH H. JACKSON

TITLE: AMBULANCE SALES

DATE: NOVEMBER 15, 2023

FEDERAL EXCISE TAX EXEMPTION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS _____(TITLE OF OFFICER) STOUGHTON, MASSACHUSETTS (STATE, TERRITORY OF THE UNITED STATES, OR POLITICAL SUBDIVISION THEREOF, OR THE DISTRICT OF COLUMBIA, OR TAX-EXEMPT VOLUNTEER FIRE DEPARTMENT) THAT HE IS AUTHORIZED TO EXECUTE THIS CERTIFICATE AND THAT THE ARTICLE OR ARTICLES SPECIFIED IN THE ACCOMPANYING ORDER ARE PURCHASED FROM GREENWOOD EMERGENCY VEHICLES, LLC. FOR THE EXCLUSIVE USE OF _____, _____ (STATE, TERRITORY OF UNITED STATES, OR POLITICAL SUBDIVISION THEREOF, OF THE DISTRICT OF COLUMBIA, OR TAX EXEMPT VOLUNTEER FIRE DEPARTMENT).

IT IS UNDERSTOOD THAT THE EXEMPTION FROM TAX IN THE CASE OF SALES OF ARTICLES UNDER THIS EXEMPTION CERTIFICATE TO THE STATES, TERRITORIES OF THE UNITED STATES, ETC., IS FOR ITS EXCLUSIVE USE, AND IT IS AGREED THAT IF ARTICLES ARE PURCHASED OR SOLD TO EMPLOYEES OR OTHERS, SUCH FACT WILL BE REPORTED AND TAX PAID BY ME TO THE DISTRICT DIRECTOR OF INTERNAL REVENUE FOR THE DISTRICT IN WHICH THAT SALE WAS MADE.

IT IS ALSO UNDERSTOOD THAT THE FRAUDULENT USE OF THIS CERTIFICATE TO SECURE EXEMPTION WILL SUBJECT THE UNDERSIGNED AND ALL GUILTY PARTIES TO A FINE OF NOT MORE THAN \$10,000.00 OR TO IMPRISONMENT FOR NOT MORE THAN FIVE (5) YEARS OR BOTH, TOGETHER WITH COSTS OF PROSECUTION.

BY: _____
(SIGNATURE)

(TITLE)

(DATE)

NOTE: FEDERAL EXCISE TAX WILL BE ADDED IF THE ABOVE FORM IS NOT COMPLETED AND SIGNED.



530 JOHN DIETSCH BLVD.
NO. ATTLEBORO, MA 02760
Phone: (508)695-7138 Fax: (508)695-9047
www.GreenwoodEV.com

Chief Michael Carroll,
30 Freeman Street
Stoughton, MA 02072

November 27th, 2023

RE: Ladder 2 Refurbishment Budget

Dear Chief Carroll,

Thank you for the opportunity to provide a budget figure to refurbish your 2011 Pierce Custom Aerial Apparatus.

Refurbishing an apparatus can be a financially beneficial alternative to apparatus replacement when done under the right circumstances. With new custom aerial apparatus costs exceeding \$1,000,000 it truly makes refurbishment an option which should be considered. Apparatus refurbishment extends the apparatus' operational life at a portion of the cost of purchasing a new apparatus!

Based my discussions with Brian Harrop and a review of the related data, I have itemized a list of recommended repairs, updates, and procedures for your project as follows:

INSPECTION & SERVICES

- Perform a through pre-Refurb inspection. Quote department for any repairs not outlined below.

CHASSIS

- Steam clean chassis, engine, transmission & body compartments.
- Sandblast chassis and replated components (air tanks, battery boxes etc.)
- Disassemble 4 jacks. Descale & paint interior with POR15. Inspect hydraulic cylinders and replace any internal hydraulic lines. Paint exterior with Black epoxy paint.

BODY

- Replace 8 Amdor painted roll up doors (cannot be repainted)
- Replace cab/body door, window & hardware gaskets.

PAINT

- Prime and Paint chassis with black epoxy paint.
- Repair corrosion, Paint cab & body exterior red.
- Repaint bumper.
- Clean hardware, reinstall with corrosion protection.
- Clean bare aluminum e.g. Diamond plate with aluminum cleaner.
- Paint ladder sign & re-letter
- Replace reflective scotchlite stripe on cab & body.
- Replace Gold lettering, town seal, corner scrolls.



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Misc

- Coat chassis & related components with CRC SP400 wax based undercoat prior to delivery.
- Final cleaning/detailing.
- Fluids Check/Lubricate Components.

A budget price to perform these procedures would be \$200,000. However, we strongly recommend an additional 10% be budgeted for possible issues/defects that may be discovered during the refurbishment process that fall outside the scope of repairs described above. We estimate that it will take 6 months to perform the repairs detailed above provided reasonable OEM component lead times.

One last component towards qualifying your refurbishment project, we recommend you have the aerial inspected by a third-party testing company and the apparatus power train evaluated by a qualified specialist to insure it is in suitable condition to proceed. The cost of any potential power train repairs should be considered when determining the project's feasibility.

Again, thank you for the opportunity to provide budget pricing for this project. Feel free to contact me if I can be of further assistance.

Regards,

A handwritten signature in black ink, appearing to read "Aonghus Ó Nia".

Aonghus Ó Nia
Vice President
Greenwood Emergency Vehicles, Inc.
(508)809-9845 office
aonia@greenwoodev.com



VEH110 Quote Form: Vendor Response

Cells which require input are shaded blue and will turn white when filled. Additional cells are optional.

FOR BIDDING VENDORS: This (Vendor Response) tab must be completed by the bidding vendor and submitted to the purchasing entity. If the bidding vendor would like to submit a separate specification sheet, it must be submitted to the purchasing entity along with this form.

Use one quote form per vehicle specification. Only multiples of the exact same spec'd vehicle can be included on each individual form.
For options/upfits/transferred equipment, each line item must be fully populated.

VENDOR INFORMATION

Legal Name:	Marcotte Ford Sales, Inc.
Company Address:	1025 Main Street, Holyoke MA 01040
Name of Company Contact:	Colby Henderson
Contact Phone:	413-536-1900 (ext.1128)
Contact Email:	chenderson@marcotteford.com

Date of Quote:	11/14/2023	Quote Number:	SFDEXPEDXLT1114	Order By Date:	TBD
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VEHICLE SPECIFICATIONS / INFORMATION

VEH110 Vehicle #, if Applicable:		Vehicle Being Sourced From:	Factory Order
Vehicle Offered		If Sourced from Stock, Stock #:	
Model Year:	2024	Vehicle Offered	#H217
Make & Model:	Ford Expedition	Seating Capacity:	7
Trim Level:	XLT	Exterior Color:	Agate Black
Drive Train:	4WD	Interior Color and Material:	XLT ActiveX
Body Code & Pkg.:	K1J 200A	Base Vehicle Contract Price: \$67,020.00	
Engine Details:	3.5L Ecoboost V6		
Engine Designation:	Internal Combustion Engine	Quantity of Vehicle Offered:	
		1	
For Trucks and Vans:		Wheelbase:	Roof Height or Bed Length:

ADDED DISCOUNTS / INCENTIVES / CREDITS (PER VEHICLE)

Grants	Notes:	Total Additional Incentives:
Tax Credits/Rebates		
Promo. Discounts		
Volume Discounts		

ORDER & DELIVERY TIME LINE / DELIVERY LOCATION / TRADE-IN INFORMATION

MY Order Bank Status/Open Date:	6/19/2023	MY Production Status/Dates:	TBD
Lead Time should be referenced in weeks (only use days if less than one week applies):			
Vehicle Lead Time from OEM to Dealer:	4-6 Months	Upfit/Transfer Lead Time at Dealer:	N/A
Vehicle Lead Time at Sub-Contractor:	N/A	TOTAL Order to Delivery Lead Time:	4-6 Months
Delivery Location (from Dealer to Purchaser):		Stoughton, MA	
Delivery Fee (may ONLY be applied when delivery location is outside mainland MA):			
Trade-Ins May Be Allowed to Reduce Acquisition Cost, Based on Applicable Procurement Regulations (not allowed for Executive Branch purchasers):			
Trade-In Details (Year, Make, Model):		Trade-In Value:	

PRICE SUMMARY

Per Vehicle, Contract Base Price:	\$67,020.00	Per Vehicle, as noted in the applicable sections:	
Total Additional Incentives:	\$0.00	Total Factory Options:	\$0.00
Trade in Value, if applicable:	\$0.00	Total Upfit/Transfer/Delivery:	\$0.00
TOTAL COST PER VEHICLE: (including all add-ons and incentives)		QUANTITY:	1

TOTAL PURCHASE PRICE (if move forward with PO): \$67,020.00

ADDED FACTORY (OEM) OPTIONS AND PACKAGES (PER VEHICLE)

Quantity per Vehicle:	Factory Code:	Option / Accessory Description:	Price Per Unit (Cost Plus):	Total Per Vehicle:
		Factory Options included in contract price		

			Factory Options Total (per vehicle):	
ADDED ACCESSORIES / UPFIT / TRANSFER OF EQUIPMENT (PER VEHICLE)				
Quantity per Vehicle:	Supplier Brand / Part Code:	Option / Accessory Description:	Price Per Unit (Cost Plus):	Total Per Vehicle:
			Accessories / Upfit / Transfer Total (per vehicle):	
OTHER TERMS (NOT TO CONFLICT WITH ANY TERM ON VEH110)				

Article 24

Town of Stoughton



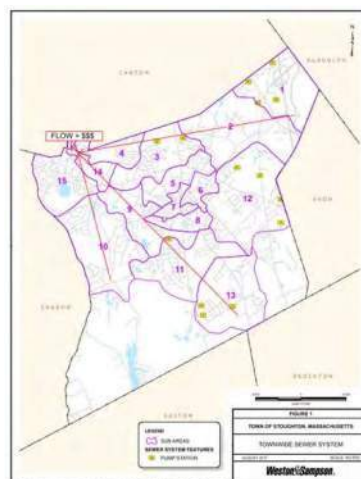
Annual Inflow & Infiltration (I/I) Program

January 2024



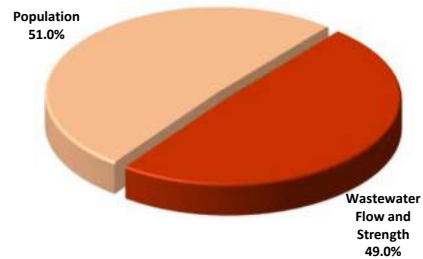
Stoughton's Sewer System

- 472,000 linear feet of gravity sewer and 2,700 manholes
- 3.07 MGD of Average Daily Flow (ADF)
- 1.90 MGD of Daily Water Demand
- 1.17 MGD of Average I/I (3.07 MGD – 1.90 MGD)
- Wastewater discharges to Massachusetts Water Resource Authority (MWRA)



Stoughton's Flow Charges

- MWRA charges for conveyance and treatment of wastewater
- FY24 Assess = \$5,807,975
- Annual I/I Program aims to reduce town-wide wastewater flow



Weston & Sampson



Inflow

- Rainwater and surface runoff enters the sewer system



Weston & Sampson



Inflow

- Catch basins
- Cross connections between sewer and drain
- Manhole covers
- Sump pumps and clean-outs
- Driveway drains and roof leaders
- French drains tied into sewers



Weston & Sampson



Infiltration

- Ground water enters the sewer system

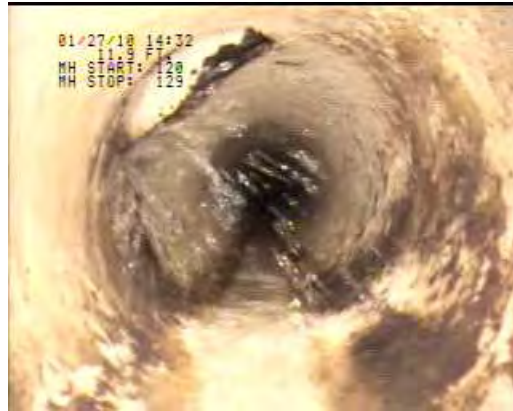


Weston & Sampson



Infiltration

- Defective pipes
- Open joints
- Manholes
- Service connections



Weston & Sampson



PROACTIVE RATHER THAN
REACTIVE

Weston & Sampson



Stoughton's Role = Significant \$ Savings

Pro-active sewer department

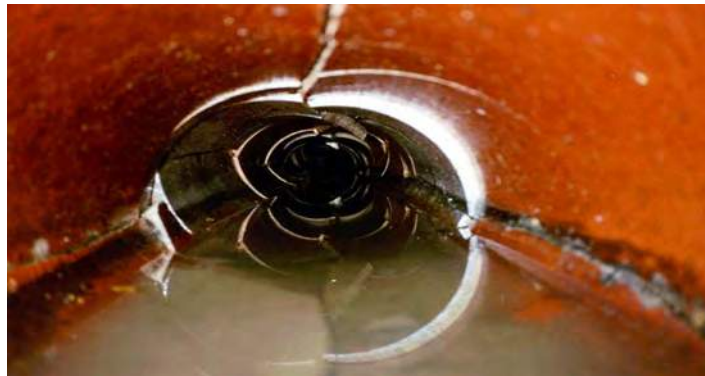
- Know their system well
- Performs cleaning and television inspection
 - Entire system cleaned every three years
- Perform dig repairs
- Yearly easement clearing



Weston & Sampson



Annual I/I Program's Identify This...



Weston & Sampson



Before This!



Weston & Sampson



Morton Street Easement

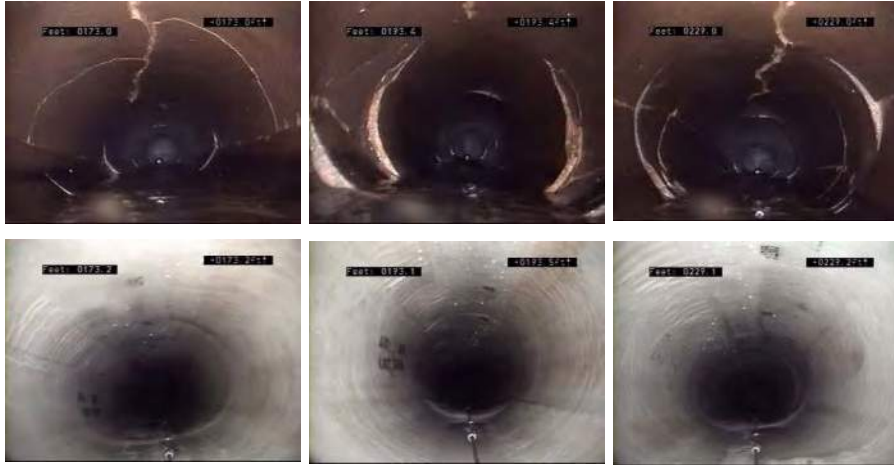
- Town Savings (\$40K vs. \$400K)
- Minimal impact on environment
- Trenchless rehabilitation
- Critical 560-foot, 12-inch diameter interceptor pipe



Weston & Sampson



Morton Street CIPP



Weston & Sampson



Results

- Stoughton's aims to reduce their MWRA flow share each year
- Zero-sum game
- Stoughton vs. all MWRA Communities
- Need to keep up with everyone else or fall behind
- Comply with DEP 314 CMR 12.00 I/I Control Plan

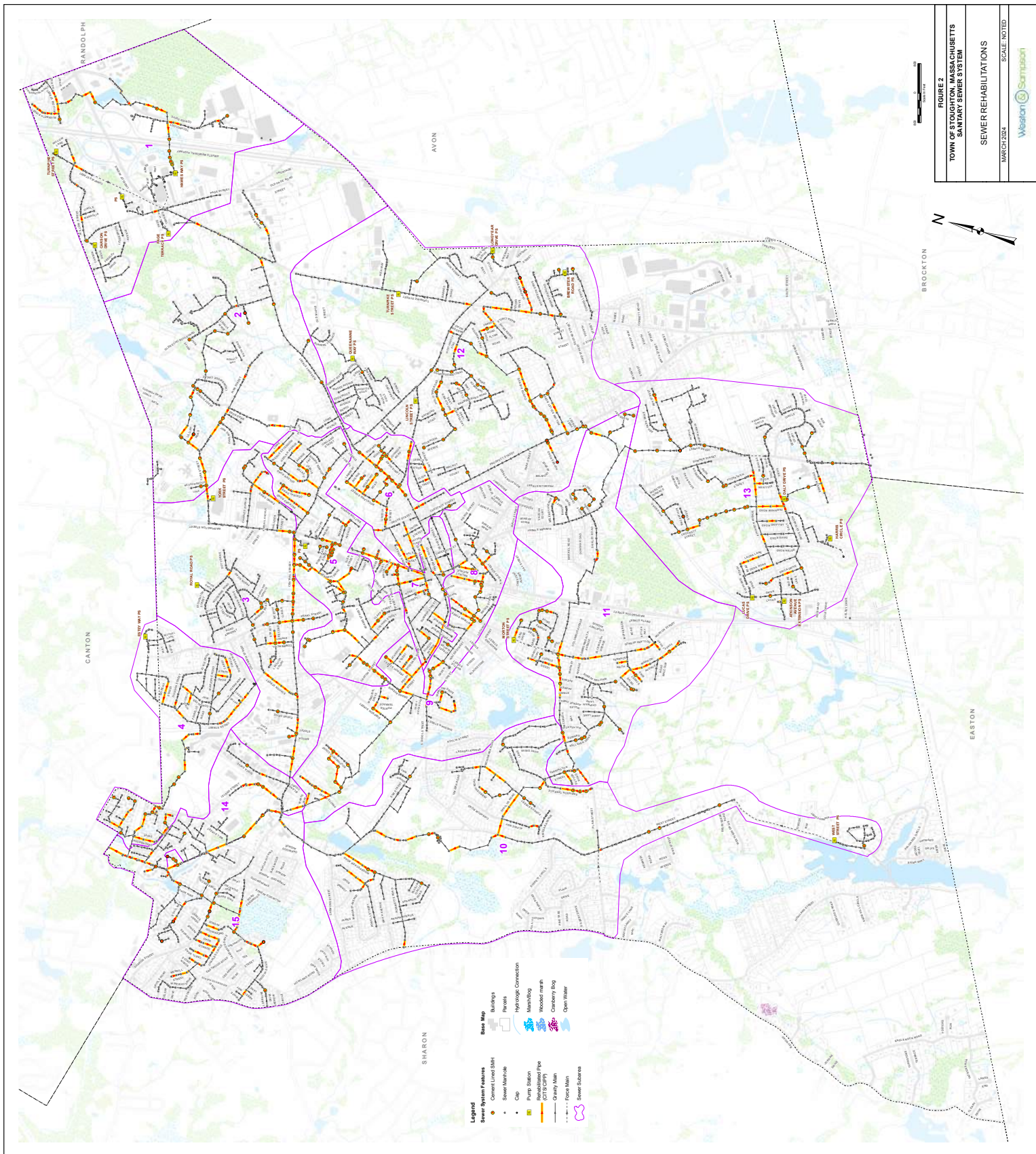


Weston & Sampson



TOWN OF STOUGHTON
INFLOW & INFILTRATION ARTICLE ANALYSIS
AS OF MAY 4, 2023

Mtg	Ming Date	Art #	Dept	YTD Approp	Proceeds	Extended	Cash on Hand	Encumbered	Avail Approp	Remaining to be Borrowed	Comment
ATM	May-09	22	6228	500,000.00	500,000.00	(500,000.00)	-	-	-	-	
ATM	May-07	19	6249	500,000.00	500,000.00	(500,000.00)	-	-	-	-	
Grant	08/08		6407	89,055.00	89,055.00	(89,055.00)	-	-	-	-	
STM	Sep-09	5	6410	163,620.00	163,620.00	(163,620.00)	-	-	-	-	
ATM	May-10	53	6257	257,600.00	257,600.00	(257,600.00)	-	-	-	-	
ATM	May-11	53	6412	300,000.00	300,000.00	(300,000.00)	-	-	-	-	
ATM	May-12	49	6416	300,000.00	300,000.00	(300,000.00)	-	-	-	-	
NA	Investment Income	NA	6171	196,559.40	272,387.14	(233,176.92)	33,220.22	(1,538.96)	31,681.26	-	Closed with approval of STM 11/14 Article 10
ATM	May-13	37	6173	-	-	-	-	-	-	-	Closed with approval of STM 11/14 Article 10
ATM	May-14 29C		6158	-	-	-	-	-	-	-	Closed with approval of STM 11/14 Article 10
STM	Nov-14	10	6161	227,425.00	227,425.00	(226,125.71)	1,299.29	(1,299.29)	0.00	-	
	MWRA Grant 11/14 WRA-P9-32-3-902		6166	601,725.00	601,725.00	(601,724.98)	0.02	(0.02)	0.00	NA	
ATM	May-2015**	29	10040	300,000.00	300,000.00	(298,998.02)	1.98	(1.98)	(0.00)	-	
	MWRA Grant 02/16 WRA-P9-32-3-935		10067	576,675.00	576,675.00	(575,417.65)	1,257.35	(1,257.35)	(0.00)	NA	
ATM	May-16	25	10092	300,000.00	300,000.00	(300,000.00)	-	-	-	-	
	MWRA Grant WRA-P9-32-1-963		10133	141,750.00	141,750.00	(141,750.00)	-	-	-	NA	
ATM	May-17	22	10154	300,000.00	300,000.00	(298,976.27)	23.73	(23.73)	(0.00)	-	
	MWRA Grant WRA P9-32-3-992***		10203	70,350.00	70,350.00	(70,350.00)	-	-	-	NA	
ATM	May-18	25	10214	650,000.00	650,000.00	(650,000.00)	-	-	-	-	
	MWRA Grant WRA-P9-32-3-995		10274	300,000.00	300,000.00	(298,980.00)	20.00	(20.00)	-	NA	
	MWRA Grant WRA-P11-32-3-1120		10308	97,500.00	97,500.00	(97,498.85)	63.15	(63.15)	(0.00)	NA	
ATM	May-19	29	10298	400,000.00	400,000.00	(171,384.19)	228,635.81	(30,750.00)	197,885.81	-	
	MWRA Grant WRA-P11-32-3-1138 12/19		10360	881,250.00	881,250.00	(881,249.29)	0.71	-	0.71	-	
ATM	JUN-20	25	10396	600,000.00	70,000.00	-	70,000.00	-	600,000.00	530,000.00	
	MWRA Grant WRA-P11-32-3-1155 10/20		10418	222,187.50	222,187.50	(149,720.91)	72,466.59	(72,466.59)	-	NA	
	MWRA Grant P11-32-3-1155 3/21		10465	89,062.50	89,062.50	(89,062.50)	-	-	-	NA	
ATM	May-21	21	10493	400,000.00	-	-	-	-	400,000.00	400,000.00	
ATM	May-22	20	10582	650,000.00	250,000.00	-	250,000.00	-	650,000.00	400,000.00	
	MWRA Grant P11-32-3-1155 3/21		10679	795,000.00	795,000.00	-	795,000.00	-	795,000.00	NA	
Totals				9,919,759.40	8,665,597.14	(7,203,608.23)	1,461,985.85	(107,421.07)	2,684,567.78	1,330,000.00	



Article 25



Quote

Mr. Philip A. McNulty
Town of Stoughton
950 Central Street
Stoughton, MA 02072

ShipSanitary
ToEquipment

Price excludes any applicable sales taxes, tag, title or registration fees.

Option content is subject to engineering approval.

Model Number - V VJT 1500 Truck Mounted High Pressure Sewer Jetter- 1,500 Gallon

Standard Equipment Includes:

STANDARD OFFERING: FMC Water Pump: 60 GPM @ 2000 PSI

STANDARD OFFERING: FMC Water Pump: 30 GPM @ 3000 PSI

REAR MOUNTED TELESCOPING & ROTATING HOSE REEL, CAPACITY 800' OF SEWER HOSE

400' OF 1" @ 2000 PSI SEWER HOSE

20' OF 1" LEADER HOSE

HOSE REWIND GUIDE - MANUAL

NEMA 4 CONTROL PANEL

RECIRCULATION SYSTEM @ HIGHWAY SPEED

AIRTRONIC COMPARTMENT HEATER

AIR PURGE SYSTEM POWERED BY CHASSIS

HYDROSTATIC DRIVE VIA FEPTO

ALUMINUM SHROUD ENCLOSURE (white) W/3 ROLL UP DOORS

ALUMINUM TOOL BOX Pkg. (5 total) 2 each Side & 1 rear

1,500 GALLON TANK

2.5" FILL SYSTEM DUAL FILL

LOW WATER ALARM

REEL/WATER PUMP COMPARTMENT LED LIGHT - Qty. 1

REAR LED WORK LIGHTS - QTY. 2

REAR MOUNTED LED ARROW STICK - QTY 1

BEACON/STROBE LIGHT - QTY 1

LED STROBE LIGHT (QTY 6) 1 each side, 2 rear, 2 front

LED WORK LIGHT LOCATED BELOW THE REEL - QTY 2

REAR BACK UP CAMERA W/7 INCH COLOR MONITOR IN CAB
 FINNED NOZZLE EXTENSION
 25' FILL HOSE
 WASHDOWN GUN W/ 50' CAPACITY RETRACTABLE HAND GUN HOSE REEL
 USB OPERATORS/OWNERS MANUAL
 LED STOP/TAIL/TURN LIGHTS
 MUD FLAPS
 BUMPER
 HITCH RECEIVER
 ICC APPROVED LIGHTING
 Standard paint color " White
 Long HandleTool Storage/ PVC (2) Rear

Main Information

Model	VJT 1500 Truck Mounted High Pressure Sewer Jetter- 1,500 Gallon
Jet Rodder Hose	600' x 1" Jet Rodder Hose
Water System	60/3000, FMC STANDARD OFFERING
Water Pump	0
Auxiliary Engine	0
Hose Brand	Cobra Hose Brand

Other Items

QtyDescription

- | | |
|---|--|
| 1 | Mirror Mounted LED Beacon/Strobe Light with Limb Guard - Whelen L31HAF LED Beacon with Whelen BGH Branch Guard |
| 1 | LED strobe with Limb Guard, Rear Debris Tank Mounted - Whelen L31HAF LED Beacon with Whelen BGH Branch Guard |
| 1 | 50' Capacity Retractable Hand Gun Hose Reel |
| 1 | 1" x 25' Length Leader Hose |
| 1 | Winter Recirculating System for Rodder Hose -FEPTO and AUX-driven water pumps |

Truck Chassis Information

Pool Truck Chassis Model **Freightliner 108SD CARB22 4x2 37K (CDL Required) GVWR ISL270 3000RDS (Bogie Roll)** *Pool Trucks are subject to availability.*

Qty	Description
-----	-------------

Machine Total\$342,645.76
 Delivery \$3,595.00
 Total\$346,240.76

Offered by: Jeremy McConnaughey

Accepted by:_____



EXISTING 1998 JET TRUCK





Estimated Budgetary numbers

1 message

Paul King <pking@mcgovernauto.com>

Tue, Jan 2, 2024 at 8:47 PM

To: "Jamie Velazquez (jvelazquez@stoughton-ma.gov)" <jvelazquez@stoughton-ma.gov>

Jamie,

The following budgetary estimated monies that can be utilized for the following vehicles:

2024 Chevrolet Silverado 2500HD Regular Cab 8 Ft Bed with the following equipment – 8 Ft Everest Snow Plow Package & Emergency Lighting Allowance Estimated Cost \$80,000.00

2024 Chevrolet Silverado 2500HD Double Cab 6.8 Ft Bed with the following equipment - 8 Ft Everest Snow Plow Package & Emergency Lighting Allowance Estimated Cost \$82,000.00

Trade Values for 2014 Ford F250 pickups \$3,000.00 each

As these are estimated values we would suggest that additional monies be added for any changes that might take place in regards to the vehicle and/or added equipment.

Any questions just let me know,

Paul G King



All information in this message and attachments is confidential and may be legally privileged. Only intended recipients are authorized to use it. E-mail transmissions are not guaranteed to be secure or error free and sender does not accept liability for such errors or omissions. The company will not accept any liability in respect of such communication that violates our e-Mail Policy

IMPORTANT NOTICE: This email message is intended to be received only by persons entitled to receive the confidential information it may contain. Email messages to clients of McGovern Auto may contain information that is confidential and legally privileged. Please do not read, copy, forward, or store this message unless you are an intended recipient of it. If you have received this message in error, please forward it to the sender and delete it completely from your computer system

TRUCKS TO BE TRADED IN



2014 F250



2014 F250

Article 26

**Town of Stoughton
Pratts Court WTP Improvements
Capacity 400 gpm (0.577 MGD)
Engineer's Opinion of Probable Construction Costs - Preliminary Design**

Work Item Description	Unit of Measure	Quantity	Unit Cost	Estimated Cost
Well Pumps	EA	3	\$15,000	\$45,000
VFDs	EA	3	\$5,000	\$15,000
Pitless Adapter	EA	3	\$2,000	\$6,000
Yard Piping and Valves	LF	300	\$150	\$45,000
Electrical Connections (new wells)	LS	1	\$50,000	\$50,000
Slip-Line Existing Well	LS	1	\$15,000	\$15,000
Filter Media Replacement	EA	3	\$70,000	\$210,000
Valve Replacement	EA	3	\$7,500	\$22,500
Process Piping Upgrades	LS	1	\$15,000	\$15,000
Demolish 1 GS Filter	EA	1	\$25,000	\$25,000
10' Diam GAC Contactors (20k lbs GAC)	EA	2	\$230,000	\$460,000
Process Piping (In, Eff, Wash, Waste)	LS	1	\$75,000	\$75,000
Demolish KOH Containment	EA	1	\$5,000	\$5,000
Reinforce Concrete Slab	LS	1	\$75,000	\$75,000
Sodium Permanganate System	LS	1	\$50,000	\$50,000
Relocate KOH System	LS	1	\$20,000	\$20,000
KOH Containment	LS	1	\$10,000	\$10,000
Roof Penthouse for GAC	LS	1	\$325,000	\$325,000
Subtotal				\$1,468,500
Installation	ALLOW	35%		\$513,975
Instrumentation & Controls	ALLOW	10%		\$146,850
Electrical	ALLOW	12%		\$176,220
Subtotal				\$837,045
Construction Total				\$2,310,000
20% Contractor (OH/Profit/Bonds/Insurance)				\$462,000
15% Escalation, Supply Chain, & Bid Market Conditions				\$346,500
25% Engineering (Design, Permitting, Bidding, & Construction Services)				\$577,500
Design & Construction Total				\$3,696,000
20% Project Contingencies				\$740,000
Total Project Cost				\$4,440,000

Date of Estimate: 8/10/23



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

Maura T. Healy
Governor

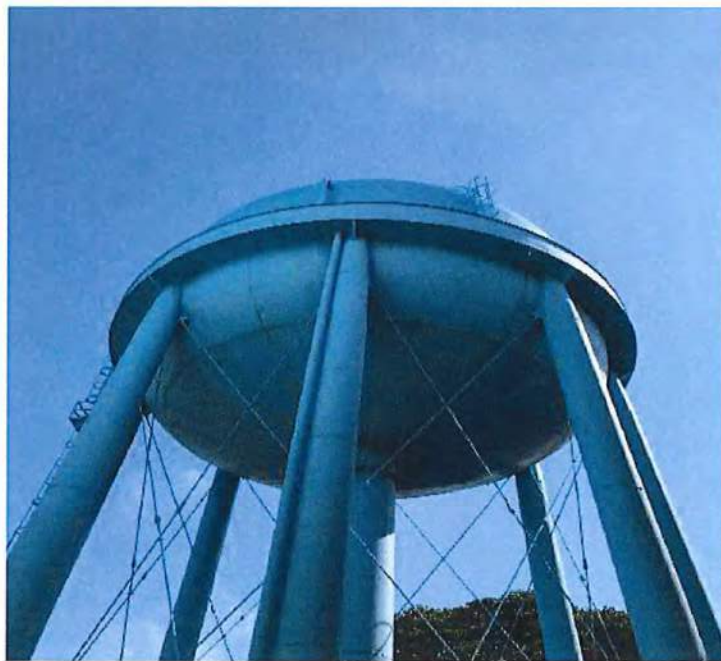
Kimberly Driscoll
Lieutenant Governor

Rebecca L. Tepper
Secretary

Bonnie Heiple
Commissioner

2024 DRAFT INTENDED USE PLAN For the DRINKING WATER STATE REVOLVING FUND

December 27, 2023



This information is available in alternate format. Please contact Melixza Esenyie at 617-626-1282 .

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

TABLE 1
DRINKING WATER STATE REVOLVING FUND
Calendar Year 2024 DWSRF Draft Intended Use Plan

NEW PROJECTS

Rating	Applicant	SRF ID	Project	Project Cost	2024 IUP Cost
536	DEDHAM-WESTWOOD WATER DISTRICT (RE)(EC)	16739	DWWD - White Lodge WTP PFAS Treatment	\$8,300,000	\$8,300,000
534	CHELMSFORD WATER DISTRICT (H)(EC)	16698	Chelmsford WD PFAS Treatment	\$43,000,000	\$15,000,000
531 *	GROTON (RE)(EC)#	16819	Groton Water System Expansion	\$12,801,200	\$12,801,200
531	SOMERSET (PF)	16842	Booster Pump Station & High Service Area Rehab	\$2,000,000	\$2,000,000
530	ATTLEBORO (PF)(EC)(BG)	16764	Wading River Water Treatment Plant	\$35,181,000	\$15,000,000
530	BARNSTABLE (H)(PF)(EC)(SG)	16849	Straightway & Hyannisport PFAS Treatment Facility	\$36,000,000	\$15,000,000
530	MANSFIELD (H)(EC)	16856	Dustin-Prescott PFAS Treatment and Wells	\$8,591,200	\$8,591,200
529	EASTON (H)(EC)	16722	Red Mill Road WTP PFAS Upgrade	\$4,000,000	\$4,000,000
528	WESTFORD (H)(EC)(SG)	16749	Forge Village&Nutting Road PFAS Treatment Upgrades	\$23,000,000	\$15,000,000
527	UXBRIDGE (PF)(EC)	16738	Blackstone Water Treatment Plant	\$14,900,000	\$14,900,000
526	AUBURN WATER DISTRICT (PF)(SG)	16699	Arsenic and PFAS Removal WTP for South Street Well	\$12,240,000	\$12,240,000
526	GRAFTON WATER DISTRICT (H)(EC)(BG)	16765	East St. and Worcester St. PFAS Treatment Upgrades	\$23,000,000	\$15,000,000
525	NEW BEDFORD (PF)(LR)	16863	Lead Service Line Replacement Program - Phase III	\$30,800,000	\$30,800,000
524	SHREWSBURY (H)(EC)	16836	Home Farm WTP PFAS Treatment Upgrades	\$18,500,000	\$15,000,000
524	MIDDLEBOROUGH (H)(PF)(EC)	16735	East Grove Street Water Treatment Plant	\$18,500,000	\$15,000,000
523	FRANKLIN (H)(RE)(EC)	16730	Franklin Hayward St. WTP Improvements	\$25,696,000	\$15,000,000
523 *	MILLIS (H)(PF)(EC)	16822	Village Street Water Treatment Plant PFAS Upgrades	\$7,093,100	\$7,093,100
522 *	LUNENBURG WATER DISTRICT (PF)(EC)	16845	Hickory Hills Water Filtration Plant	\$14,900,000	\$14,900,000
521	BELLINGHAM (H)(PF)(SG)	16813	PFAS Treatment at Hartford Avenue WTP	\$21,570,000	\$15,000,000
520 *	GROVELAND (PF)(EC)(SG)	16746	Wells 1, 3 & 4 Water Treatment Plant	\$22,314,900	\$15,000,000
520 *	PLAINVILLE (H)(BG)	16848	Turnpike Lake PFAS Water Treatment Plant	\$25,806,000	\$15,000,000
518 *	WEST BRIDGEWATER (PF)	16700	Cyr Street and Norman Avenue Fe/Mn Treatment	\$10,760,000	\$10,760,000
516 *	SOUTH GRAFTON WATER DISTRICT (H)(EC)	16825	PFAS Treatment Plant for Wells #2 and #3	\$4,200,000	\$4,200,000
516	STOUGHTON (H)(PF)(EC)	16843	Pratts Court WTP Improvements	\$4,415,000	\$4,415,000
513 *	AQUARION WATER COMPANY – DOVER (EC)	16840	Francis Street Treatment Facilities	\$8,155,000	\$8,155,000
512	EVERETT (H)(PF)(LR)	16793	Everett Lead Service Line Replacement Phase 4	\$2,381,000	\$2,381,000

444 * BONDSVILLE FIRE AND WATER DISTRICT (PF)#	16831 Bondsville Water Storage Tank Replacement	\$3,350,900	\$3,350,900
TOTAL OF NEW PROJECTS		\$441,455,300	\$313,887,400
(Count: 27)		(Average Rating: 521.44)	

* - Small System

(BG) - Base Capitalization Grant

(D) - Dropped by Applicant

(EC) - BIL DWSRF Emerging Contaminants Grant

(H) - Housing Choice Communities

(LR) - BIL DWSRF Lead Service Line Replacement Grant

(PF) - Disadvantaged Community

(RE) - Potential Renewable Energy Projects

(SG) - BIL DWSRF Supplemental Grant

- Projects contains Energy Efficiency, Renewable Energy and/or meets EPA's definition of a Green Project

(<https://www.epa.gov/greeningepa/energy-and-emissions-epa>)

Article 27



Marc Tisdelle <mtisdelle@stoughton-ma.gov>

Article - Cart Storage Area

1 message

Victor Barruzza <vbarruzza@stoughton-ma.gov>
To: Marc Tisdelle <mtisdelle@stoughton-ma.gov>

Fri, Dec 8, 2023 at 7:09 AM

7:07 AM Fri Dec 8

Done < > AA

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Home > Storage Shelter > Gold Mountain Double Truss Storage Sh...

< Prev | Next >

Gold Mountain Double Truss Storage Shelter W40'xL80'xH21'

Save \$4,001

GOLD MOUNTAIN SKU: S5000163

★★★★☆ 1 review

Material: 22oz PVC

16oz PVC 22oz PVC

Price: **\$17,999** \$22,000

Stock: ● In stock

Quantity: - 1 +

From \$1461/month with Credit Key [Apply Now](#)

BUY NOW, PAY LATER FOR BUSINESS Chat with us

Add to cart

Description

The Gold Mountain Storage Shelter W40'xL80'xH21' Double Truss (280sq ft)

7:07 AM Fri Dec 8

cheryindustrial.com

72%

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NEW As Is

Description

The Gold Mountain Storage Shelter W40'xL80'xH21' - Double Truss 450g (16oz) PVC provides shelter on farms, construction sites, auto shops, and more. The whole structure is built with galvanized steel tubes which helps the storage shelter stand under the toughest weather. You don't have to consider any other products when it comes to storing and protecting your valued things. This double truss storage shelter is made for you.

The peak shelter helps snow to slide off faster while the dome shelter provides more space on the top of the shelter. However, both types of shelter have the same durability and efficiency. The PVC fabric is stronger than PE and is, therefore, more resistant to weather effects. Plus, PVC has a longer lifespan.

[Assembly Manual](#)
[How to build a Storage Shelter?](#)

Specifications

Model	S408021DP
Overall dimensions (WxLxH)	40'x80'x21'
Door size (WxH) (Front & Rear)	13.1ftx13.1ft
Weight	
Color	White with Green Edge
Main steel Tube	φ60x1.5mm

Gold Mountain Double Truss Storage Shelter W40'xL80'xH21'

Save \$4,001

GOLD MOUNTAIN SKU: SS000163

★★★★☆ 1 review

Material: 22oz PVC

16oz PVC 22oz PVC

Price: ~~\$22,000~~ **\$17,999**

Stock: In stock

Quantity: - 1 +

From \$1461/month with Credit Key [Apply Now](#)
BUY NOW, PAY LATER FOR BUSINESS

Add to cart

QuickSpark Financing As Low As \$496 /mo

Pickup available at TX
Usually ready in 2-4 days

[Check availability at other stores](#)

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7:07 AM Fri Dec 8 cheryindustrial.com

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Features

- Provides unlimited storage space with 40' width, 80' length, and 21' height.
- Suitable for different purposes, from residential to commercial.
- The galvanized steel structure is built to last and is resistant to rusting and corrosion.
- Weatherproof (snow, storm, wind, water), UV resistance, and fire retardant.
- No need to use electricity during the day with the PVC cover providing enough natural light.
- Easy entry and exit with double doors, which are placed at both ends.

Package Size

- LxWxH (inch): box A: 138x44x44, box B: 138x44x53
- Weight (lb): 5600
- Forklift or equivalent is required for unloading

Product Details:

Save \$4,001

GOLD MOUNTAIN SKU: S5000163

★★★★☆ 1 review

Material: 22oz PVC

16oz PVC 22oz PVC

Price: **\$17,999** ~~\$22,000~~

Stock: ● In stock

Quantity:

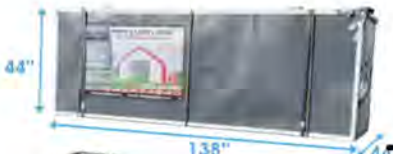
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Chat with us



The screenshot shows the Chery Industrial website. The header includes the Chery logo, a search bar, and navigation links for 'All categories', 'Login / Signup', and 'My account'. The main navigation bar features links for 'Shop', 'Winter Deals', 'New Arrivals', 'Blog', 'Contact Us', and 'As Is'. The product page displays a 'GBLB MOUNTAIN' cart storage area with SKU: S5000163. It has a 4-star rating from 1 review. The material is listed as '22oz PVC'. The price is \$17,999, down from \$22,000. The stock status is 'In stock'. The quantity is set to 1. A 'Write a review' button is visible. A review from 'Gunther' (Verified) dated 01/23/2023 is shown, praising the value and quality. The 'Payment & Security' section lists various payment methods and states that payment information is processed securely. The product page also includes a 'Add to cart' button, a financing option with 'Credit Key', and a 'QuickSpark Financing' option. A 'Chat with us' button is located at the bottom right.

Article - Cart Storage Area for Cedar Hill

To see if the town will vote to appropriate funds from retained earnings for a cart storage area and concrete pad.

Requested By: Victor Barruzza, Cedar Hill Superintendent

Date: December 8, 2023

Estimated Cost: \$60,000

TOS CD HILL (1).pdf
55K

Strack Concrete, Inc.

Po Box 221 Stoughton, MA 02072
Office 781-344-2623 Cell 1-781-389-1100



PROPOSAL

DATE: December 7th, 2023

Bill To	Job
Town Of Stoughton	1137 Park St Stoughton

DESCRIPTION	TOTAL
Form 40 x 80 area 6in thick for new slab Install 6 mil poly vapor barrier Install 6x6 10 gauge rewire on steel mesh chairs Pour & finish new slab Sawcut control joints where needed Total labor with all materials Concrete used 4000lb PSI mix	
TOTAL DUE	35,595

Country Golf, Inc.

Email: CountryGolf@charter.net

Phone: 231-218-0299

January 17, 2024

TO: Cedar Hill Golf Course
ATTN: Victor Barruzza, Superintendent
1137 Park Street
Stoughton, MA 02072
VBarruzza@Stoughton-MA.gov

PROPOSAL
FOR REBUILDING THE 9TH GREEN COMPLEX
AT CEDAR HILL COUNTRY CLUB

Work as follows:

Rebuild and shape the existing green complex 50% to double the original size. Fill material will be needed to build the addition on the green. Strip and save the existing bent grass to re-use. Shape new addition and tie into the existing green. Install greens mix (70/20/10), irrigation, topsoil, and finish prep for sod. Sod green surround with imported blue fescue sod. The new and existing putting surface to be sodded with the saved sod from the existing #9 putting surface. The balance of sod needed to finish the new putting surface will come from the existing practice green.

ESTIMATE COST \$40,000.00
(Includes supervision, labor, & equipment)

Time Frame: Summer 2024

All materials needed are provided by the owners.

Permits, if needed, provided by the owners.

Workman's comp & liability insurance provided by Country Golf Inc.

Thank you,

Jerry Deemer
President, Country Golf Inc.



Mail to:

PO Box 5041, Traverse City, MI 49696

Ship to:

1501 N. South Long Lake Rd, Traverse City, MI 49685



turf products

157 Moody Road • PO Box 1200 • Enfield, CT 06082
Main Office: (800) 245-4355 • FAX: (860) 763-5550

QUOTE

Prepared For: Victor Barruzza
Cedar Hill Golf Course
1137 Park St Stoughton, Massachusetts
02072-3728 United States

Ship To: Cedar Hill GC GP1260 Roller
Quote Number: Q145123
Quoted Date: **10/31/2023**
Prepared By: Dave Beauvais
dbeauvais@turfproductscorp.com
508-243-9675

2023 MA STATE CONTRACT FAC116 PRICING

Qty	Model #	Description	MSRP	% Disc	Award	Extended
1	44913	GreensPro 1260 (Armrest and LED light kits standard)	\$21,555.00	21 %	\$17,028.45	\$17,028.45
1	44911	Smoothing Roller Scraper	\$249.00	21 %	\$196.71	\$196.71

Toro Total:	\$17,225.16
Non – Toro Total:	n/a
Set Up:	\$344.50
Freight:	Included
Trade Ins:	(n/a)
State Sales Tax:	Not Included
Total Price:	\$17,569.66

****NOTE****

While it is our intent to hold this pricing, this pricing is subject to change due to factors that are beyond the control of Turf Products and our vendors. This is due to equipment delivery dates that are currently 12-18 months from time of order. **Please anticipate an 8% potential price increase**, Final discounts (21% off MSRP) will be applied in accordance to the at time FAC116 MA State Contract Pricing, 60 days prior to delivery.



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Main Office: (800) 245-4355 • FAX: (860) 763-5550

COMMERCIAL SALES AGREEMENT

Contact Name: Victor Barruzza

Account Name: Cedar Hill GC

Billing Address: _____

Phone number: _____

Account Number: _____

Shipping address: _____

Financing / Leasing
Terms: _____

Setup Instructions: _____

Quote Number: Q145123

Quoted Date: 10/31/2023

Prepared By: Dave Beauvais

Salesman Number: 257

Buyer's PO No: _____

Agreement Signing Date: _____

Requested Delivery Date: _____

While it is our intent to hold this pricing, this pricing is subject to change due to factors that are beyond the control of Turf Products and our vendors.

Final pricing will be determined 60 days prior to delivery.

BY SIGNING BELOW, THE BUYER AGREES TO PURCHASE THE PRODUCTS AS DESCRIBED IN THE ACCOMPANYING QUOTES AND ACKNOWLEDGES HAVING RECEIVED AND READ A COPY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND HEREBY AGREES TO BE BOUND BY THOSE TERMS AND CONDITIONS.

Buyer's Signature _____

Duly Authorized

Salesperson's Signature: _____

Duly Authorized

Buyer's Printed Name _____

Duly Authorized

Salesperson's Printed Name David S. Beauvais

Duly Authorized



turf products

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Main Office: (800) 245-4355 • FAX: (860) 763-5550

COMMERCIAL SALES AGREEMENT

TERMS AND CONDITIONS

1. ACCEPTANCE OF ORDER. TURF PRODUCTS, LLC ("Seller") shall accept this sales agreement (the "Order") for certain goods described in name and quantity on Quote attached hereto (the "Goods"). Each of Seller and Buyer may be referred to herein as a "Party" and collectively as the "Parties". By Buyer and Seller's written acceptance of this Order, Buyer and Seller agrees to all the terms and conditions of this Order.

2. PRICING. Prices, terms, and conditions are subject to change by Seller without notice. Seller reserves the right to add applicable taxes to the pricing.

3. CHANGES AND CANCELLATIONS. Changes proposed by Buyer with respect to this Agreement shall be made by submittal by Buyer to Seller of a written request at least fifteen (15) days prior to shipment of Goods pursuant to this Agreement, approval shall be solely at Seller's discretion. In the event that Seller approves any change(s) proposed by Buyer with respect to this Agreement, Seller shall provide a new estimated delivery within a reasonable time. The terms and conditions of this Agreement shall remain in effect in their entirety in the event that Seller fails to approve any changes proposed by Buyer.

4. DELIVERY. Goods shall be sold F.O.B. Delivery Destination as set forth above on the Delivery Date. Seller shall pack all Goods in accordance with customs and practices prevailing in the industry. Risk of loss shall pass to Buyer upon delivery of the Goods at the Delivery Destination if accepted and signed for by the Buyer. Seller shall not be liable for any losses to Buyer arising from any delivery of the Order that is nonconforming or rejected, unless said nonconformance or rejection is a result of Seller's gross negligence or fault. Notification of any such nonconformance or rejection must be provided to Seller within three (3) business days of Buyer's receipt of the Order. Seller shall retain a right to cure within ten (10) business days of receipt of Seller's notice of nonconformance or rejection of the Order or any part thereof without being deemed in breach of the Order or any part or provision thereof. Seller shall, in the event of a delay or threat of delay due to any cause, promptly notify Buyer in writing of the delay. Seller shall not be liable for any damages resulting from failure to make delivery or performance within the time called for by this Order or by any written instructions of the Buyer.

5. RETURNED GOODS AND ERRORS. Goods may not be returned without a Returned Goods Authorization issued by the Seller and any returned Goods are subject to restocking charge. Certain Goods may not be returned including Goods which are found to be defective and or not conforming with the terms of this Agreement. All returns must be in new and clean condition. Goods delivered more than ninety (90) days prior to their attempted return will not be accepted by Seller unless Buyer has obtained prior written approval from the Seller. If permission to return the Goods (or any portion thereof) is granted, any amount of Seller's merchandise credit given to Buyer will be based on the circumstances involved and determined solely at the Seller's discretion. Buyer is responsible for any delivery or shipping charges incurred to return Goods to Seller. Seller shall cure any errors in the shipment of the Goods that are not in conformance with this Agreement and those goods that are defective and under warranty. All claims for shortages in this Agreement must be made within ten (10) calendar days from the shipment date.

6. FINANCE CHARGE. Buyer agrees that each invoice pursuant to this Agreement will be subject to a finance charge of one and a half percent (1.5%) per month or part thereof (equaling an annual percentage rate of eighteen percent (18%) or the maximum rate permitted by law, whichever is higher) if not paid in full after thirty (30) days of the date of the invoice, unless other terms have been agreed upon (ex" leasing). Buyer shall reimburse Seller for any and all costs and expenses (including attorney's fees to the maximum extent permitted by law) incurred by Seller arising from or related to the collection of any Obligation (as defined in Paragraph 7) and/or the enforcement of Seller's rights with regards to any Collateral (as defined in Paragraph 7).

7. SECURITY INTEREST. To secure the payment and performance of each and every debt, liability of every type and description which the Buyer may now or hereafter owe to the Seller (each an "Obligation"), Buyer grants to Seller a security interest in the Goods, and all other goods (as defined in Article 9 of the Uniform Commercial Code, as adopted by the State of Connecticut (the "UCC")) from time-to-time sold by Seller to Buyer, and all products and proceeds of the foregoing property, including, without limitation, all accounts, insurance proceeds and all other rights to payment (the "Collateral"). Buyer authorizes the Seller to prepare and file financing statements covering all or any portion of the above collateral with any filing office selected by Seller. Upon any default of Buyer in respect of Obligation, Seller shall have all rights of a secured creditor under the UCC and under any other applicable law.

8. TERMINATION. This Agreement may not be terminated unless agreed to in writing by Seller and Buyer.

9. REPRESENTATIONS AND WARRANTIES. SELLER PROVIDES THE GOODS, INCLUDING BUT NOT LIMITED TO ANY SPARE PART(S), MANUAL(S) AND/OR INSTRUCTIONAL MATERIAL(S) PURSUANT TO THIS ORDER "AS IS." ANY WARRANTY OR WARRANTIES PROVIDED BY THE MANUFACTURER(S) OF THE GOODS (collectively, the "Manufacturers") IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, SATISFACTORY QUALITY, NON-INFRINGEMENT, OR ARISING FROM ANY COURSE OF DEALING, USAGE, OR TRADE PRACTICE. Seller shall bear no responsibility for contents or errors in any manuals, instructions or other information supplied to the Seller by the Manufacturers and provided to Buyer by Seller with the Goods.

10. NOTICE. Any notices required or permitted to be given hereunder shall be in writing and shall be deemed to be duly given when received if sent by a recognized overnight carrier to each Party's address as stated on this Order, when delivered by hand, or when transmitted by facsimile transmission if the transmittal report document indicates that the facsimile was sent successfully.

11. REMEDIES. Remedies set forth are exclusive. Neither Party shall be liable for consequential, punitive or exemplary damages, or loss profits or revenue.

12. DISPUTE RESOLUTION AND GOVERNING LAW. The terms of this Order shall be governed by the laws of the State of Connecticut, to the exclusion of its choice of law rules. Seller and Buyer submit to the non-exclusive jurisdiction of any state or federal court located in the State of Connecticut. To the extent permitted by applicable law, any and all actions brought by Buyer against Seller pursuant to the terms of this Agreement shall be commenced within one (1) year of written notice by Buyer to Seller of the dispute(s) that is/are the subject of the action, said written notice to be provided by Buyer to Seller within one hundred eighty (180) days of the shipment date specified herein. THE PARTIES HEREBY WAIVE ANY RIGHTS TO A JURY TRIAL.

13. SEVERABILITY. In the event provision or clause of the Order conflicts with governing laws or if a court of competent jurisdiction holds invalid provision or clause of this Agreement, such provision or clause shall be deemed to be modified to reflect as nearly as possible the Parties' intent. The remainder of this Agreement shall remain in full force and effect so long as the terms of the remainder do not render the Agreement manifestly unjust to either Party.

14. SURVIVAL. The provisions of the Agreement, which by their very nature would continue beyond the termination, cancellation, or expiration of the Order shall continue as valid and enforceable rights and obligations of the Parties and survive termination, cancellation, or expiration of the Order.

15. FORCE MAJEURE. Neither Party shall be liable for a delay in its performance of its obligations and responsibilities under this Agreement due to causes beyond its control, including not limited to war, strikes or lockouts, embargo, national emergency, insurrection or riot, acts of the public enemy, acts of terrorism, fire, flood, other natural disaster, or any and all delays or failures by the Manufacturers or any of Seller's other vendors, provided that said Party has taken reasonable measures to notify the other in writing of the delay.

16. ENTIRE AGREEMENT. This Order and Quote hereto together constitutes the entire agreement between Buyer and Seller, and supersedes all, whether written or oral, communications, representations, negotiations, or agreements pertaining to the Goods. This Agreement may only be amended by a writing signed by both Parties. In the event that any terms of the Agreement conflict with those of any other document, this Agreement's terms shall control.

17. WAIVER. The waiver by Buyer or Seller of any notice requirement or any breach of any requirement or obligation under this Agreement shall not be deemed to be a waiver of any subsequent breach of the same requirement or obligation, or a waiver of any other requirement or obligation stated herein.

Article 28

Stoughton Lake Management - Treatment Summary (FY17-FY25)

Date Prepared: 1/9/2024

Fiscal Year	Body of Water	DATE TREATMENT	Cost	Notes
FY25			(ESTIMATES)	(PROJECTED)
	Ames Long Pond	May-June, Aug	\$ 21,100	various, as needed
	Harris Pond	May-June, Aug	\$ 25,480	various, as needed
	Dennison Pond	May-June, Aug	\$ 3,600	various, as needed
	Alberts Pond	May-June, Aug	\$ 10,920	various, as needed
	Woods Pond			various, as needed
			\$ 61,100	Add 5% contingency; Total = \$64,155

Fiscal Year	Body of Water	DATE TREATMENT	Cost	Notes
FY24			(ESTIMATES)	(PROJECTED)
	Ames Long Pond	AUGUST	\$ 11,000	various, as needed
	Harris Pond	AUGUST	\$ 4,000	various, as needed
	Dennison Pond	MAY-JUNE	\$ 5,000	various, as needed
	Alberts Pond	MAY-JUNE	\$ 6,000	various, as needed
	Woods Pond	MAY-JUNE	\$ 17,000	various, as needed
			\$ 43,000	
FY23				(Planned: May and June 2023)
	Ames Long Pond	JUNE	\$ -	various, as needed
	Harris Pond	JUNE	\$ -	various, as needed
	Dennison Pond	MAY-JUNE	\$ -	various, as needed
	Alberts Pond	MAY-JUNE	\$ -	various, as needed
	Woods Pond	MAY-JUNE	\$ -	various, as needed
			\$ -	
FY22				
	Ames Long Pond	JUNE-JULY	\$ 17,495	RED EAGLE;TRIBUNE;CAPTXTR
	Harris Pond	JUNE-JULY	\$ 6,800	RED EAGLE;TRIBUNE;CAPTXTR
	Dennison Pond		\$ 6,800	RED EAGLE;TRIBUNE;CAPTXTR
	Alberts Pond		\$ 3,595	RED EAGLE;TRIBUNE;CAPTXTR
			\$ 34,690	
FY21				
	Ames Long Pond	JUNE-JULY	\$ 16,217	RED EAGLE;TRIBUNE;CAPTXTR
	Harris Pond	JUNE-JULY	\$ 4,990	RED EAGLE;TRIBUNE;CAPTXTR
	Dennison Pond	JUNE-JULY		REST YEAR
	Alberts Pond	JUNE-JULY		REST YEAR
			\$ 21,207	
FY20				
	Ames Long Pond	JUNE-JULY	\$ 27,213	RED EAGLE;TRIBUNE;CAPTXTR
	Harris Pond	JUNE-JULY	\$ 4,990	RED EAGLE;TRIBUNE;CAPTXTR
	Dennison Pond	MAY-JUNE	\$ 5,295	SONAR
	Alberts Pond	MAY-JUNE	\$ 3,750	SONAR REPEAT
			\$ 41,248	
FY19				
	Ames Long Pond	JUNE-JULY	\$ 35,163	RED EAGLE;TRIBUNE;CAPTXTR *
	Harris Pond	JUNE-JULY	\$ 6,238	
	Dennison Pond	JUNE-JULY	\$ 2,908	BASELINE MAPPING
	Alberts Pond	MAY-JUNE	\$ 10,235	SONAR
				*FLUMIOXIZIN; DIQUAT-DIBROMIDE;COPPER
			\$ 54,543	
FY18				
	Ames Long Pond		\$ -	REST YEAR
	Harris Pond	MAY-JUNE	\$ 27,788	SONAR
	Alberts Pond	SEPTEMBER	\$ 3,800	BASELINE MAPPING
			\$ 31,588	
FY 17				
	Ames Long Pond	MAY-JUNE	\$ 49,256	SONAR
	Harris Pond	SEPTEMBER	\$ 4,866	BASELINE MAPPING
			\$ 54,122	



November 2, 2023

VIA ELECTRONIC DELIVERY

Town of Stoughton
Attn: Marc Tisdale
10 Pearl Street
Town Hall, 2nd Floor
Stoughton, MA 02072

Re Stoughton Ponds Program – FY2024-FY2025 Budgeting Recommendations
:

Dear Mr. Tisdale:

Thank you for reaching out to Water & Wetland to assist with recommendations and budgeting for the Stoughton Ponds program. Although Water & Wetland has not worked on the ponds in Stoughton, individually we have extensive experience with these ponds throughout our careers. Our experience paired with the information provided by both you and James Conlon has allowed us to scope the program for the 2024 growing season. Additionally, we were able to come up with budget numbers for each of the ponds. Below you will find information specific to Water & Wetland's experience, as well as our recommendations specific to scope and budgets for each of the Stoughton Ponds.

Water & Wetland is a local company with more than two decades of individual experience in pond, lake, and wetland management. Our office is right in Grafton, MA. Prior to founding Water & Wetland, Colin Gosselin and Joe Onorato worked in lake management and saw an opportunity to change the industry. Our goal is to provide unique, individual attention to each water body we work on. Plans are completely customized, and we pride ourselves on excellent communication with our customers. We want you to know we care about your water bodies as much as you do. While wetlands are complex and precious, they are also highly regulated in New England. We aim to find the perfect balance between restoring a healthy eco-system and achieving our clients' goals, all while working within their desired budget. Water & Wetland offers a variety of



services that stem from the initial consultation through the implementation of management. Some of these services include pond and lake vegetation surveys, water quality collection and analysis, fountain and aeration installation and service, herbicide and algaecide treatments, biological, manual options, and much more.

During our time in business, we have worked with dozens of Massachusetts municipalities, as well as agencies such as the US Army Corps of Engineers, Massachusetts Department of Conservation and Recreation, Rhode Island Department of Environmental Management, and US Fish and Wildlife Service. Nearby to Stoughton, we manage ponds under contract with the following municipalities: Canton, Norwood, Norfolk, Walpole, just to name a few. We also manage private ponds in Dedham, Easton, and Milton.

Below are recommendations and recommended budgets for the Stoughton Ponds Program during the 2024 growing season (FY 2024-FY 2025):

Pre-Treatment Inspection:

1. An inspection should be performed in May by a Professional Lake Biologist to determine the distribution and extent of area requiring treatment for control of invasive and nuisance native plant growth.
2. Following this survey, maps of each pond should be provided. Maps must include locations of both nuisance and invasive species only.

Lake Aquatic Weed Control:

1. Lake(s) and or Pond(s) should be treated in May (Sonar) or June (contact herbicides) for control of fanwort, milfoil, and water lilies. Proposals should include whole lake Sonar (fluridone) treatments to be performed at Harris Pond, Albert's Pond, and Dennison's Pond. Substitutions should not be acceptable. Proposals should clearly state the products to be used, and timing of anticipated treatments. Ames Pond should be treated with contact herbicides (diquat, and flumioxazin) for the control of regrowth of fanwort and variable milfoil. We also recommend budgeting for up to 5-acres of treatment for the control of variable milfoil using Procellacor EC.
2. Additional treatments should occur in August (or sooner, as Sonar use dictates) as required to control any remaining growth of the undesirable aquatic weeds and vegetation specified above that remain in the lake(s) and or Pond(s) following each treatment. This visit should also focus on the control of nuisance level waterlilies, or watershield in addition to purple loosestrife. We anticipate the use of an aquatics approved glyphosate-based herbicide such as Rodeo, AquaNeat, or equivalent.
3. Interim visits may be provided, with the goal of providing season-long control of target aquatic vegetation.

Lake Algae Control:

1. Lake(s) and or Pond(s) should be treated in June for the control of filamentous, planktonic, and macro algae species, as warranted by interim survey data.
2. Additional treatments should occur in August if required to control any remaining growth of the undesirable algae specified above that remain in the lake(s) and or pond(s) following each treatment.
3. Interim visits may be provided, with the goal of providing season-long algae control.

Post Treatment Inspection:

1. Interim inspections should occur to monitor conditions throughout the season, as necessary.
2. A final inspection should be performed after the completion of management activities (September) to document the level of target plant control and guide future nuisance plant management.

Permitting:

1. Contractor should be responsible for:
 - a. Obtaining MA-DEP License to Apply Chemical Permits to require to perform any work on any surface water body specified in this contract where applicable.
 - b. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - c. Notifying the Town of any restrictions or special condition put on the site with respect to any permit received, where applicable.

Town Responsibilities:

1. The Town will be responsible for the following:
 - a. Providing and performing the filing procedure required under MGL c 131 s. 40, the MA Inland Wetlands Protection Act; and c 191 of the Town Code, the Wetlands By-law and information required for the permit application if/when needed.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process if required.
 - d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

Service Reporting:

The contractor should provide a summary memo following each visit to the ponds. The memo/report is to detail all of the work performed as part of this contract.

Year End Report:

1. The contractor must prepare and provide an end-of-the-year report to the Town. The year-end summary report is to provide a summary of all work performed, photos, and recommendations/budget numbers for the following year.
2. The contractor must prepare and provide annual regulatory compliance reporting
3. The year-end report should be anticipated to be completed and provided in December
 - Ames Pond – General pond maintenance using products including diquat, flumioxazin, copper sulfate, and glyphosate. Also add 5-acres of Procellacor for milfoil control. \$21,100
 - Harris Pond – Sonar (fluridone) treatment in addition to copper sulfate as needed. \$25,480
 - Albert's Pond – Sonar (fluridone) treatment in addition to copper sulfate as needed. \$10,920

November 2, 2023

Page 4

- Dennison's Pond – Sonar (fluridone) treatment in addition to copper sulfate as needed. \$2,600. Although unlikely, we also recommend budgeting for some potential Procellacor use for milfoil control. This would add another \$1,000 for a total budget number of \$3,600.

Based on the information provided above, I came up with a recommended budget number of \$61,100. Given the volatility of product, labor, gas, etc. I recommend budgeting on the higher end by adding a 4% contingency to this number. This leads to a final recommended budget number of **\$63,544**. Unfortunately, the lake management season splits fiscal years right down the middle. If at all possible, to avoid delays in treatment which could potentially lead to lessened efficacy, I recommend that 70% of this budget be allotted to FY 2024 (January 1, 2024 through June 30, 2024) and the remainder be allocated to FY 2025 (July 1, 2024 through December 31, 2024).

Should you have any questions at all, please do not hesitate to reach out to me directly. We look forward to hopefully earning the Town of Stoughton's business for the 2024 growing season.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'J. Onorato', with a stylized, flowing script.

Joe Onorato
Director of Business Development – Northeast
Water & Wetland
joe@waterandwetland.com
c: (508) 250-6238
o: (888) 493-8526

Article 29



2024 ANNUAL TOWN MEETING

ARTICLE #__

**Intersection Improvements Design -
Plain and West Street Intersection**

ARTICLE # INTERSECTION IMPROVEMENTS DESIGN – PLAIN AND WEST STREET INTERSECTION

Town Meeting Article

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sufficient sum of money for professional consulting services to provide survey, civil engineering, landscape design, and other related consulting services with respect to traffic improvements at the West Street/ Plain Street Intersection and surrounding areas or take any action relative thereto.

Estimated cost = \$55,000

ARTICLE # 198 INTERSECTION IMPROVEMENTS DESIGN – PLAIN AND WEST STREET INTERSECTION



Existing Conditions –
Aerial View



Existing Conditions –
Street View

ARTICLE

INTERSECTION IMPROVEMENTS DESIGN – PLAIN AND WEST STREET INTERSECTION

Project Summary

The proposed project consists of the reconstruction of the Plain Street and West Street Intersection in order to improve traffic operations and traffic safety for all roadway users. The current geometry of the intersection is non-conventional, very wide and confusing for oncoming vehicles to recognize the proper lanes to enter and exit the intersection. Additionally, the intersection provides several operational points of conflict due to the geometric complexity and lane merges. Furthermore, there is no defined crosswalk at the intersection which adds to the dangerous nature of this intersection. A pedestrian would need to walk approximately 120' to cross the intersection across West Street.

The Town will hire a consultant to design a standard “T” type intersection. This will simplify the intersection geometry and make the intersection safer for vehicles and pedestrians. The new geometry will shorten the pedestrian crossing distance. Enhanced lane striping, crosswalks and signage will be provided to further improve the intersection.

This article funds the re-design of the intersection only. After the project has been designed and permitted, a construction cost estimate will be completed that will give the Town an understanding of the funds required to implement the improvements to the intersection. A future Town Meeting article can then be generated to accurately fund the construction.

ARTICLE # Intersection Improvements Design—Plain and West Street intersection



Proposed Conditions (Conceptual Design)



Ref. NEX-2300173.08

December 4, 2023

Mr. Marc J. Tisdelle, P.E., Director of Development Services/Town Engineer
Stoughton Town Hall
Engineering Department, 2nd floor
10 Pearl Street
Stoughton, MA 02072

SUBJECT: **Task Order No. 8**
West Street at Plain Street Reconfiguration

Dear Mr. Tisdelle:

As requested, **Greenman-Pedersen, Inc. (GPI)** is pleased to submit this original and one (1) copy of our Letter of Understanding (LOU) to undertake survey, design, permitting, and preparation of final construction documents for improvements to the intersection of West Street at Plain Street.

The services to be provided for this Task Order are set forth in detail under Section 1. This LOU, when executed, will serve as a contract between the Town of Stoughton (Town) and GPI (Consultant) for the Consultant to complete the work outlined in the Scope of Services presented herein.

SECTION 1. – Scope of Services

The CONSULTANT has prepared this Contract Agreement for survey, engineering, and permitting services to develop final construction plans for improvements to the intersection of Pine Street and Pleasant Street in Stoughton, MA.

The following tasks are anticipated:

Task 1 – Discuss Key Issues with Town Officials

- GPI will coordinate with the Town to discuss the history of the project.
- GPI will attend up to two (2) meetings with the Town and/or key stakeholders to discuss the project.

Task 2 – Conduct a Field Visit and Data Collection

- GPI will observe existing field conditions.
- GPI will identify areas of existing concern related to traffic operations and access.
- GPI will note sight distance concerns.
- GPI will observe pedestrian, bicycle, and vehicular (passenger and truck) activity.
- GPI will gather pedestrian, bicycle, and vehicular counts through the use of a sub-consultant.
- GPI will gather the latest five years of crash data available from the MassDOT database and/or as provided by the Town.

Task 3 – Survey

- Based on discussions with the Town Engineering Department, the scope is limited to replacing the gore island with a raised physical island, as well as minor pavement and signage modifications.

Mr. Marc J. Tisdelle, P.E.

Task Order 8

December 4, 2023

Page 2 of 4

- No wheelchair ramps or sidewalks are anticipated.
- Therefore, base survey plans will be prepared based on UAS/Drone Aerial survey.
- No topographic survey is anticipated.
- Should topographic survey be required, an amendment to this contract will be required.

Task 4 – Conceptual Design

- GPI will provide a brief Technical Memorandum describing existing conditions/deficiencies and proposed recommendations.
- GPI will develop one (1) design concept for the intersection for review and comment by the town and key stakeholders. It is assumed that the preferred concept will consist of a “T” intersection with stop control.
- GPI will provide a preliminary construction cost estimate for each proposed conceptual design.
- GPI will attend up to two (2) meetings with town officials, Board of Selectmen, and/or key stakeholders to present the design concepts, receive feedback, and develop a general consensus on the preferred conceptual design for the intersection.

Task 5 – 50%/75% Design Submission

- GPI will develop a 50%/75% design plans based on feedback and consensus on the conceptual designs from the town and/or key stakeholders.
- GPI will provide an itemized cost estimate with backup calculations for the intersection.

Task 6 – Environmental Permitting

- GPI will meet with the Town Conservation Commission, determine the appropriate level of permitting, and obtain the necessary permits related the wetlands immediately abutting the project limits.
- It is assumed the Town will have the wetlands flagged under a separate contract.
- Up to two (2) meetings with the Conservation Commission are included in this task.

Task 7 – Final Plans, Specifications, and Estimate

- GPI will review and respond to any comments received from the town and/or key stakeholders received on the 50%/75% Design Submission.
- GPI will attend one (1) comment resolution meeting as part of this task.
- GPI will develop final design plans, specifications, and construction cost estimate for the purposes of the Town to bid the project.

Assumptions

- The proposed design will be fully within the Town right-of-way. No takings or easements are anticipated.
- The final design will be bid as a Town of Stoughton project per Town standards and specifications. No review or approval from MassDOT will be required.
- One concept, consisting of a “T” intersection with stop control will be considered for the intersection. Other forms of traffic control including a traffic signal and/or a roundabout are not being considered.
- Bidding services will not be required.
- Construction phase services will not be required.



Mr. Marc J. Tisdelle, P.E.

Task Order 8

December 4, 2023

Page 3 of 4

- Additional meetings with local officials may be required as the project proceeds. GPI will attend additional meetings as requested by the Town. Any additional meetings will be invoiced to the Town on a Time and Materials basis at the existing On-Call Contract Hourly Rates. Services for meetings include coordination, preparation, travel, attendance, supporting graphics (when required), and documentation in the form of meeting notes (when requested). Such services will be provided at the request of the CLIENT.

SECTION 2. – Schedule

GPI will complete Tasks 1-7 within eighteen (18) months of receiving written Notice to Proceed from the Town, weather permitting. The schedule is also dependent on the timeliness of the Applicant to respond to requests from GPI and/or the Town.

SECTION 3. – Compensation

The Town shall pay the Consultant for Basic Services rendered under Section 1, in connection with all work described herein a fee not to exceed Forty Eight Thousand Nine Hundred Seventy Dollars and Zero Cents (\$48,970) without authorization by Town. Payment shall be on a time and materials and expense basis at a 160% Overhead Rate and 10% Fixed Fee.

The Level of Effort for each component of the above-described fee is as follows:

TASK	DIRECT LABOR	OVERHEAD	FEE	TOTAL
Task 1 - Discuss Key Issues with Town	\$ 300.70	\$ 481.12	\$ 78.18	\$ 860.00
Task 2 - Conduct a Field Visit and Data Collection	\$ 748.25	\$ 1,197.20	\$ 194.55	\$ 2,140.00
Task 3 - Survey	\$ 923.08	\$ 1,476.92	\$ 240.00	\$ 2,640.00
Task 4 - Conceptual Design	\$ 3,615.38	\$ 5,784.62	\$ 940.00	\$ 10,340.00
Task 5 -50/75% Design Submission	\$ 6,440.56	\$ 10,304.90	\$ 1,674.55	\$ 18,420.00
Task 6 - Environmental Permitting	\$ 1,244.76	\$ 1,991.61	\$ 323.64	\$ 3,560.00
Task 7 - Final PS&E	\$ 2,870.63	\$ 4,593.01	\$ 746.36	\$ 8,210.00
Expenses				\$ 2,800.00
TOTAL	\$ 16,143.36	\$ 25,829.37	\$ 4,197.27	\$ 48,970.00

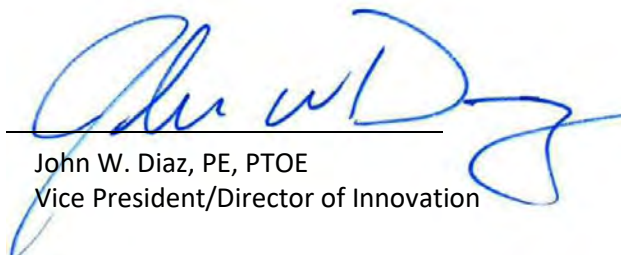


Mr. Marc J. Tisdelle, P.E.
Task Order 8
December 4, 2023
Page 4 of 4

SECTION 4. – Acceptance

If this LOU meets with your approval, please sign, date and return one (1) copy to our office, to the attention of John Diaz

Very truly yours,
GREENMAN-PEDERSEN, INC.

By: 
John W. Diaz, PE, PTOE
Vice President/Director of Innovation

Date: 11/1/2023

**APPROVAL OF SCOPE OF SERVICES
TOWN OF STOUGHTON**

By: _____
Marc J. Tisdelle, P.E.
Stoughton Town Engineer

Date: _____

By: _____
Fran Bruttaniti
Procurement Officer

Date: _____

Article 30



2024 ANNUAL TOWN MEETING

ARTICLE

**Canton Street and School Street Intersection
Improvements Design**

ARTICLE

CANTON STREET AND SCHOOL STREET INTERSECTION IMPROVEMENTS DESIGN

Town Meeting Article

207

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, or borrow a sum sufficient for the costs of a consultant to undertake transportation-related engineering analysis, design and surveying services for the Canton Street and School Street intersection and surrounding areas, including all incidental and related costs, or take any other action relative thereto.

Estimated cost = \$225,000

ARTICLE # CANTON STREET AND SCHOOL STREET INTERSECTION IMPROVEMENTS DESIGN

Existing Conditions



Intersection Deficiencies

- Sight Distance
- Intersection Geometry
- Vague Traffic Control
- Queuing to Active Train Tracks
- Truck Traffic
- Poor Access Management
- Vehicle Speeding
- Utility Location
- Ped & Bike Accommodations

ARTICLE #???

CANTON STREET AND SCHOOL STREET INTERSECTION IMPROVEMENTS DESIGN

Existing Conditions

SAFETY ANALYSIS

2.51 c/mev
CRASH RATE
is **4x HIGHER** than both
district-wide and statewide
averages (0.58 c/mev)

average **14.6**
COLLISIONS
PER YEAR
Over 5 year study period
(2013-2017) MassDOT

30%
NON-FATAL
INJURIES

Approx. **67%**
ANGLE TYPE
COLLISIONS



ARTICLE

CANTON STREET & SCHOOL STREET INTERSECTION IMPROVEMENTS DESIGN

Project Summary

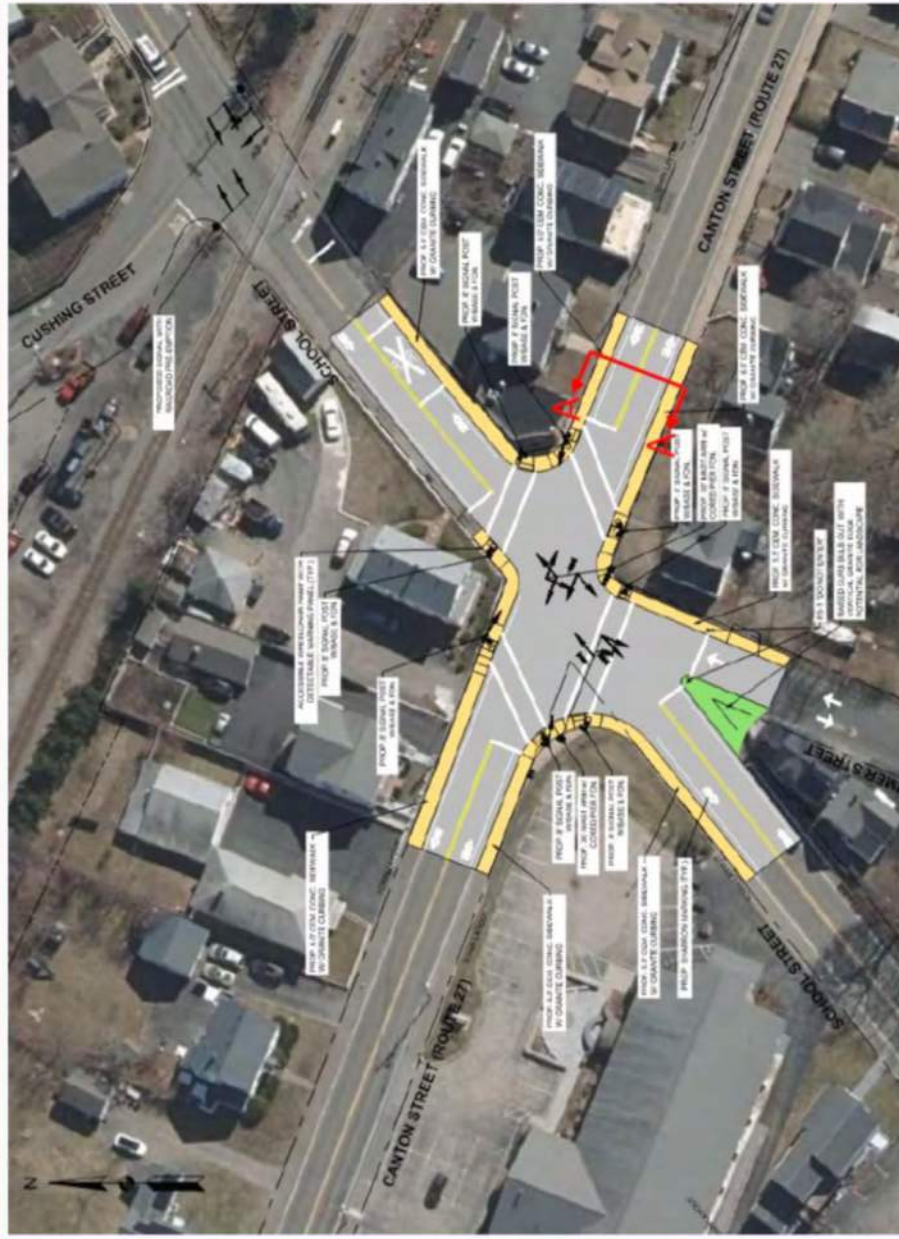
This intersection has been one of our top priority intersections for many years now due to the significant safety concerns and operational issues. The intersection has been prioritized in our Master Plan and is consistent with the 2020 Old Colony Planning Council Regional Policy Plan (LRTP) and the 2018 Old Colony Planning Council Regional Policy Plan (RPP). Additionally, the Town is committed to this project and has spent a considerable amount of Town funds completing studies, surveys, and preliminary design plans.

210

The proposed project consists of the design for signalization of the Canton and School Street intersection, installation of a pre-emption traffic signal at the Cushing and School Street intersection (synchronized with the Canton and School Street signal and RR Xing to ensure coordinated traffic control and prevent queue backups on the tracks during peak periods, ADA compliant pedestrian ramps, improved crosswalks, updated intersection geometry and a “one-way out” traffic flow from Summer Street into the intersection.

The project is programmed on the State TIP program which requires the Town to fund the project Design and Right of Way acquisition. The State then funds the project construction costs. The Town will hire a consultant to design the proposed improvements and work with the State throughout the various stages of the TIP Program. This Article will fund only the Design of the improvements.

ARTICLE # CANTON STREET & SCHOOL STREET INTERSECTION IMPROVEMENTS DESIGN



Proposed Conditions (Conceptual Design)



Greenman - Pedersen, Inc.

Engineering and Construction Services

Ref. NEX-2021345.00

November 11, 2023

Mr. Marc J. Tisdelle, P.E., Town Engineer
Stoughton Town Hall
Engineering Department, 2nd floor
10 Pearl Street
Stoughton, MA 02072

SUBJECT: Canton Street at School Street
Amendment 1

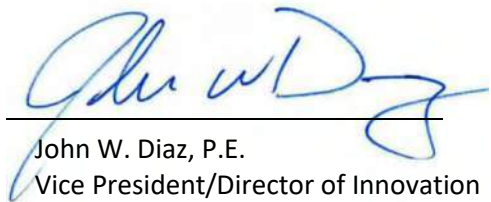
Dear Mr. Tisdelle:

As requested, **Greenman-Pedersen, Inc. (GPI)** is submitting the attached Amendment 1 for ongoing Project Development as well as the expanded construction along School Street. The attached Amendment supplements the original Scope of Services. Also attached is the Man Hour estimate.

Should you have any questions, please don't hesitate to call me at 978-570-2953

Very truly yours,
GREENMAN-PEDERSEN, INC.

By: _____


John W. Diaz, P.E.

Vice President/Director of Innovation

Date: 11/3/23

AMENDMENT NO. 1
TO ENGINEERING SERVICE AGREEMENT
FOR ENGINEERING AND DESIGN SERVICES FOR INTERSECTION IMPROVEMENTS
AT CANTON STREET, SCHOOL STREET, AND SUMMER STREET
STOUGHTON, MA

THIS AMENDMENT, made this ____th day of _____, 2019, by and between the Town of Stoughton, MA hereinafter designated as the "Owner", a Massachusetts municipal corporation duly established by law in the County of Norfolk and the Commonwealth of Massachusetts, with an address of 10 Pearl Street, Stoughton, MA, and Greenman-Pedersen, Inc. (GPI), a New York corporation licensed to perform engineering in the Commonwealth of Massachusetts, with an office at 181 Ballardvale Street, Suite 202, Wilmington, MA 01887, hereinafter designated as the "Consultant".

WHEREAS, the Owner has initiated a MassDOT TIP project for intersection improvements at Canton Street at School Street and Summer Street; and

WHEREAS, the Owner and the Consultant entered into an agreement, dated October 14, 2021 (the "Agreement") pursuant to which the Owner engaged the Consultant and the Consultant agreed to provide engineering and design services for intersection improvements at Canton Street at School Street and Summer Street; and

WHEREAS, the Owner selected the Consultant to provide said services; and

WHEREAS, the Owner has authorized the project and appropriated the necessary funds; and

WHEREAS, MassDOT has subsequently determined additional requirements for project development that were not included in the original scope of work developed by the Consultant;

WHEREAS, MassDOT has determined through the project development process that the design scope of the project is to be expanded to include a full pre-signal at the intersection of School Street and Cushing Street and to extend the project limits for sidewalk construction and roadway resurfacing along School Street and Cushing Street;

NOW THEREFORE, for and in consideration of the foregoing and of other good and valuable consideration, the receipt whereof is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

To Contract Price, revise the section to read as follows:

It is agreed that the Work shall be paid for on a "time-and-materials" basis. For the purposes of determining a contract value, it is mutually agreed that services performed under the Agreement shall be limited to a Not-to-Exceed amount of \$603,885.00. This amount includes \$538,690.00 in labor and \$65,195.00 in expenses and subconsultant services as detailed in the Scope of Work and Work Hour Estimate

To the Scope of Work, amend the following under Scope of Services:

To ASSUMPTIONS, add the following:

6. This scope and fee does not include any design of the railroad crossing gate system on School Street other than coordination with MBTA and Keolis regarding the signal pre-emption and inter-connection to the proposed roadway traffic signal system. It is assumed that the MBTA/Keolis will be responsible for providing any design improvements to the crossing gate system associated with this project.

To SECTION 100 PROJECT DEVELOPMENT ENGINEERING, add the following:

101 Project Concept Preparation (Development of Purpose and Need)

Prepare a general description and definition of the project. Visit site and conduct preliminary surveys.

Under this task, the Consultant will work with Town and MassDOT to coordinate the revised scope of work and updated preliminary construction cost estimate for PRC re-approval.

102 Preliminary Project Area Analysis

Prepare an overview that evaluates the project area in light of the project's purpose and need, including landscape impacts, to determine any additional studies that are beyond the Scope of Services that may be required. Also, examine planning any applicable criteria, degree of citizen and agency involvement and other issues and factors that may influence the design of the project provided by the Engineer.

Under this task, the Consultant will attend coordination meetings with MassDOT, the Town to discuss the project as well as MBTA/Keolis and DPU to discuss the railroad crossing and signal pre-emption.

This task has budgeted time for two (2) coordination meetings with the Town, a presentation at one (1) Town Select Board Meeting, two (2) project review meetings with MassDOT (including the preparation of meeting materials), and one (1) on-site meeting with DPU and MassDOT.

This scope assumes that signal control will be determined as the only viable option for both intersections. Should other alternatives and additional analysis be requested, additional scope will be required in the form of a contract amendment.

103 Reasonable Alternative(s) Identification

Evaluate endorsed alternatives that meet the project's purpose and need to determine, if they are feasible and reasonable.

Upon approval of the revised project scope by the PRC and receiving a notice to proceed from MassDOT, the Consultant will develop up to two (2) conceptual design alternatives and submit to MassDOT for review.

Upon review of the conceptual design alternatives, the Consultant will attend up to one (1) OTS meeting with the Town and MassDOT staff to discuss comments and define a preferred alternative.

Should MassDOT and/or the Town require any additional alternative, analysis, additional scope will be required in the form of a contract amendment.

104 Alternatives Analysis and Report Preparation

Select engineering and environmental solutions to accomplish the project's purpose and need and prepare a report that presents all findings. The written evaluation of alternatives shall include a description of the alternatives, a comparison of the advantages and disadvantages of each alternative, and supporting data for the conclusions. Those alternatives that are eliminated from further study shall be graphically illustrated and should be accompanied by descriptions of the locations with statements as to why further consideration is not warranted.

Upon approval of a preferred alternative, the consultant will prepare a Pre-25% Submission . The Pre-25% Submission will include the preparation of the following documents:

- *Conceptual (10%) Design Plans for the preferred alternative*
- *Typical Cross-Sections*
- *Draft Design Justification Workbook*
- *Preliminary Project Cost Estimate*
- *Preliminary ROW Impact Summary*
- *Preliminary Construction Staging*
- *ICE Stage 1 Forms (Developed Under Section 200)*

Upon review of the Pre-25% Submission, the Consultant will prepare a response to comments and will attend up to one (1) Pre-25% OTS meeting with MassDOT for review and approval to advance to the 25% design stage.

Road safety audits, hydraulic analysis, early environmental coordination, early utility coordination, borings, preliminary structures report, preliminary roadway profiles/vertical design are not anticipated for the Pre-25% submission. Should MassDOT and/or the Town require any of these additional items or should other submission materials or meetings be determined to be required that are not stated to be include above, additional scope will be required in the form of a contract amendment.

To SECTION 200 FUNCTIONAL DESIGN REPORT, SUB-SECTION 209, add the following:

The Consultant shall perform an ICE Stage 1 analysis and coordinate with MassDOT to determine appropriate traffic control at the intersections within the project limits.

It is assumed that signal control will be determined as the only viable option for Canton Street at School Street and Summer Street as well as School Street and Cushing Street and no further stages of ICE will be required upon the acceptance of ICE Stage 1.

Should additional ICE analysis be requested, additional scope will be required in the form of an amendment.

To SECTION 300 25% HIGHWAY DESIGN SUBMISSION, SUB-SECTION 303, strike the following:

Not anticipated – Survey to be provided by Meridian Associates, Inc..

And add the following:

Coordinate ground survey effort, review survey controls and closures, baseline ties and overall quality of survey.

Additional field survey will be provided by the Consultant to supplement the survey provided by Meridian Associates, Inc. to accommodate additional project limits and information not obtained in the original survey.

Revise the Work Hour and Fee Summary to the following:

LABOR

<u>Item</u>	<u>Agreement</u>	<u>Amendment No. 1</u>	<u>Total</u>
100 Project Development Engineering	\$4,400.00	\$29,605.00	\$34,005.00
150 Environmental	\$18,680.00		\$18,680.00
200 Functional Design Report	\$17,070.00	\$18,480.00	\$35,550.00
220 Design Justification Workbook	\$10,970.00	\$7,070.00	\$18,040.00
230 Interchange Justif./Modif. Report			
300 25% Highway Design Submission	\$96,830.00	\$84,015.00	\$180,845.00
350 Design Public Hearing	\$5,620.00		\$5,620.00
400 75% Highway Design Submission	\$96,350.00	\$24,525.00	\$120,875.00
450 100% Highway Design Submission	\$37,040.00	\$9,385.00	\$46,425.00
500 Right of Way	\$26,910.00	\$6,860.00	\$33,770.00
600 Geotechnical Design			
700 Project Development - Structural			
710 Sketch Plans			
750 Final Bridge Design			
800 PS&E Submission	\$28,570.00	\$7,440.00	\$36,010.00
900 Construction Engineering	\$8,870.00		\$8,870.00
Subtotal	\$351,310.00	\$187,380.00	\$538,690.00

EXPENSES

<u>Item</u>	<u>Agreement</u>	<u>Amendment No. 1</u>	<u>Total</u>
Direct Expenses	\$65,195.00		\$65,195.00
Subtotal	\$65,195.00		\$65,195.00

TOTAL \$416,505.00 \$187,380.00 \$603,885.00

All other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the OWNER has caused these presents to be signed by its duly authorized agents for the purpose, and CONSULTANT has caused these presents to be signed by its duly authorized representative, on the day and year first written above.

In the presence of:

THE TOWN OF STOUGHTON, MASSACHUSETTS

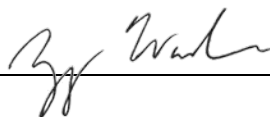
By _____

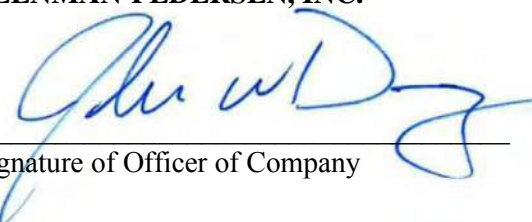
By _____

By _____

In the presence of:

GREENMAN-PEDERSEN, INC.



By 

Signature of Officer of Company

Title: Vice President/Director of Innovation

ATTACHMENT C

DESIGN COST ESTIMATE

STANDARDIZED SCOPE OF SERVICES AND
WORK HOUR ESTIMATE FORMS
FOR CONSULTANT SERVICES

City/Town	STOUGHTON	Contract No.:	NEX-2021345.00		
Location:	ROUTE 27 AT SCHOOL STREET / SUMMER STREET	Assignment No.:	2		
Bridge Number:	N/A	ProjInfo No.:	611981		

SECTION 100								
<u>PROJECT DEVELOPMENT ENGINEERING</u>								
		PIC	PM	SE	Eng	AE	ET	TOTAL
101	Project Concept Preparation (Development of Purpose and Need)	1	8		16			25
102	Preliminary Project Area Analysis	2	32					34
103	Reasonable Alternative(s) Identification	2	4	8	16	16		46
104	Alternatives Analysis & Report Preparation	8	8	16	16	16	16	80
105	Project Design Schedule Development and Monthly Updates							
SUBTOTAL		13	52	24	48	32	16	185

SECTION 150								
<u>ENVIRONMENTAL</u>								
		PIC	PM	SE	Eng	AE	ET	TOTAL
151	Early Environmental Coordination Design Submission Checklist							
152	Hist./Arch. - Federal Section Section 106 and State Chapter 254							
153	Reserved							
154	Hazardous Materials Research/Review							
155	Project Development Meetings and Hearings							
156	NEPA/MEPA Determination							
157	NEPA - Categorical Exclusion (CE)							
158	NEPA - Environmental Assessment (EA)							
159	NEPA - Draft Environmental Impact Statement (EIS)							
160	NEPA - Final Environmental Impact Statement (EIS)							
161	NEPA - Supplemental Environmental Impact Statement (EIS)							
162	NEPA - Reevaluation							
163	MEPA - Environmental Notification Form (ENF)							
164	MEPA - Draft Environmental Impact Report (DEIR)							
165	MEPA - Final Environmental Impact Report (FEIR)							
166	MEPA - Notice of Project Change (NOPC)							
167	MEPA - Supplemental Environmental Impact Report (SEIR)							
168	Reserved							
169	Reserved							
170	USACE Section 404 General Permit (PGP)							
171	USACE Individual Section 404 Permit							
172	U.S. Coast Guard Bridge Permit							
173	Programmatic Section 4(f) Evaluation							
174	Draft Individual Section 4(f) Evaluation							
175	Final Individual Section 4(f) Evaluation							
176	Wetland Resource Area Delineation							
177	WPA Abbr. Notice of Resource Area Determination (ANRAD)							
178	WPA Request for Determination of Applicability (RDA)							
179	WPA Notice of Intent (NOI)							
180	WPA Variance							
181	Chapter 91 License/Permit Application							
182	Water Quality Certification							
183	Coastal Zone Management Consistency Review							
184	Wildlife/Rare Species Assessment							
185	Essential Fish Habitat Assessment							
186	Reserved							
187	Impaired Waterbody Assessment and Water Quality Data Form							
SUBTOTAL								

STANDARDIZED SCOPE OF SERVICES AND
WORK HOUR ESTIMATE FORMS
FOR CONSULTANT SERVICES

City/Town	STOUGHTON	Contract No.:	NEX-2021345.00		
Location:	ROUTE 27 AT SCHOOL STREET / SUMMER STREET	Assignment No.:	2		
Bridge Number:	N/A	ProjInfo No.:	611981		

<u>SECTION 200</u>								
<u>FUNCTIONAL DESIGN REPORT (FDR)</u>								
		PIC	PM	SE	Eng	AE	ET	TOTAL
201	Establish Purpose and Need							
202	Public and Agency Outreach							
203	Evaluate Existing Conditions / Context							
204	Prepare Traffic Volumes							
205	Conduct Safety Analysis							
206	Evaluate Signal Warrants							
207	Operational Analysis for Existing Conditions							
208	Establishment of Basic Design Controls and Evaluation Criteria							
209	Development of Alternatives	8	8	24	40	40	32	152
210	Operational Analysis for Future Conditions							
211	Preferred Alternative							
212	Complete Streets							
213	GreenDOT							
214	Traffic Management							
215	Construction Cost							
216	Conclusion and Recommendation							
217	Report Preparation							
SUBTOTAL		8	8	24	40	40	32	152

<u>SECTION 220</u>								
<u>DESIGN JUSTIFICATION WORKBOOK</u>								
		PIC	PM	SE	Eng	AE	ET	TOTAL
221	Evaluate Controlling Criteria			4	4	4	4	16
222	Perform Incremental Evaluation		2	4	6	4	4	20
223	Complete and Certify the Workbook	2	2	4	4	4	4	20
SUBTOTAL		2	4	12	14	12	12	56

<u>SECTION 230</u>								
<u>INTERCHANGE JUSTIFICATION / MODIFICATION REPORT (IJR / IMR)</u>								
		PIC	PM	SE	Eng	AE	ET	TOTAL
231	Prepare an IJR/IMR							
SUBTOTAL								

STANDARDIZED SCOPE OF SERVICES AND
WORK HOUR ESTIMATE FORMS
FOR CONSULTANT SERVICES

City/Town	STOUGHTON	Contract No.:	NEX-2021345.00
Location:	ROUTE 27 AT SCHOOL STREET / SUMMER STREET	Assignment No.:	2
Bridge Number:	N/A	ProjInfo No.:	611981

SECTION 300							
<u>25% HIGHWAY DESIGN SUBMISSION</u>							
	PIC	PM	SE	Eng	AE	ET	TOTAL
301		1	1	1	2	1	6
302			1	3	2	2	8
303	8	16	50	60	60	16	210
304	8	16	50	60	60	16	210
305				2	2		4
306							
307	8	16	2	4			30
308		1		4		1	6
309		1	1	4	2	2	10
310		1	1	6	1	2	11
311		1	1	4	1	4	11
312		1	1	4	4	2	12
313			1	3			4
314		1	1	3			5
315		1	1	1		4	7
316			1		3		4
317							
318			1	2	3	3	9
319				1	2		3
320			3	5	2		10
321			1	3	4		8
322			1	2		1	4
323		1	1	2	5		9
324	4	4					8
325	2	4		1	2	2	11
326			1	1	6	5	13
327			1	1			2
328		1	1	2	4	2	10
329							
330		1	1				2
331							
SUBTOTAL	30	67	123	179	165	63	627

SECTION 350							
<u>DESIGN PUBLIC HEARING</u>							
	PIC	PM	SE	Eng	AE	ET	TOTAL
351							
352							
SUBTOTAL							

STANDARDIZED SCOPE OF SERVICES AND
WORK HOUR ESTIMATE FORMS
FOR CONSULTANT SERVICES

City/Town	STOUGHTON	Contract No.:	NEX-2021345.00		
Location:	ROUTE 27 AT SCHOOL STREET / SUMMER STREET	Assignment No.:	2		
Bridge Number:	N/A	ProjInfo No.:	611981		

SECTION 400							
<u>75% HIGHWAY DESIGN SUBMISSION</u>							
	PIC	PM	SE	Eng	AE	ET	TOTAL
401		1	2	4	2	2	11
402				4		4	8
403							
404				2	4		6
405		1	2	2		2	7
406		1	3	3		2	9
407				2			2
408			1	2	3		6
409		1	2	4	6	2	15
410			1	1	2		4
411		1	2	4	4	2	13
412		1	1	4	4		10
413		1	1	4	2	2	10
414			1	2	2		5
415				1	1		2
416		1	2	4	3	1	11
417		1	1	2	2	1	7
418		1	2	2			5
419							
420		2		2		10	14
421			1	1	1		3
422		1	1	2	2	6	12
423		1	3	6	3	2	15
424		1	4	4			9
425	2	4					6
426		1	1	2			4
427							
428		1	2				3
429							
SUBTOTAL	2	21	33	64	41	36	197

SECTION 450							
<u>100% HIGHWAY DESIGN SUBMISSION</u>							
	PIC	PM	SE	Eng	AE	ET	TOTAL
451		1	2	3	2	2	10
452		1	5	6	6	10	28
453		1	2	4			7
454		1	2	6	6		15
455	1	2	4				7
456		1		2			3
457							
458		1	1				2
459							
SUBTOTAL	1	8	16	21	14	12	72

STANDARDIZED SCOPE OF SERVICES AND
WORK HOUR ESTIMATE FORMS
FOR CONSULTANT SERVICES

City/Town	STOUGHTON	Contract No.:	NEX-2021345.00		
Location:	ROUTE 27 AT SCHOOL STREET / SUMMER STREET	Assignment No.:	2		
Bridge Number:	N/A	ProjInfo No.:	611981		

<u>SECTION 500</u>								
<u>RIGHT OF WAY</u>								
		PIC	PM	SE	Eng	AE	ET	TOTAL
501	Preliminary Right of Way Plans	1	2	6	10	4	4	27
502	Layout Plans and Order of Taking		2	4	6	6	2	20
503	Written Instrument	1	1	2				4
504	Final Right of Way Plans							
SUBTOTAL		2	5	12	16	10	6	51

<u>SECTION 600</u>								
<u>GEOTECHNICAL DESIGN</u>								
		PIC	PM	SE	Eng	AE	ET	TOTAL
601	Research Available Subsurface Data							
602	Field Reconnaissance							
603	Subsurface Investigation Plan							
604	Subsurface Investigation Inspection							
605	Office Studies, Analysis and Testing							
606	Geotechnical Report							
607	Meetings, Reviews and Liaison							
608	Final Plans, Specifications and Estimates							
SUBTOTAL								

<u>SECTION 700</u>								
<u>PROJECT DEVELOPMENT - STRUCTURAL</u>								
		PIC	PM	SE	Eng	AE	ET	TOTAL
701	Field Investigation							
702	Determine Bridge Configurations							
703	Preliminary Structural Analysis							
704	Comparative Design and Cost Analyses							
705	Preliminary Structures Report Preparation							
706	Bridge Type Selection Worksheet Preparation							
707	Meetings and Liaison							
708	Hydraulics Study and Report (Bridges over Water)							
SUBTOTAL								

<u>SECTION 710</u>								
<u>SKETCH PLANS</u>								
		PIC	PM	SE	Eng	AE	ET	TOTAL
711	Establish Boring Locations							
712	Reserved							
713	Sketch Plan Development							
714	Meetings, Coordination and Liaison							
715	Constructability Review							
716	Submission Checklist							
SUBTOTAL								

STANDARDIZED SCOPE OF SERVICES AND
WORK HOUR ESTIMATE FORMS
FOR CONSULTANT SERVICES

City/Town	STOUGHTON	Contract No.:	NEX-2021345.00
Location:	ROUTE 27 AT SCHOOL STREET / SUMMER STREET	Assignment No.:	2
Bridge Number:	N/A	ProjInfo No.:	611981

SECTION 750							
FINAL BRIDGE DESIGN							
	PIC	PM	SE	Eng	AE	ET	TOTAL
751	Structural Design - Superstructure						
752	Structural Design - Substructure						
753	Bridge Layout Geometrics						
754	Contract Drawings						
755	First Review Submission						
756	Quantity Cost Estimates						
757	Special Provisions						
758	Second Review Submission						
759	FHWA Reviews						
760	Meetings and Liaison						
761	Constructability and Quality Control (QC) Review						
762	Submission Check List						
SUBTOTAL							

SECTION 800							
PS&E SUBMISSION							
	PIC	PM	SE	Eng	AE	ET	TOTAL
801	Respond to 100% Comments	2	2	4	4	1	13
802	Finalize Plans, Specifications and Estimate	2	2	6	8	6	24
803	Prepare Detail Sheets	1	1	2	2	1	7
804	Combine Highway and Bridge						
805	Quality Control (QC) Review	1	4	2			7
806	Finalize Bottom Up Estimate and Estimate Reconciliation (if require						
807	Finalize Construction Contract Time Determination	1	2				3
808	Finalize Incentives/Disincentives						
SUBTOTAL		1	10	9	12	14	54

SECTION 900							
CONSTRUCTION ENGINEERING							
	PIC	PM	SE	Eng	AE	ET	TOTAL
901	Pre-Bid Services						
902	Pre-Construction Conference						
903	Highway Shop Drawings and Signal Permit						
904	Bridge and Wall Shop Drawings						
905	Bridge Construction Procedures						
906	Furnishing Advice and Field Visits						
907	Geotechnical Construction Evaluation						
908	Bridge Rating and Photographs						
909	Signal Inspection/Fine Tuning						
SUBTOTAL							

STANDARDIZED SCOPE OF SERVICES AND
WORK HOUR ESTIMATE FORMS
FOR CONSULTANT SERVICES

City/Town	STOUGHTON	Contract No.:	NEX-2021345.00	
Location:	ROUTE 27 AT SCHOOL STREET / SUMMER STREET	Assignment No.:	0	
Bridge Number:	N/A	ProjInfo No.:	611981	

HOURLY RATE SUMMARY							
	PIC	PM	SE	Eng	AE	ET	
LOADED HOURLY RATE (\$) (Design)	\$265.00	\$250.00	\$175.00	\$100.00	\$90.00	\$80.00	
LOADED HOURLY RATE (\$) (Construction)	\$265.00	\$250.00	\$175.00	\$100.00	\$90.00	\$80.00	

WORK HOUR AND FEE SUMMARY									
	TASK DESCRIPTION	PIC	PM	SE	Eng	AE	ET	Task Hour	Task Fee
100	PROJECT DEVELOPMENT ENGINEERING	13	52	24	48	32	16	185	\$ 29,605.00
150	ENVIRONMENTAL	0	0	0	0	0	0	0	\$ -
200	FUNCTIONAL DESIGN REPORT	8	8	24	40	40	32	152	\$ 18,480.00
220	DESIGN JUSTIFICATION WORKBOOK	2	4	12	14	12	12	56	\$ 7,070.00
230	INTERCHANGE JUSTIF./MODIF. REPORT	0	0	0	0	0	0	0	\$ -
300	25% HIGHWAY DESIGN SUBMISSION	30	67	123	179	165	63	627	\$ 84,015.00
350	DESIGN PUBLIC HEARING	0	0	0	0	0	0	0	\$ -
400	75% HIGHWAY DESIGN SUBMISSION	2	21	33	64	41	36	197	\$ 24,525.00
450	100% HIGHWAY DESIGN SUBMISSION	1	8	16	21	14	12	72	\$ 9,385.00
500	RIGHT OF WAY	2	5	12	16	10	6	51	\$ 6,860.00
600	GEOTECHNICAL DESIGN	0	0	0	0	0	0	0	\$ -
700	PROJECT DEVELOPMENT - STRUCTURAL	0	0	0	0	0	0	0	\$ -
710	SKETCH PLANS	0	0	0	0	0	0	0	\$ -
750	FINAL BRIDGE DESIGN	0	0	0	0	0	0	0	\$ -
800	PS&E SUBMISSION	1	10	9	12	14	8	54	\$ 7,440.00
900	CONSTRUCTION ENGINEERING	0	0	0	0	0	0	0	\$ -
TOTAL WORK-HOURS		59	175	253	394	328	185	1394	

						TOTAL FEE \$ 187,380.00	
--	--	--	--	--	--	--------------------------------	--

ACTUAL PERCENTAGES	4	13	18	28	24	13
(TYPICAL PERCENTAGES)	1-3%	10-15%	15-25%	25-35%	10-15%	10-15%

		DESIGN	CONSTRUCTION	TOTALS
(a) Salary Costs		\$ 187,380.00	\$ -	\$ 187,380.00
(b) Indirect Costs (%)	0.00%	\$ -	\$ -	\$ -
(c) Net Fee (%)	0.00%	\$ -	\$ -	\$ -
TOTAL LIMITING FEE		\$ 187,380.00	\$ -	\$ 187,380.00
(d) Direct Expenses		\$ -	\$ -	\$ -
MAXIMUM PAYMENT AMOUNT		\$ 187,380.00	\$ -	\$ 187,380.00
MAXIMUM OBLIGATION				\$ 187,380.00
			SAY	\$ 187,300.00

Article 31

November 22, 2023

Mr. Marc Tisdelle
Executive Director of Development Services/Town Engineer
Town of Stoughton
10 Pearl Street, 2nd Floor
Stoughton, MA 02072

**RE: General Services Agreement – Letter of Understanding
Stormwater Design – Cedar Hill Golf Course**

Dear Marc,

Environmental Partners is pleased to provide this proposal to provide land surveying, civil engineering and permitting services regarding proposed stormwater improvements at the Town of Stoughton's Cedar Hill Golf Course located at 1137 Park Street in Stoughton. The existing parking lot at the Cedar Hill golf course currently sheet flows towards a small pond located south of the existing parking lot and east of the existing golf course. There is no stormwater management system on site. The Town of Stoughton wishes to improve the existing parking lot as well as construct stormwater management best management practices designed for consistency with the State of Massachusetts stormwater management standards as well as the Town of Stoughton Rules and Regulations for Stormwater Management. The Neponset River Watershed Association commissioned a conceptual design of the proposed improvements earlier in 2023. Conceptual plans were prepared depicting these improvements entitled "Neponset River Watershed Stormwater Improvements – 25% Design, Cedar Hill Golf Course, Stoughton, Massachusetts, April, 2023." This proposal is to advance the design of the conceptual plan set to support permitting and construction drawings. The conceptual designs included repaving the existing parking lot as well as the construction of three bioretention basins.

The Town of Stoughton wishes to perform the wetlands delineation for the wetlands resources that exist on site. This proposal includes the preparation of existing conditions land surveying in the area between Central Street and the existing clubhouse, including the entire paved and gravel parking areas. Zenith Land Surveyors will prepare the existing conditions survey.

The services to be provided for this Task Order are set forth in detail below consistent with Article 2.0 of our General Services Agreement. This Letter of Understanding (LOU), when executed, will serve as a contract between the Town of Stoughton and Environmental Partners Group, LLC (Consultant) to complete the work outlined in the Scope of Services presented herein.

SCOPE OF SERVICES

The services under this Task Order consist of the following tasks for the above referenced project.

Task 1 – Land Surveying

The Environmental Partners Team will perform an existing conditions survey of the site. The existing conditions plan will consist of compiled property boundaries, structures, wetland resource areas, topography. Contours, spot elevations, parking/pavement, curbing, access drives, signs, tree lines, trees over 4" in diameter, drainage features, utilities (based on above ground reference in conjunction with markings provided by utility companies or their representatives and compiled based on record plans), streets, fences, etc. pertinent to design. All elevation work will be based on the vertical datum of NAVD 88. The survey will locate wetlands flags that are placed in the field by the Town of Stoughton's Conservation Agent. The plans will be suitable for performing civil engineering design. The survey will be prepared by Zenith Land Surveying.

Task 2 – Soil Testing

Environmental Partners will observe one day of soil tests on site to determine on-site soil conditions and seasonal high groundwater. For purposes of this proposal, we assume the Town of Stoughton will provide equipment to perform the soil tests and Environmental Partners will observe the test holes performed by the Town. EP will provide soil logs for the test holes.

Task 3 – Preliminary Design

Environmental Partners will prepare calculations and design plans depicting the proposed improvements consistent with the design depicted in the previously prepared conceptual plans. The proposed improvements will include the design and sizing of proprietary oil and grit separators to provide treatment for stormwater generated by the paved parking areas as well as the design of three bioretention basins. Based on the results of the soil testing, the project may also include the preparation of a stormwater infiltration facility. The improvements will be designed to meet the performance standards of the Massachusetts Stormwater Management Standards as well as the enhanced standards described in the Town of Stoughton Rules & Regulations for Stormwater Management. The conceptual plans indicate an expansion of paved areas in the existing parking lot. Therefore, this project will be a mix of new development and redevelopment as described under the Massachusetts Stormwater Management Standards. EP will prepare 75% design drawings and supporting documentation that can be used for filing a Notice of Intent (NOI) with the Stoughton Conservation Commission. The design plans will include the following sheets:

- Cover sheet
- General Notes
- Existing Conditions Plans
- Layout, Grading, and Utilities plan
- Landscape Plan (EP will draft a Landscape Plan that is sketched by the Town of Stoughton Town Planner to be included in the plans.)
- Erosion and Sedimentation Control Plan
- Construction Details

The supporting documentation will include a Stormwater Report consistent with the Standards and the Town of Stoughton Rules and Regulations for Stormwater Management that includes the following items:

- Stormwater Narrative
- Existing and Proposed Hydrologic calculations.
- Stormwater Best Management Practices sizing calculations
- Phosphorus Removal Calculations
- Stormwater drainage area plans
- Hydraulic drainage calculations
- On-site soils information
- Erosion and sedimentation Control Plan
- Long Term Operations and Maintenance Plan
- Stormwater Management Checklist

During this phase of the project, EP will reach out to the utility company that owns the electrical easement that exists on the southwestern portion of the site to discuss the design. However, this proposal does not include extensive coordination or multiple meetings with the utility provider.

Task 4 – Local Permitting

The proposed project requires a Notice of Intent from the Stoughton Conservation Commission due to work within the 100 foot buffer zone to wetlands located on-site. The project, as conceived in the Conceptual Plans, will also require Site Plan Review with the Stoughton Planning Board. Per Section 10.6.2 of the Stoughton Zoning Bylaws, Site Plan Review is required because the project involves the relocation/addition of five or more parking spaces, increase impervious surface by over 1,000 square feet, and proposes a change in the vehicular access to a non-residential property. The project will also require a Stormwater Management Permit under the Town of Stoughton Rules and Regulations for Stormwater Management. The Town of Stoughton Engineering staff will perform the majority of the permitting items including developing the applications. Environmental Partners will perform the following limited tasks to support the permit applications as follows:

- 1.) Prepare an Invasive Species Management Plan for filing with the Conservation Commission as part of the Notice of Intent application.
- 2.) Attend a departmental meeting with Stoughton Town offices to discuss the project.
- 3.) Prepare for and attend two hearings with the Stoughton Planning Board.
- 4.) Prepare for and attend two hearings with the Stoughton Conservation Commission.
- 5.) Prepare one round of minimal edits to the plans based on comments received from the Planning Board and Conservation Commission,

Task 5 – Final Design

Following the issuance of an Order of Conditions from the Stoughton Conservation Commission and Site Plan Approval from the Stoughton Planning Board, EP will prepare final construction documents

for the project. The design plans will be revised to capture any final details as well as any remaining comments required by the Order of Conditions issued by the Stoughton Conservation Commission and/or Planning Board. Technical specifications will be prepared that are suitable for public bidding. As part of final design we will prepare a construction cost estimate based on bid items. This proposal assumes attendance at two meetings with Town of Stoughton staff.

ASSUMPTIONS

For purposes of this proposal, EP has made the following assumptions:

- The Town of Stoughton will perform the wetlands delineation. EP's land surveyor will collect the location of the wetlands flags.
- The improvements will be publicly bid. The bidding process will be handled by the Town of Stoughton.
- Construction administration services are not included at this time.
- Town of Stoughton Engineering staff will be present at public hearings with the Conservation Commission.
- The proposed improvements are consistent with the ongoing requirements for the MS4 permit. Therefore, we expect the improvements will be approved by the Stoughton Conservation Commission with minimal comments.
- This project will disturb one acre of land. Therefore, a Construction General Permit under the United States National Pollutant Discharge Elimination System (NPDES) Program is required. Preparation of the NPDES Permit electronic Notice of Intent and Stormwater Pollution Prevention Plan is not included in this contract and can be performed as an additional service.
- There is an electric easement shown on the conceptual plans that is located in the vicinity of the proposed stormwater basin. EP has allocated time for limited coordination with the utility provider in this proposal.
- This proposal includes one round of minor revisions during the Notice of Intent process. In the event the comments received from the Conservation Commission are substantial in nature or more than one round of revisions are necessary, they can be performed as an additional service.
- The Town of Stoughton's Town Planner will provide a landscape design. EP will draft the landscape design and include it as part of the plan submittal.
- The project will require a MassDOT Vehicular Access Permit. Preparation of this permit application is not included in this proposal and can be prepared as an additional service.
- Preparation of permits including the Stormwater Management Permit, Site Plan Approval, and Notice of Intent, will be performed by Town of Stoughton staff. EP will provide limited support of the permitting as described above.

COMPENSATION

The total compensation for proposed services under this Task Order shall be made based on a not to exceed lump sum fee of Sixty-seven Thousand Dollars (\$67,000.00). This amount shall not be exceeded without prior authorization by the Town of Stoughton. The cost by task is below:

The Tasks and Fees for Proposed Services are broken down as follows:

Task 1 – Land Surveying	\$14,000
Task 2 - Soil Testing	\$ 2,200
Task 3 – Preliminary Design	\$23,000
Task 4 – Local Permitting	\$13,500
Task 5 – Final Design	\$14,300
TOTAL TASKS 1-5:	\$67,000

The compensation indicated above is based on an estimate of the character and extent of work involved. Unforeseen conditions, which become evident during the work, may alter or increase the effort required. These lump sum amounts indicated for this Task Order will not be exceeded without formal written amendment to the Agreement between the Client and ENVIRONMENTAL PARTNERS.

The proposed lump sum fee and effort is based upon our best faith effort to fully understand the needs of this Task Order. If the scope of the services to be rendered is changed materially or if the period required to render services hereunder is extended beyond the completion dates proposed, the amount of compensation provided shall be adjusted appropriately (if required), upon approval of the parties and this Letter of Understanding is so amended.

ENVIRONMENTAL PARTNERS shall advise the Client when the expenditure for this task are approaching 75% of the Not-to-Exceed amount.

SCHEDULE

Consultant shall commence work upon receipt of a Notice to Proceed or fully executed agreement and complete work on this task on a timely basis. We will endeavor to have plans filed for permits by the end of February, 2024.

DESIGNATED PROJECT MANAGER

The designated Project Manager for this Task Order is Scott Turner, PE, AICP, LEED AP ND.

ACCEPTANCE

If this LOU meets with your approval, please sign and date each original, keep one for your records, and return one copy to my attention. We appreciate the opportunity to work with you on this assignment. Please feel free to contact me if you have any questions or would like to discuss this project further. You can reach Scott via e-mail (sdt@envpartners.com) or telephone 617-657-0257.

Sincerely,

Environmental Partners Group, LLC
Dave Patangia, PE
Director of Operations, Sr. Principal



Environmental Partners Group, Inc.
Scott D. Turner, PE, AICP, LEED AP ND
Director of Planning, Principal

ENVIRONMENTAL PARTNERS GROUP, LLC

TOWN OF STOUGHTON

By: _____
Dave Patangia, PE
Director of Operations, Sr. Principal

By: _____
Mr. Marc Tisdelle, P.E.
Executive Director of Development
Services/Town Engineer

Date: _____

Date: _____

By: _____
Thomas J. Calter
Town Manager

Date: _____

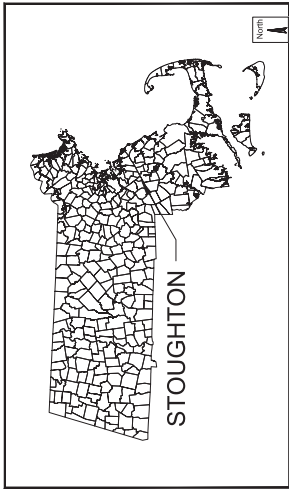
In accordance with MGL C44, Section 31C, this is to certify that an appropriation in the amount of this contract change order, task order or scope change, is available and therefore the Town Manager or Town Procurement Officer has been authorized to execute this change.

By: _____

Date: _____

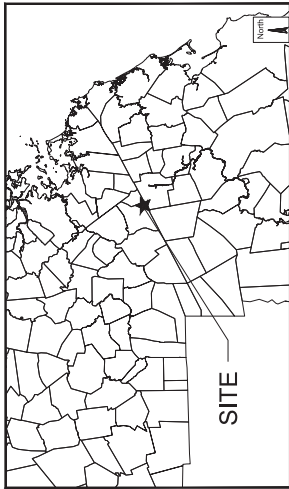
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NEPONSET RIVER WATERSHED STORMWATER IMPROVEMENTS-25% DESIGN CEDAR HILL GOLF COURSE STOUGHTON, MASSACHUSETTS APRIL 2023



MASSACHUSETTS

Graphic Scale
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MILES
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KILOMETERS



STOUGHTON

Graphic Scale
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KILOMETERS



VICINITY MAP

Graphic Scale
1-Inch = 500-Feet

PERMITTING SET ONLY
NOT FOR CONSTRUCTION

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	PROPOSED LAYOUT
4	SITE DETAILS

GENERAL NOTES:
1. THIS PLAN SET IS FOR CONCEPTUAL DESIGN AND NOT FOR CONSTRUCTION.
2. SITE INFORMATION:
ADDRESS: 137 PARK STREET, STOUGHTON, MA 02021

STORMWATER IMPROVEMENTS-25% DESIGN
CEDAR HILL GOLF COURSE
STOUGHTON, MASSACHUSETTS

Prepared For:
NEPONSET RIVER WATERSHED ASSOCIATION
2173 WASHINGTON STREET
CANTON, MA 02021

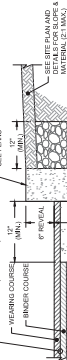
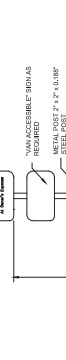
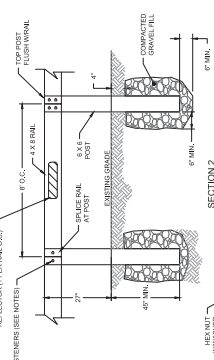
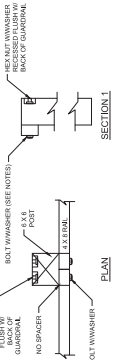
Prepared By:
Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
113 Water Street, 8th Floor
Boston, MA 02109
(617) 232-1177 voice
(617) 438-4588 fax

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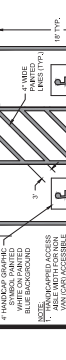
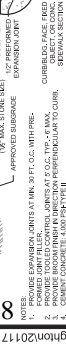
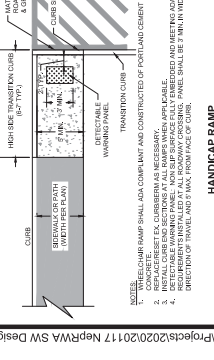
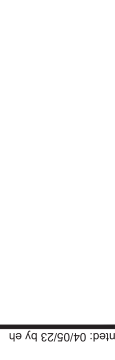


ist modified: 04/05/23 printed: 04/05/23 by eh H:\Projects\2020\20117 NepRWA SW Design\Drawings\Stoughton\20117 Stoughton EX.dwg

NOTES:
1. PROVIDE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. POST AND RAIL TO BE FRAMED AFTER TREATED LUMBER.
3. BOLLARDS ARE TO BE SET IN 18" DIA. HOLES WITH 18" DIA. HOLES IN CONCRETE.
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NOTES:
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Article 32

January 16, 2024

Thomas J. Calter, Town Manager
Town of Stoughton
10 Pearl Street
Stoughton, MA 02072

Re: Stoughton Police Headquarters – Owners Project Manager Phase I Services for Renovation
- Expansion of existing Police Headquarters.

Dear Thomas,

It is our pleasure to provide you and the Town of Stoughton with our proposal to provide Owner's Project Management Services for the Stoughton Police Station Renovation- Expansion Project at 26 Rose Street. Pomroy Associates is excited to be moving forward into the early phase of this long-awaited and much required Police station transformation. As requested, below please find our fee proposal to provide Owner's Project Management Services for phase I which includes programming review, early Schematic Design, estimating, and marketing for town meeting presentation.

Our fee is based on a 26-week schedule from approval at Spring Town Meeting (May 2024) to Fall Town Meeting (Oct 2024).

Owner' Project Manager's Fee

1. Phase I - Fee - The Fee for the OPM Services as described herein and attached shall be on a Set Fee Basis broken down as follows. The proposed fee is as follows:

○ Total Base OPM Fee (see attached fee breakdown)	\$54,080.00
○ <i>Estimating Allowance</i>	<u>\$15,000.00</u>
○ Total Fee with Estimating Allowance	\$69,080.00

2. Key Personnel – The key personnel to be assigned to this project at this time are.

○ Project Director/Senior Project Manager -	Richard Pomroy
○ Senior Project Manager -	Taylor D. MacDonald
○ Assistant PM -	Alexandra Murphy
○ Clerk of the Works -	N/A
○ Project Estimator -	PM&C

3. Additional (Hourly Rate) Services: If additional services are required and only as previously authorized by the Awarding Authority, the following rates shall apply.

○ Senior Project Manager =	\$175.00/Hour
○ Senior Project Manager =	\$150.00/Hour

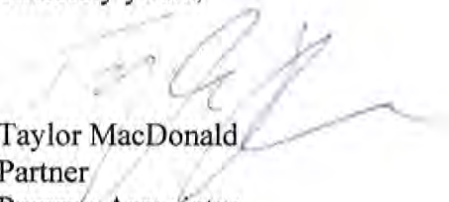
- Project Manager = \$135.00/Hour
- Asst. Project Manager = \$ 110.00/Hour
- Project Clerk of the Works = \$ 100.00/Hour
- Project Administrator = \$ 85.00/Hour

4. **Reimbursable Expenses** – The Fee identified above includes normal expenses as they relate to traditional OPM Services for travel to and from meetings, copying, local telephone, internet, etc. Reimbursable Expenses are only as authorized by Owner and are considered as follows.

- Any special Sub-Consultant expense (1.10 x actual cost)
- Travel for special non-scheduled meetings at .565/mile
- Postage other than first class mailings (1.10 x actual cost)
- Reprographic work beyond traditional copying (1.10 x actual cost)
- Municipal Filing Fees

We sincerely appreciate the opportunity to provide you and the Town of Stoughton with this proposal, and if you should have any questions, please contact me at your earliest convenience.

Sincerely yours,


Taylor MacDonald
Partner
Pomroy Associates

Date: January 16, 2024

Project: Stoughton Police Station Renovation-Expansion Project

Service: Owner's Project Management Services ("OPM") Phase I

Project Sequence Description and OPM Scope of Services

1. Phase I – Update Previously Completed Material & Site Investigations

Project Program - The Team (Town, OPM and Designer) will immediately review the previously completed studies and verify the suitability of the information for moving forward. If necessary, update/refresh all components of the studies to reflect the current goals and objectives of the Police department. From this exercise a final Project Program will be developed by the Designer, which will serve as a tool to identify the department's functional requirements for the building as well as establish the Project Budget and Schedule goals.

Site/Location Investigations – The OPM will assist the Town and Designer in the evaluation of the existing Police Station building site at 26 Rose Street for the suitability and design requirements for a proposed addition. Investigations include;

- a. Site Survey & Existing Conditions
- b. Geotechnical Investigation
- c. Perk Test Investigations

2. Phase I – Programing thru Schematic Design, Estimating, & Budget Development

a) Pre-Design

- The team (Town, OPM and Designer) will immediately review the current Project Program. The Project Program will serve as a tool to identify all the Police Department's functional requirements for the building as well as establish the Project Budget and Schedule goals.
- The site will be analyzed and surveyed for structural suitability, best orientation, building location, topography, on and off-site utilities and environmental limitations for renovations and addition to the existing Police Station.
- PA will assist in the procurement of third-party consultants if necessary.

b) Schematic or Preliminary Design

- The designer will develop the Preliminary Design including conceptual site and floor plans, exterior elevations, renderings, building sections, materials, and equipment options.
- The OPM will assist and monitor the Designer during this process on behalf of the Town in efforts to ensure that the Project Program is withheld and/or advise the Town of modifications which may be considered.
- *The Designer will perform a Schematic Design cost estimate at the completion of the early Schematic Design phase to establish a preliminary construction cost.*
- The OPM, in concert with their Professional Cost Estimator will complete a "third" Party estimate check of the design team's early Schematic Design estimate.

- The OPM will review and provide advice to the Town relative to the early Schematic Design estimate. The OPM will make recommendations to the Town relating to design, budget, building and schedule options, phasing, temporary facility options etc.
- The Designer and OPM will jointly develop the preliminary total overall project budget based upon the project information developed, design recommendations made and material selection options.
- The OPM will: conduct periodic meetings with the design team and monthly meetings and status reports with the Committee, provide the coordination management of all Team parties, provide cost and cash flow projections to the Town, provide management of Town's responsibilities with respect to information flow, contracts, and provide schedule monitoring and updates.
- The OPM will attend meetings with the Town as required during this period on an estimated twice monthly basis.

3. **Phase I - Project Summary & Town Meeting**

Final Project Summary - The Designer and OPM will jointly develop and present the Final Project Summary which will include the design decisions made, project budget, buildable site confirmation, phasing options, concurrent or sequential construction options, etc. and a Project Program Analysis comparing the initial Project Program to the Final Project Design.

Phase I – Town Meeting

Town Meeting – Pomroy Associates will assist the Town and the Design team with marketing efforts, meetings, public forums, etc. in preparation for a Town Meeting as well as attend said Town Meeting.

Phase I - Timeline

Timeline – The Project Timeline for Phase I is estimated at 26 weeks approval at Spring 2024 Town Meeting.

4. **Phase II – Design Development thru Bidding -Only after Town Meeting approval and Funding**

5. **Third Party Consultants** - The typical third-party consultants necessary during the design and construction phase are listed below. These services are “By Owner” consultants and are not included unless otherwise noted below, in the OPM fee or scope of work. As they may apply.

- Site Survey/Existing Conditions Assessment (Covered by D&W Proposal)
- Geotechnical Explorations (Covered by D&W Proposal)
- Third Party Estimating (Covered in PA Proposal)
- Material Testing
- Building Commissioning
- Hazardous Material Assessment
- Site 21E/Environmental Site Assessment
- Perk Testing
- Radio/Communications Consultant
- Traffic Studies
- Utility Engineer

January 16, 2024

Thomas Calter, Town Manager
Town of Stoughton
10 Pearl Street
Stoughton, MA 02072



Project: Town of Stoughton – Police Station New Addition & Renovations
Subject: Fee Proposal for Updated Feasibility Study Design

Dear Mr. Calter,

Thank you for the opportunity for Dore + Whittier to provide this proposal for updated feasibility study design services for the Town of Stoughton Police Station facility at 26 Rose Street. D+W understands that we are being asked to review & update the Police Department Space Needs analysis (completed as part of the 2019 Public Safety Study) and then develop a pre-schematic design document package, including a conceptual design construction cost estimate to be presented to the voters Fall 2024.

Below is the Scope of Work and approximate timeline to complete this work which will allow decisions to be made prior to a potential Fall 2024 town meeting:

Project Understanding: Refine Program, Floor Plans, Site Test Fit(s), and develop presentation level site plan & detailed concept renderings. Key work includes:

- Reviewing the Space Needs with the Police Department to update previous study (2019).
- Conduct a site survey including all adjacent parcels, utilities, storm drainage, and easements.
- Conduct initial geotechnical exploration for structural & drainage design.
- Generate new adjacency diagrams and develop new floor plans.
- Test fit the plans on the 26 Rose Street site including parking layouts & review with Stoughton Police Dept. and with the working group.
- Upon approval, develop the site plan, floor plans and building imagery, including:
 - Site Plan – including parking layout, site access, and preliminary storm drainage design
 - Floor Plans, elevations, and 3D Building Imagery
 - Building Structural & System Narratives
 - Conceptual Design Construction Cost Estimate
- Develop a Project Schedule for bid documents, construction, and project close-out.
- Develop necessary Presentation Materials and assist with Community Presentations ahead of a funding vote in fall of 2024.

Proposed Updated Feasibility Study Design Fees: \$230,000

Estimated Fees Budget Worksheet

Stoughton Police Department - Addition & Renovations at 26 Rose Street

17,640 GSF Existing to be Renovated
12,000 GSF New Addition

Updated Feasibility Study	\$	155,000	<i>Architecture & Engineering</i>
Survey	\$	30,000	<i>Allowance</i>
Geotechnical	\$	45,000	<i>Allowance</i>

Updated Feasibility Study Fee: \$ 230,000

Includes concept floor plans, elevations, site plan, renderings, proposed schedule for construction, and construction cost estimate

Other Additional Services, if requested:

<i>Traffic</i>	\$	<i>20,000</i>
<i>Fire Protection Flow Testing</i>	\$	<i>2,500</i>
<i>Other - Unknown</i>	\$	<i>25,000</i>
<i>Total - Other:</i>	\$	<i>47,500</i>

Dore + Whittier will invoice monthly based upon the percentage of completed work over the course of the project. Schedule per OPM is a 6 month duration from May 2024 – October 2024.

We look forward to continuing our relationship with the Town of Stoughton.

Sincerely,

ACCEPTED
Town of Stoughton

DORE + WHITTIER



Donald M. Walter AIA, NCARB
Principal

Date:

Article 33

Fitzgerald Appraisals

APPRAISAL

Property Address

**760 Washington Street
50 Rose Street
Stoughton, MA 02072**

Prepared for

**Ms Fran Bruttaniti
Procurement Officer
Town of Stoughton
10 Pearl Street
Stoughton, MA 02072**

Appraised By

**Shaun Fitzgerald, RA
Massachusetts Certified General # 70225**

As of

March 6, 2024

Report Date

March 7, 2024

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Fitzgerald Appraisals

March 7, 2024

Ms. Fran Bruttaniti
Procurement Officer
Town of Stoughton
10 Pearl Street
Stoughton, MA 02072

**RE: Proposed Land Taking
760 Washington Street
50 Rose Street
Stoughton, MA 02072**

Dear Ms Bruttaniti:

As requested, I have inspected and appraised the properties at 760 Washington Street and 50 Rose Street proposed for taking by the Town of Stoughton. The properties to be taken are identified and described herein. The engineer's plans, enclosed herein, identify the land taking area for the properties that are the subject of this report.

This appraisal assignment values only the real estate. The value of any private property, site improvements or landscape components that may be moved, removed, damaged or destroyed during the course of the project are not valued - as they are presently or may become.

The following report describes the appraisal process and the methodology employed to determine the damages. This report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

I hereby confirm that I have carefully inspected the subject properties, that I have no personal interest in the properties and that, in my opinion, the market value, as described herein, of damages for the proposed land taking, in fee simple form of ownership, as of March 6, 2024, the date of last inspection, is as follows:

<u>Value</u>	<u>Scenario Description</u>	<u>Opinion of</u>
<u>Scenario</u>		<u>Taking Value</u>
B	26 Apartment Units / 4 Comm Use / 0 Satellite Lot Parking Spaces	\$ 1,193,000

Sincerely,



Shaun Fitzgerald, RA,
Massachusetts Certified General # 70225

**Post Office Box 395
North Easton MA 02356-0395**

Phone: (508) 230-2131
FAX: (508) 230-2526

EXECUTIVE SUMMARY

PROPERTY ADDRESS	760 Washington Street & 50 Rose Street, Stoughton, MA 02072		
PROPERTY IDENTIFICATION	<u>Category</u>	<u>760 Washington Street</u>	<u>50 Rose Street</u>
	Assessors' Map/Lot	54-285	54 - 181
	Norfolk County Reg. of Deeds;		
	Sale Price :	\$ 375,000	\$ 84,000
	Legal Reference	LC# 197218	28236/194
	Dated :	12/19/2017	11/04/2010
IMPROVEMENTS	The site at 760 Washington Street is currently improved with a poured concrete foundation with footings. The rectangular shape foundation covers approximately 454 +/- linear feet with a wall height of 10+/- Ft. The site at 50 Rose Street is currently a parking lot.		
LAND TAKING AREA	<u>Property Address</u>	<u>Size</u>	<u>Frontage</u>
	760 Washington Street	11,986 Sf	102.92+/-Lf
	6-10 Freeman Street		118.80+/-Lf
	<u>50 Rose Street</u>	<u>10,169 Sf</u>	<u>None</u>
	2 Parcel Total	22,155 Sf	221.72+/-Lf
LAND TAKING DESCRIPTION	The land taking, identified on the engineer's site plan enclosed herein, is the primary parcel, sited at a corner, identified as 760 Washington Street and 6-10 Freeman Street and a satellite parcel at 50 Rose Street. The engineer's plans provided by the client identify's the taking area of 22,155 square feet which encompasses the two (2) parcels.		
TOPOGRAPHY	Generally level to street grade.		
DRAINAGE	Drainage appears adequate.		
EASEMENTS / ENCROACHMENTS	The land is subject to the exceptions set in a deed given by Charles L. Swan to Shol Alperin, dated September 14, 1926, duly recorded in Book 1713, Page 483, so far now in force and applicable.		
ZONING	The Stoughton Center District (SCD)		
	<i>(Formerly The Stoughton Center Mixed Use Overlay District (SCMUOD)).</i>		
RIGHTS ASSUMED	Fee Simple		
EFFECTIVE DATE	March 6, 2024		
REPORT DATE	March 7, 2024		
OPINION OF VALUE FOR LAND TAKING DAMAGES	<u>Scenario A</u>	<u>Scenario B</u>	<u>Scenario C</u>
	\$ 1,141,500	\$ 1,193,000	\$ 1,092,000

PURPOSE OF THE OF THE APPRAISAL

The purpose of the appraisal is to provide an opinion of the market value, as defined herein, for the subject properties described herein for a potential acquisition by gift, purchase or eminent domain taking by the Town of Stoughton Authorities.

SCOPE OF THE APPRAISAL

This appraisal provides an opinion of the market value of damages for land taking to be acquired by the Town of Stoughton. The premises are located at two locations. The primary parcel is sited at the intersection of 760 Washington Street and 6-10 Freeman Street; the secondary parcel is a commercial parking lot at 50 Rose Street. Both parcels are in the heart of the Stoughton Center District (SCD). They are identified as Map 54, lot 181 and Map 54, lot 285 on the assessors records. The opinion of value is a full appraisal communicated in appraisal report format. After a market investigation and data analysis, all three approaches to value, the *Income*, *Cost* and *Sales Comparison* were considered; only the *Sales Comparison* approach was employed for this assignment.

Employing the definition of Market Value as described herein, the appraiser has concluded a “ highest possible price ” for damages for the land taking on the subject sites.

This appraisal assignment values only the real estate. The value of any private property, site improvements or landscape components that may be moved, removed, damaged or destroyed during the course of the project are not valued - as they are presently or may become.

The Sales Comparison Approach was utilized to provide the taking damages. An opinion of land value at it's highest possible price was concluded for the subject site. To provide the damages incurred by the land taking, the appraiser has developed a proration of the market value of the underlying land on a per apartment unit basis. The prorated land value per apartment unit is multiplied by the number of proposed units to conclude a value of the taking damages.

SCOPE OF WORK

The purpose for the land taking, identified on the engineer's plan enclosed herein, is to allow the Town of Stoughton to fully develop the site or to market the site for future development. Included in the engineer's originally proposed work is the installation of bituminous concrete sidewalks, signage, landscaping, and all other incidental items necessary to complete the required work.

INTENDED USE OF THE APPRAISAL

The intended use of the appraisal is to provide an opinion of market value, as defined, for a potential acquisition by gift, purchase or eminent domain taking by the Town of Stoughton.

INTENDED USER OF THE APPRAISAL

The intended user of the report is the named client, Ms Fran Bruttaniti, Procurement Officer, Town of Stoughton, 10 Pearl Street, Stoughton, MA 02072 and assigns.

HYPOTHETICAL CONDITION

Property Development

This appraisal assumes a “Hypothetical Condition” of site development into market rate residential apartment and commercial units. The Uniform Standards of Professional Appraisal Practice (USPAP) define a “Hypothetical Condition” as that which is contrary to what exists but is supposed for purposes of analysis.

SPECIAL LIMITING CONDITIONS

This appraisal is affected by the following Special Limiting Conditions:

(1) Environmental Disclaimer.

The appraiser did an exterior inspection of the subject property, but are not experts in the identification of hazardous substances or detrimental environmental conditions. The Appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report.

No report identifying any environmental concerns was provided to the appraiser.

The Department of Environmental Protection (DEP) reportable contaminated sites did not document the subject site as having any recent reportable incidents to date.

Subsequent to this report, if the appraiser is given written, formal documentation as to the actual extent of any contaminants along with their associated clean up costs for the existing adverse environmental conditions, the appraisal will be reviewed as to the valuation impact of these costs.

(2) Satellite Parking

Approval for development of 760 Washington Street might be contingent on Satellite Parking on 50 Rose Street. The site on Rose Street is land locked. Access would be a Right of Way through an adjacent parking lot at 26 Rose Street owned by the Town of Stoughton. The ROW ends at the parcel identified as 50 Rose Street. The ROW allows vehicle access into the site known as 50 Rose Street along its easterly boundary line.

(3) Subject Foundation & Footings Comments

The subject is currently improved with a recently constructed foundation and footings. The appraiser inquired of the client about the structural integrity of the foundation and footings as to whether they could support a 5th floor on the proposed building improvements. If a 5th floor can be supported by the existing footings and foundation, this could potentially require a ground level parking deck for additional on-site parking spaces. The deck could reduce the first floor commercial space by approximately a third of the gross floor area. The upper four floors (floors 2-5) would be improved with 26 units requiring 14 parking spaces. The engineer's plan supplied by the client documents a proposed 8 on-site spaces. The parking spaces would require 6 additional spaces to meet the zoning requirement of 0.5 spaces per unit.

If it is determined that the foundation and footings could not support a 5th floor and the additional on-site parking deck, then a taking of a satellite lot on Rose Street would be required. Currently there are eight (8) on-site parking spaces proposed (and approved). The appraiser developed a value for 21 apartment units on the 3 upper floors utilizing a satellite lot on Rose Street with a potential 14 additional spaces.

EXPOSURE TIME

Exposure time is the estimated length of time the subject property's interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective date based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also an adequate, sufficient and reasonable effort.

The subject of this appraisal are two street addresses of commercially zoned vacant land. The appraiser estimates a reasonable exposure time, prior to the effective date of appraisal, for the subject site in its "as-is" condition, would be approximately 6-12 months.

RECENT SALES HISTORY FOR THE SUBJECT PROPERTY

The subject properties last transferred on the following dates;

<u>Category</u>	<u>760 Washington Street</u>	<u>50 Rose Street</u>
Assessors' Map Lot	54 - 285	54 - 181
Norfolk County Registry of Deeds;		
Sale Price :	\$ 375,000	\$ 84,000
Legal Reference	LC# 197218	28236 / 194
Dated :	12/19/2017	01/31/2020

RECENT BUILDING PERMIT ACTIVITY FOR THE SUBJECT PROPERTY

The Town of Stoughton Assessors' records indicate the following building permit activity for the subject property sited at Washington Street.

<u>Permit No.</u>	<u>Issue Date</u>	<u>Description</u>	<u>Amount</u>
22-086	August 21, 2023	New Building	\$ 3,750,000
22-086	April 22, 2022	Foundation	\$ 3,750,000
21-D-08	July 29, 2021	Demolition	N/A

ENVIRONMENTAL DISCLAIMER

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The Appraiser is not expert in the identification of hazardous substances or detrimental environmental conditions. The Appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value. The Appraiser assumes no responsibility for the presence of radon gas, as the Appraiser has no expertise in this area.

DEFINITION OF MARKET VALUE:

Market Value is defined as the highest price, in terms of money which property will bring if exposed for sale in a normal market, allowing a reasonable time to find a purchaser, who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used, with neither party under compulsion to buy or sell.

COVID - 19 COMMENTS

The global outbreak of a “novel coronavirus” known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property as a consequence of this event, or any event, subsequent to the effective date of appraisal.

ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is based on the following assumptions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal is subject to the following limiting conditions, except as otherwise noted in the report.

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or conducted in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation by the client relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value or the identity of the appraiser) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person(s) signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
14. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the nonconforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environmental hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
21. The person(s) signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. Fitzgerald Appraisals LLC is not a building or environmental inspector. Fitzgerald Appraisals LLC does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
23. When the opinion of value is "subject to completion", the appraisal report and value conclusion assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. It is expressly acknowledged that in any action which may be brought against Fitzgerald Appraisals LLC, or its respective officers, owners, managers, directors, agents, subcontractors or employees, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein Fitzgerald Appraisals LLC shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of Fitzgerald Appraisals LLC in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.

ASSUMPTIONS & LIMITING CONDITIONS CONTINUED

25. Fitzgerald Appraisals LLC, an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the "Intended Use" section of the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Fitzgerald Appraisals LLC and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future. During the course of the assignment, additional "extraordinary assumptions" or "hypothetical conditions" may need to be discussed, developed and reported in order to complete the assignment. The opinion of value shall also be subject to those assumptions.

ASSESSORS' RECORDS:

The Town of Stoughton Assessing Department performed a triennial revaluation for Fiscal Year 2023. The assessment date for FY23 was January 1, 2022. The valuation date of this report (March 6, 2024) falls within the mandated time-frame for Fiscal Year 2024 (July 1, 2023 through June 30, 2024). The assessment data listed below is for Fiscal Year 2024.

OWNER OF RECORD	Connelly, Steven A Trustee Freeman Street Trust 1825 Dorchester Avenue Dorchester, MA 02124		
PROPERTY IDENTIFICATION	<u>Category</u> Assessors' Map Lot	<u>760 Washington Street</u> 54 - 285	<u>50 Rose Street</u> 54 - 181
	Norfolk County Registry of Deeds; Sale Price : Legal Reference Dated :	\$ 375,000 LC# 197218 12/19/2017	\$ 84,000 28236 / 194 11/04/2010
STATE CLASS CODE		390 Comm. Land Developable Land	390 Comm. Developable Land
PARCEL ID	<u>760 Washington Street</u> <u>Map 54 Lot 285</u>	<u>50 Rose Street</u> <u>54 - 181</u>	<u>2 Properties</u> <u>Totals</u>
LAND VALUE:	\$ 255,900	\$ 140,600	\$ 396,500
BUILDING VALUE	<u>\$ 49,000</u>	<u>\$ 0</u>	<u>\$ 49,000</u>
TOTAL ASSESSMENT FISCAL YEAR 2024	\$ 304,900	\$ 140,600	\$ 445,500
TOTAL REAL ESTATE FISCAL YEAR 2024	\$ 6,491.32	\$ 2,993.37	\$ 9,484.69

Note: There are instances in public records where the primary location is documented as 760 Washington Street, 770 Washington Street and 6-10 Freeman Street. The deed refers to one parcel " known and numbered as 760 Washington Street and 6 Freeman Street, Stoughton.

Washington Street is State Route 138.

NEIGHBORHOOD DESCRIPTION

The subject properties are located in the “heart” of Stoughton’s central business district. The primary location is at the corner of 760 Washington Street, (Route 138) and Freeman Street. The secondary location - referred to in this report as the “ Satellite ” location is at 00 Rose Street.

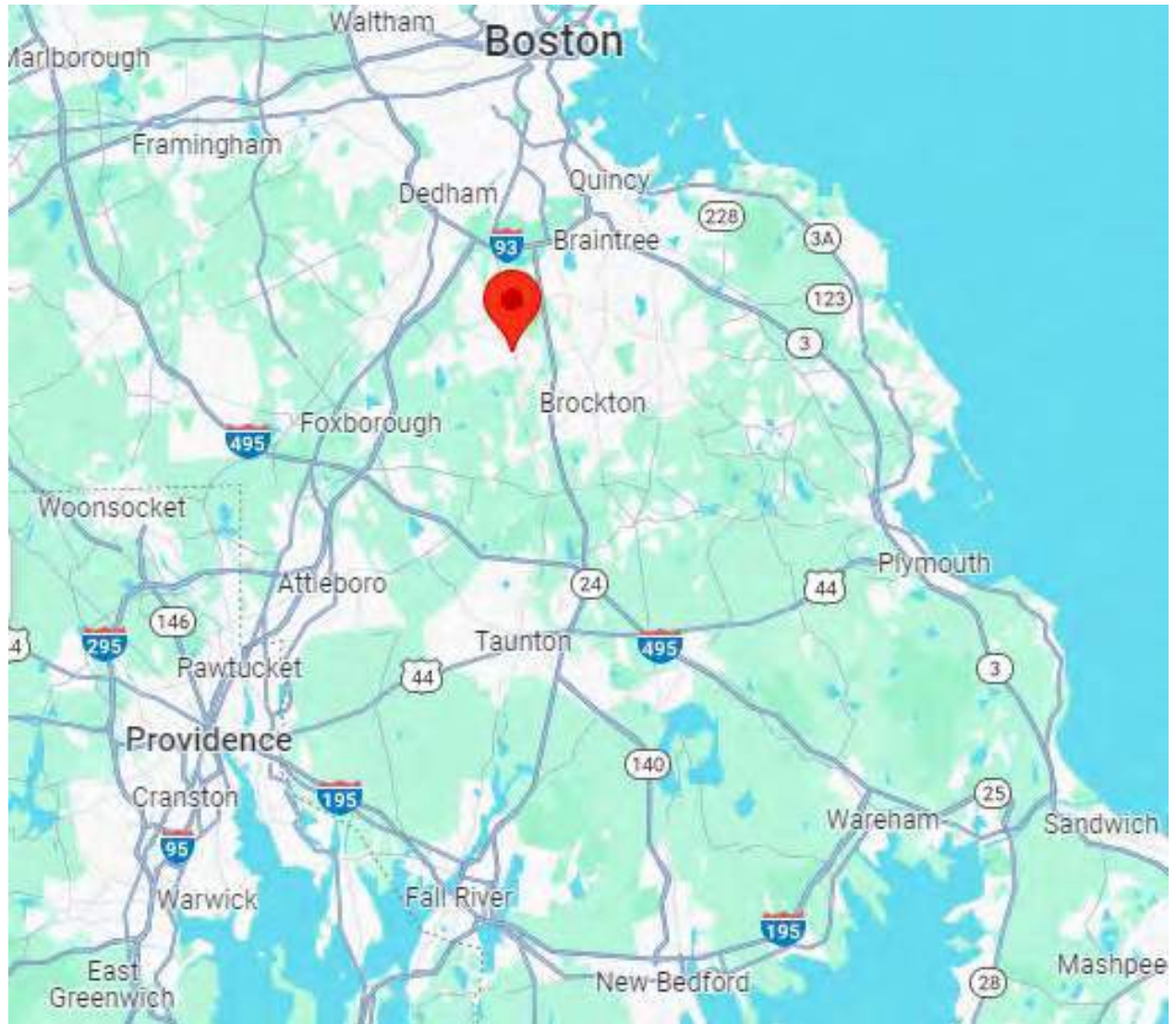
The town of Stoughton is located in eastern Massachusetts approximately 17 miles south of Boston. It is served by Route 24 (the Fall River Expressway), Routes 27, 138 and 139. It is just south (approximately four miles) of Interstate I-93 and just east (approximately 6 miles) of Interstate I-95. Stoughton is bordered to the east by the Towns of Randolph and Avon, to the south by the City of Brockton and the Town of Easton, to the west by the town of Sharon and to the north by the Town of Canton. The town is served by commuter rail which is conveniently located in nearby Stoughton Central District.

Stoughton is well located for access to Boston, Providence, Cape Cod and their suburbs, providing good opportunities for employment, transportation, shopping and recreation. It is largely a suburban bedroom community, but has sufficient industry to employ some of its residents and maintain a moderate tax rate. Population is approximately 29,000 as of 2022. Public transportation to the area and within the town is also good. Town services, fire and police protection are average.

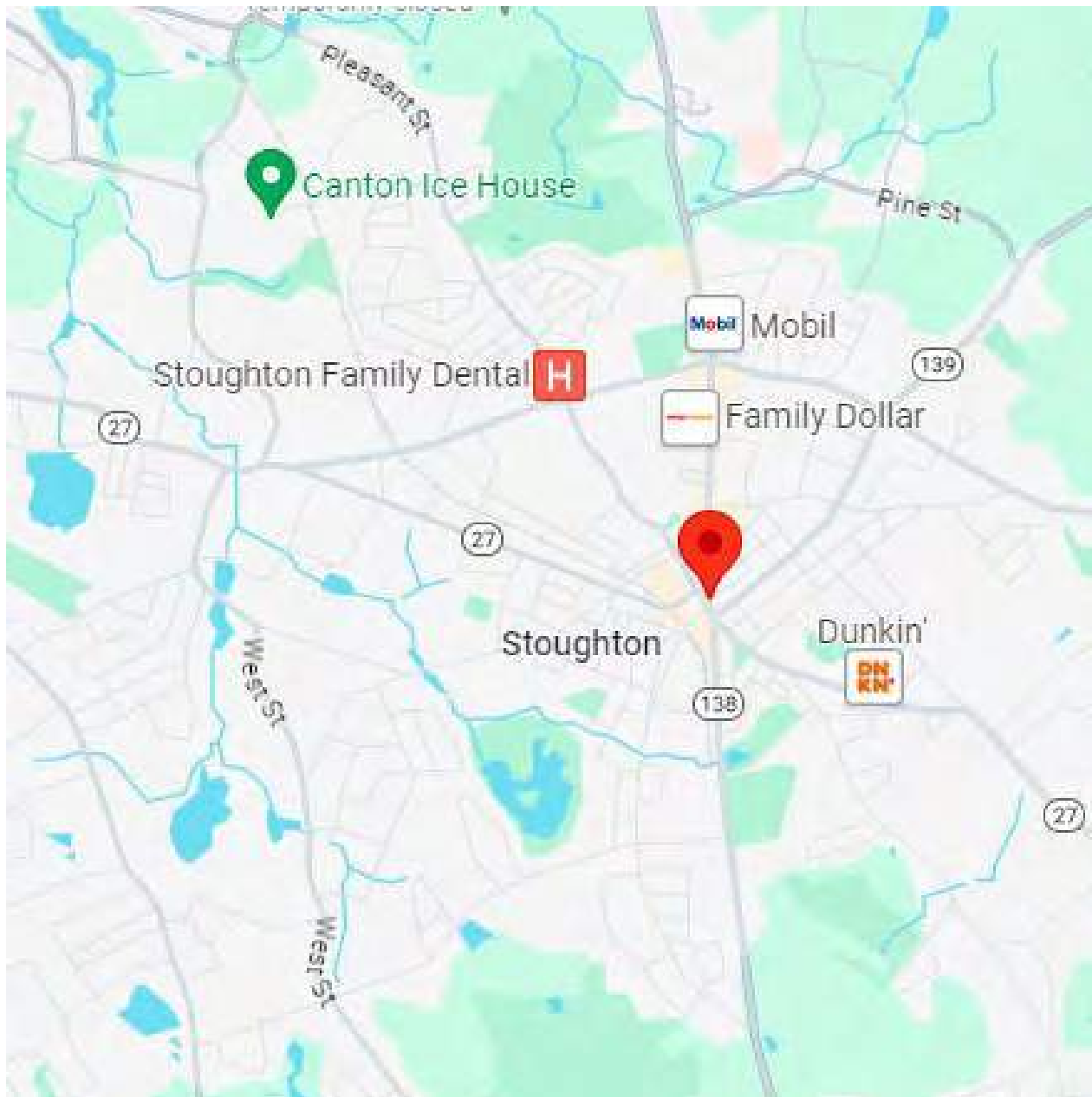
The downtown area is currently zoned Stoughton Center District (SCD) *(was formerly the Stoughton Center Mixed Use Overlay District (SCMUOD))*. The Stoughton SCD is the focal point of Town. Over the past several years, this area has experienced revitalization as a consequence of a strong regional and Massachusetts economy, and partly due to specific efforts initiated by state and local government and the business community. Private investment transformed some of the older buildings into retail, office space and residential condominiums. Currently there is plans to continue further with the downtown revitalization project. The commuter rail station is located right in the heart of downtown.

The three state numbered roadways found in the downtown are Routes 139, 138 and 27. Route 139, is a busy connector road starting in the Stoughton Center District (SCD) that runs east to west from SCD on the west to Turnpike Street on the east. Route 139 provides convenient access to Route 24, approximately one-and-one-half miles easterly of the downtown. Washington Street (Route 138) runs north to south through town, from the Stoughton / Canton line on the north to the Easton town line on the south. Route 27 runs through the center and joins up with Route 138 for a few blocks in front of the subject. Route 27 heading south leads to the Brockton City line; to the north it travels partly through Canton and onto Sharon’s downtown area. Routes 27, 138 and 139 offer convenient access to highways and nearby communities, making Stoughton’s SCD very accessible to its public properties such as its new library and town hall along with its commuter rail station.

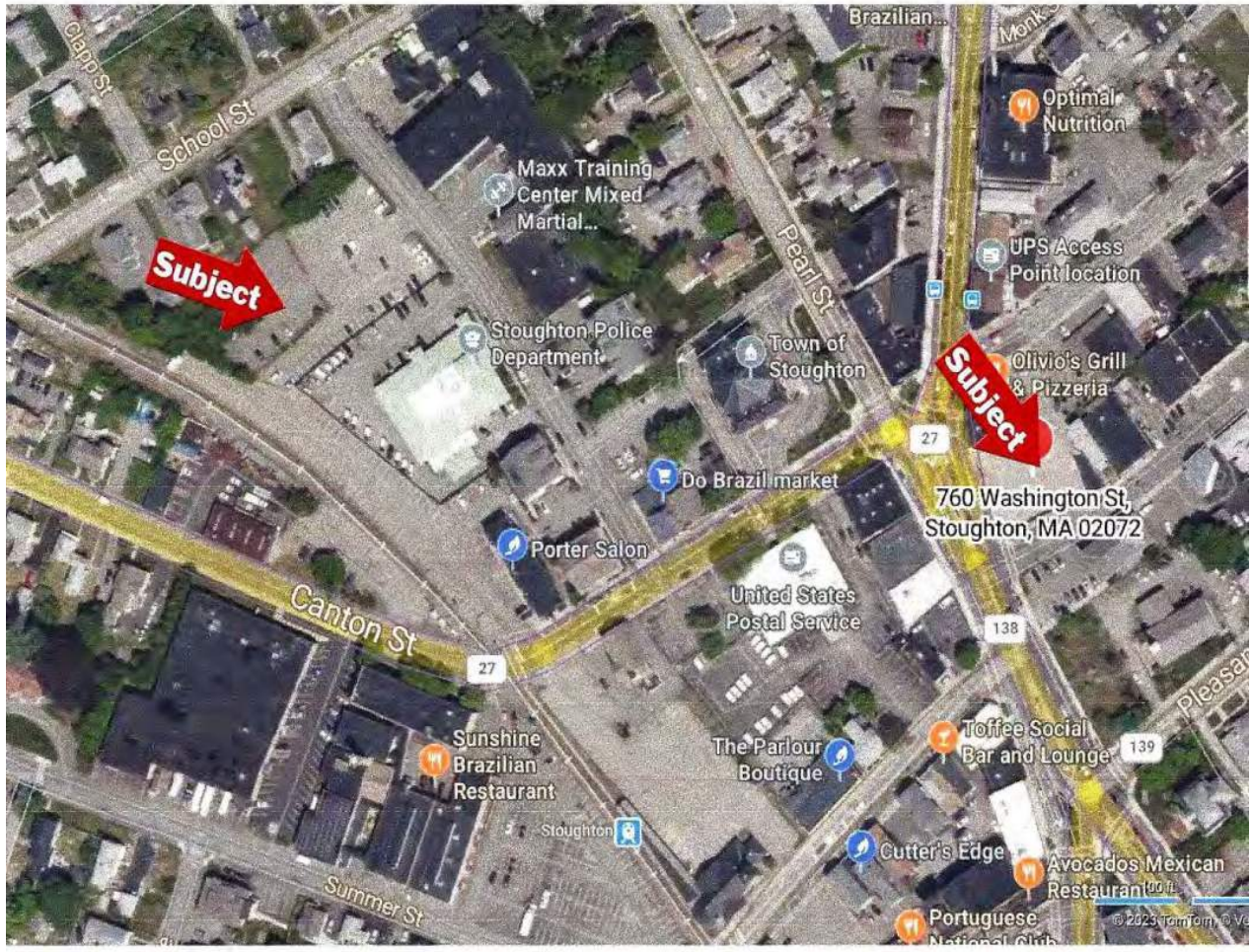
COMMUNITY MAP



NEIGHBORHOOD MAP



AERIAL VIEW



SUBJECT SITE DESCRIPTION

There are potentially two lots involved in this appraisal assignment - a Primary Lot and a Satellite Lot.

The Primary Lot is located at 760 Washington Street, (Route 138), Stoughton, MA. It consists of a single parcel of land, that is shown as Lot 285 on the Assessor's Map 54. The lot size is 11,986 square feet or 0.28 acres. The subject lot is nearly rectangular in shape and is sited at the corner of two (2) public streets - on the easterly side of Washington Street and the northerly side of Freeman Street. The site has approximately 103.42+/- linear feet of street frontage on Washington Street and 118.80+/- linear feet frontage on Freeman Street for a total of 222.22+/- linear feet frontage. The lot runs approximately 118.80 +/- linear feet easterly at it's deepest point along its southerly boundary line.

Access to the site is via a concrete ramp-way in from Freeman Street. The site is currently enclosed by a chain link fence.

The site is generally level to street grade.

Both Washington Street and Freeman Street are asphalt-surfaced roadways that have decorative lamps for overhead street lighting. There are poured concrete sidewalks in the immediate area of the subject property.

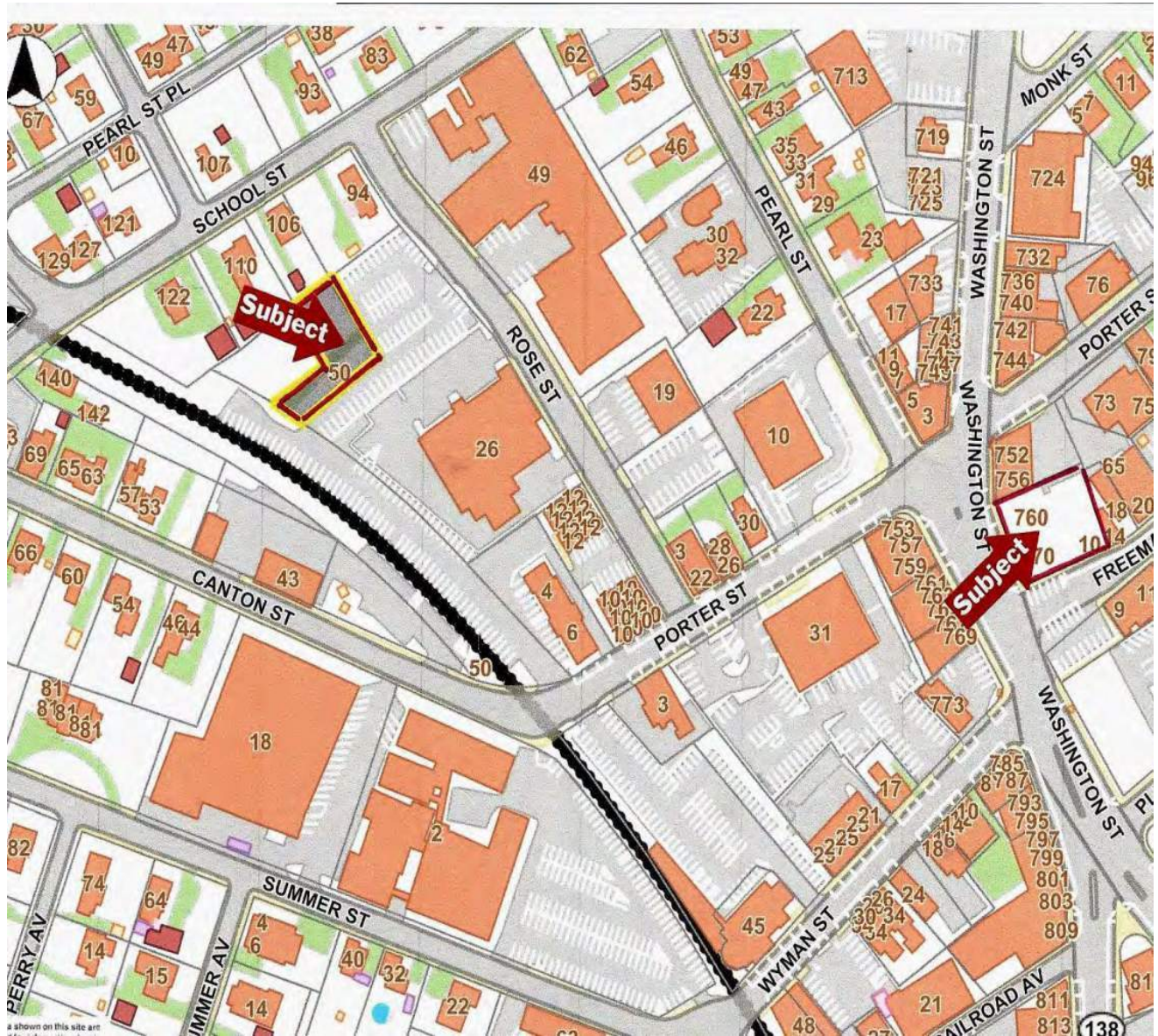
Town water, town sewer, electric, gas, telephone and cable are available at the site.

The land is subject to the exceptions set in a deed given by Charles L. Swan to Show Alperin, dated September 14, 1926, duly recorded in Book 1713, Page 483, so far now in force and applicable.

The Satellite Lot consists of a single parcel sited at 50 Rose Street totaling 10,169 square feet. Site access is from a Right Of Way (ROW) that runs westerly off Rose Street, crossing a Stoughton Municipal Parking Lot, ending at the easterly boundary line of 50 Rose Street.

The satellite lot, as proposed, consists of a single parcel of land identified as Map 54, Lot 181. The property is comprised of 10,169 square foot lot with 0 feet of frontage on any public or private way. The lot is "L" shaped , 105+/- linear feet at its widest point and runs 125+/- linear feet westerly at its deepest point along its southerly boundary line. It currently accommodates fourteen (14) parking spaces some of which are leased to private entities.

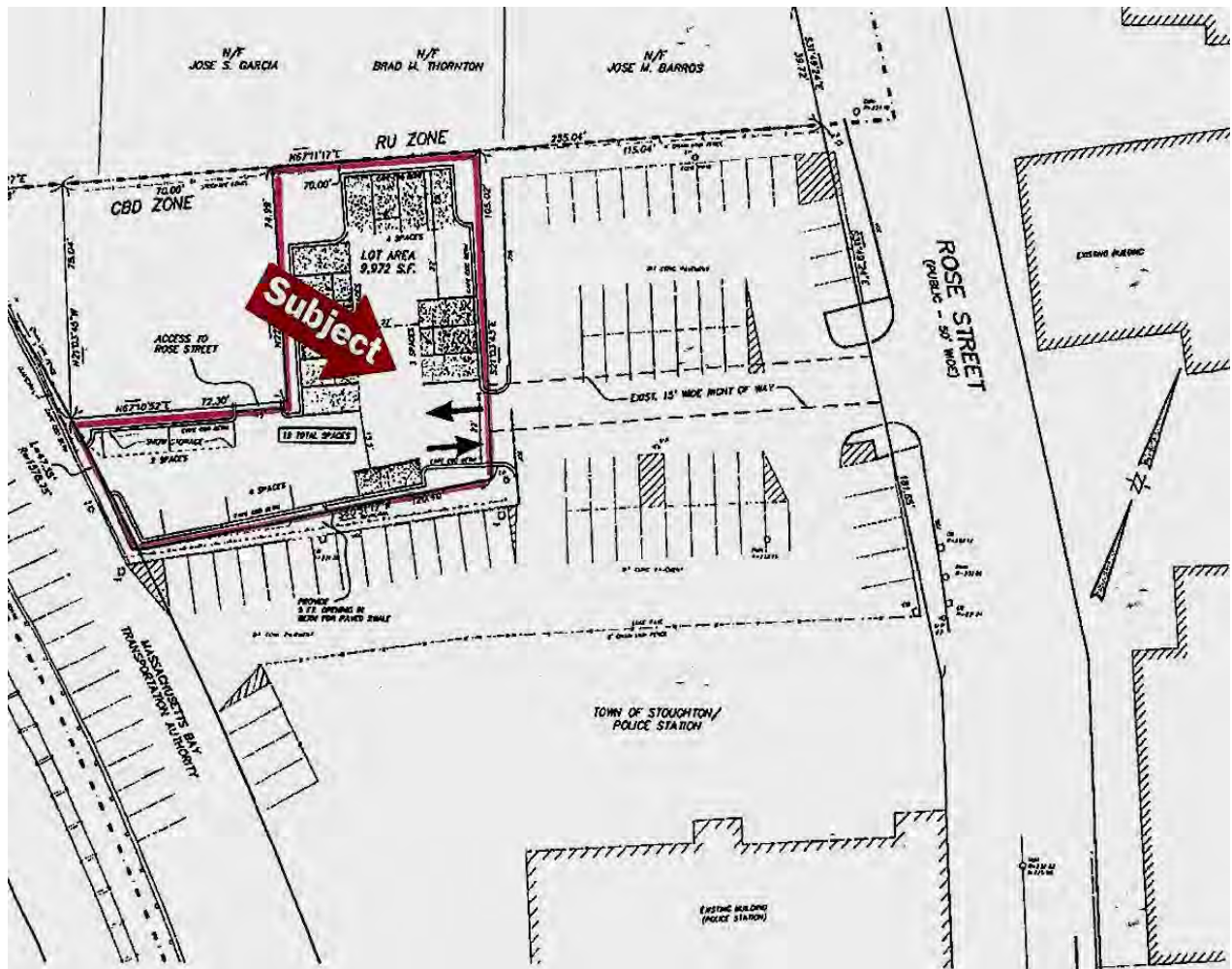
The Flood Zone map, panel #25021C0213E, dated July 17, 2012, shows that the site sits in Zone X, an area of no potential flooding over a 100 year period. The information is based on the appraiser's estimate of the subject's location on the Flood Map. For an exact determination, a professional engineering survey should be performed.



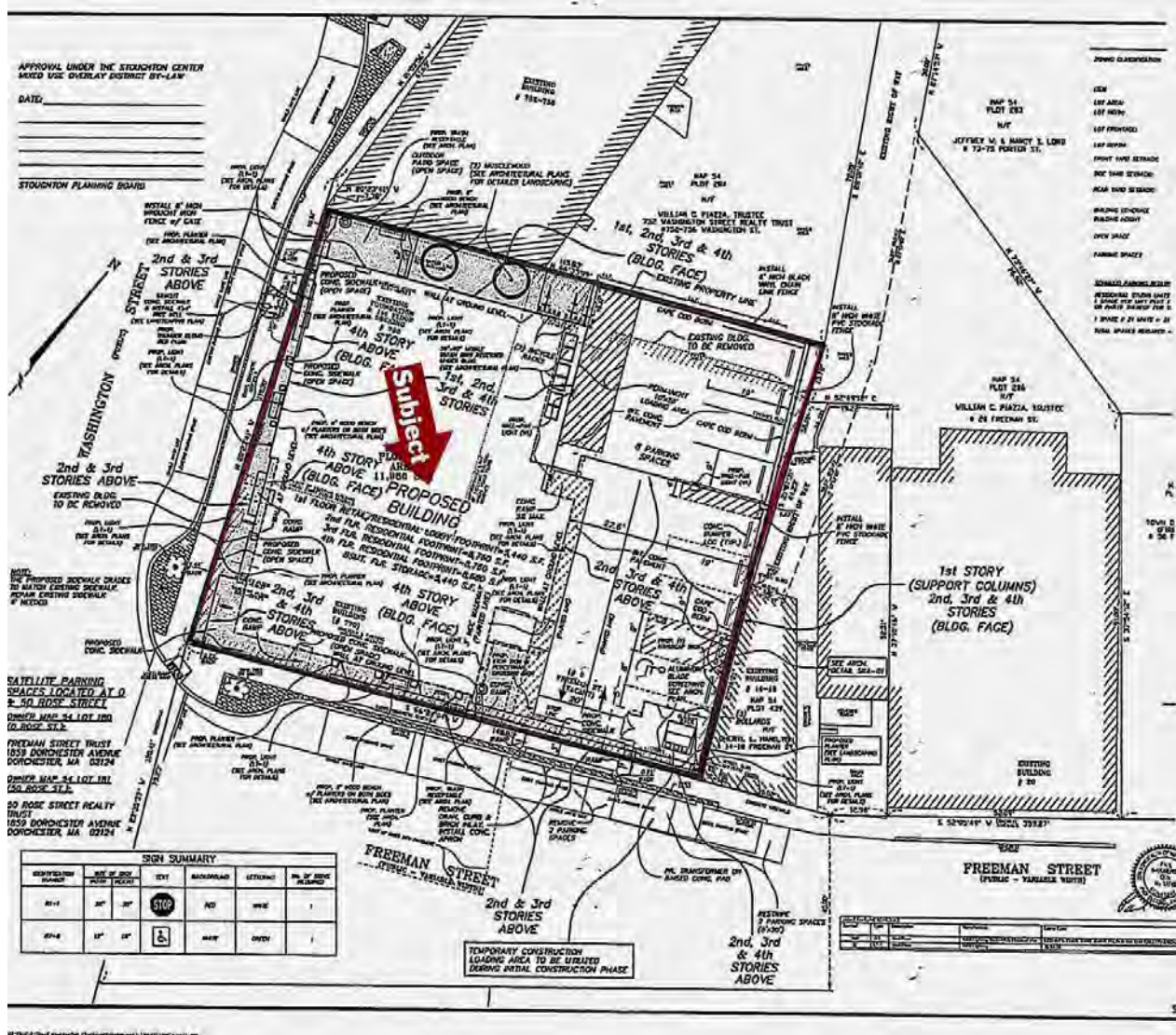
ENGINEER'S SITE PLAN - 760 WASHINGTON STREET



ENGINEER'S PLAN OF SATELLITE LOT AT 50 ROSE STREET



ENGINEER'S PROPOSED BUILDING PLAN



DESCRIPTION OF IMPROVEMENTS

The appraiser inspected the property from its perimeter only. The property information is based on the Town of Stoughton Assessors' office records, GIS information and the site inspection.

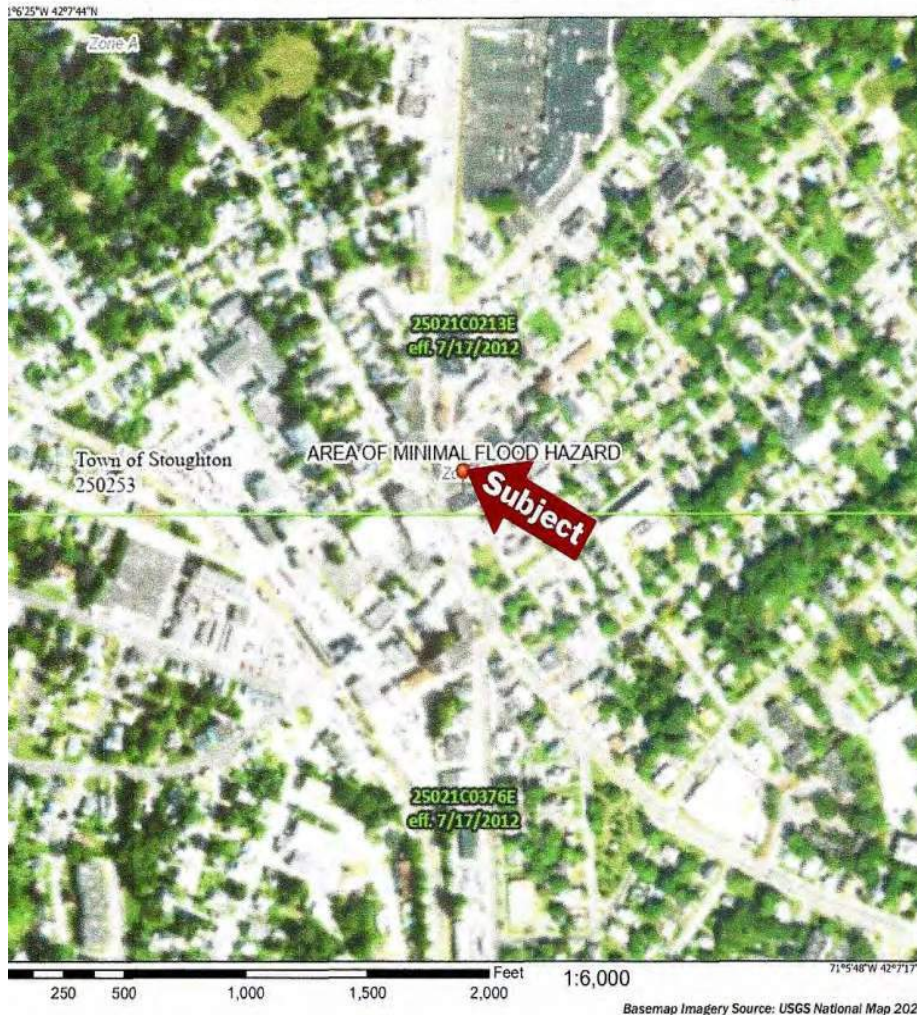
The site at 760 Washington Street is currently improved with a poured concrete foundation with footings. The rectangular shape foundation covers approximately 2454 +/- linear feet with a wall height of 10+/- feet.



The current foundation and footings improvements are considered to be of good original quality construction and in good overall condition. They were designed to support four stories above grade with eight parking spaces on the ground floor. It is not known if these fittings and foundation walls are sufficient to support five floors above grade.

FLOOD MAP

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE, AR With BFE or Depth Zone AE, AD, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/16/2024 at 10:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ZONING

The subject parcel at 760 Washington Street sits in the Stoughton Center District (SCD). The dimensional requirements in the SCD Zone of Stoughton are as follows:

<u>Zoning Category</u>	<u>Zoning Minimum Requirement</u>	<u>Subject Parcel</u>	<u>Subject Complies</u>
Story Height	5 Stories / 45 Feet	N/A	N/A
Lot Area	2,500 Sf	11,986 Sf	Yes
Frontage	20' ff	222.22+/-	Yes
Depth	60' Lf	118.80+/-	Yes
Front Setback	0'	>0'	Yes
Side	0'	>0'	Yes
Rear	0'	>10.32'	Yes
Lot Coverage	90% Maximum	N/A	N/A
Off Street Pkg	Varies By Use	Spaces	N/A
	Commercial Space	No Spaces	
	Apt Use .5 Spaces Per Unit		
	21 Apt Units (1)	11 Spaces	8 On-Site + 3 Covered
	26 Apt Units (1)	13 Spaces	8 as -proposed plus 6 Covered. If Subject Not Suitable For Parking Deck, Then Satellite Lot Required

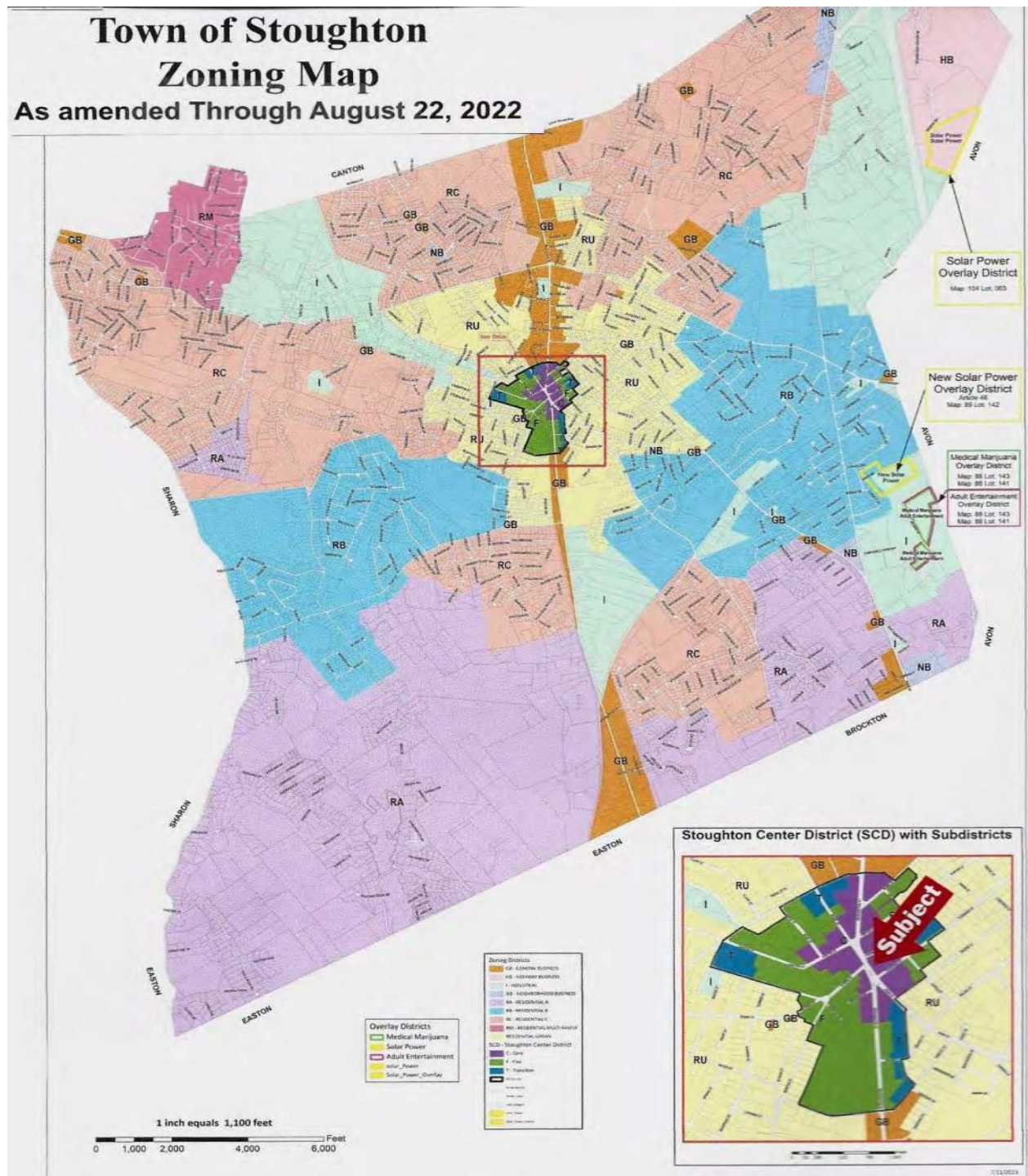
The Town of Stoughton currently zones the property as being in the Stoughton Center District (SCD) of Stoughton as designated on the Stoughton Zoning District Map and regulated by the Stoughton Zoning Ordinance as amended through August 22, 2022.

The subject property, at it's highest and best Use, is considered to be for the property to be developed with a entity that meets with the integrity of the downtown area and zoning requirements.

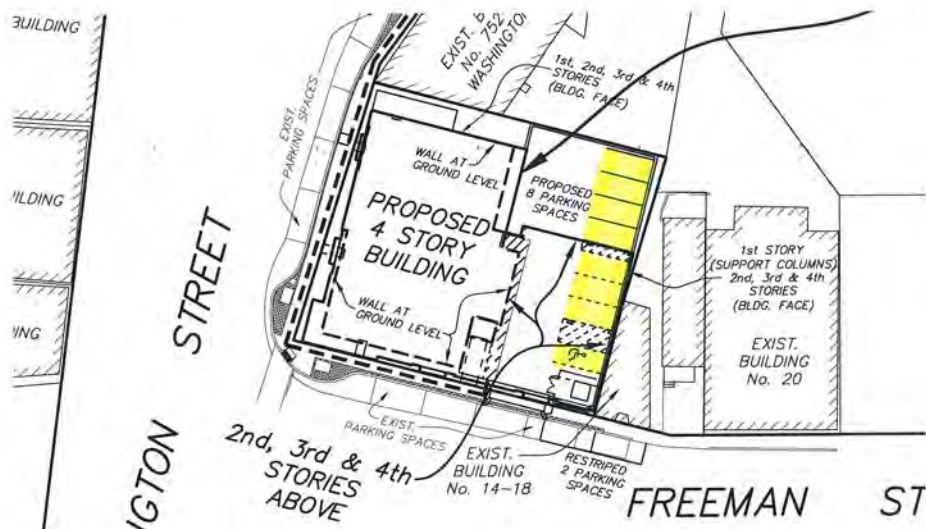
The subject property is a legal, conforming use in regards to the above shown categories.

- (1) *The client identified an additional lot, just west of the subject on Rose Street, under the current owner of 760 Washington Street. If the primary site could not support a parking deck for additional on-site parking, the additional lot (Satellite Lot) is required for a taking to meet parking regulations. This lot would become parking spaces required for the primary site at 760 Washington Street. The lot is identified as Map 54 Lot 181 and known as 50 Rose Street. In the "Rose Street Lot Valuation" section of this report, the appraiser has provided a value for this property as part of a test of Reasonableness.*

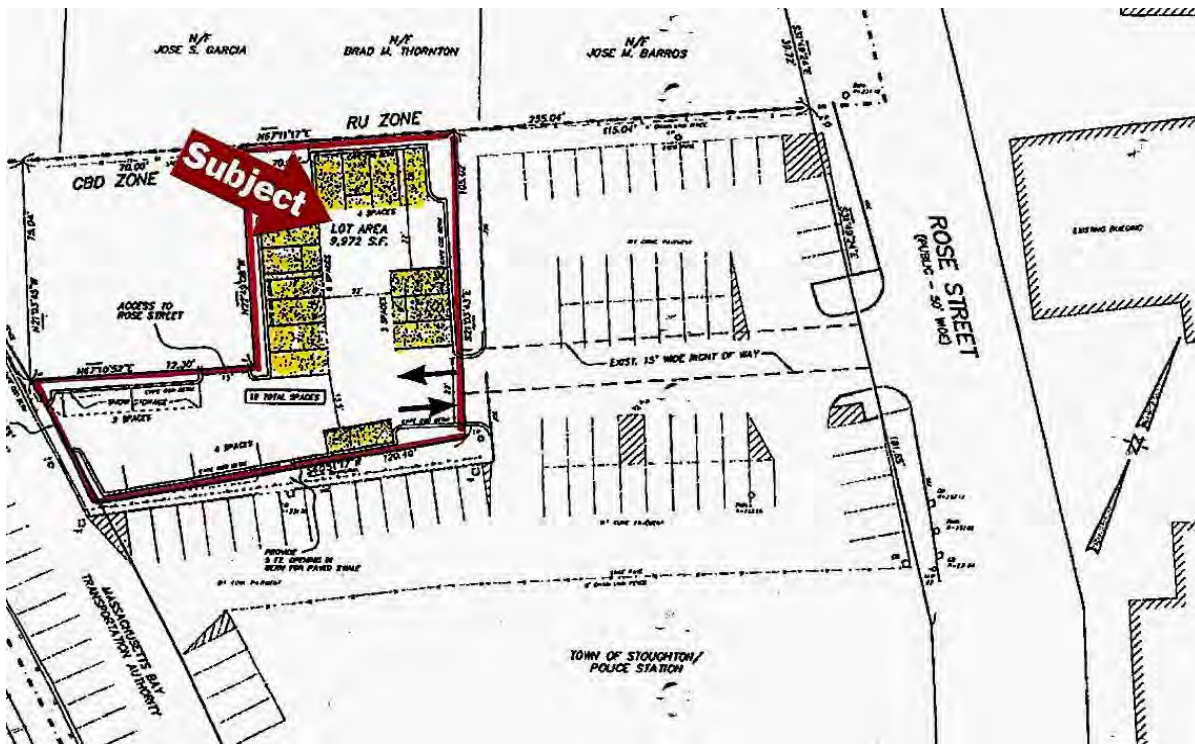
Note: In the Land Taking Damages section of this report the appraiser documents a table identifying the parking requirements for three (3) potential configurations for the subject's proposed mix-use property. The configurations show the gross building areas, number of apartment units allowed, on site and satellite lot parking requirements.



**8 PARKING SPACES AT 760 WASHINGTON STREET
(SPACES HIGHLIGHTED IN YELLOW)**



**14 PARKING SPACES AT 50 ROSE STREET (SATELLITE LOT
(HIGHLIGHTED IN RED / SPACES HIGHLIGHTED IN YELLOW)**



HIGHEST AND BEST USE

Highest and Best Use. The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

The Dictionary of Real Estate Appraisal, 2nd ed., American Institute of Real Estate Appraisers, Chicago, p 149.

Feasibility Study. The analysis that determines if a project will fulfill the objectives of the party for whom the study is done; an analysis of the profitability of a specific real estate undertaking in terms of the criteria of a specific market or investor.

The Dictionary of Real Estate Appraisal, 2nd ed., American Institute of Real Estate Appraisers, Chicago, p 114.

Feasibility. An indication that a project has a reasonable likelihood of satisfy explicit objectives.

The Dictionary of Real Estate Appraisal, 2nd ed., American Institute of Real Estate Appraisers, Chicago, p 114.

The definitions immediately above apply specifically to the highest and best use of the land. It is to be recognized that in cases where a site has existing improvements, the highest and best use may be determined to be different from the existing use. The existing use will be considered the highest and best use until land value exceeds the total value of the property in its present use.

Implied within these definitions is the recognition of the contribution of that specific use to the community as well as the maximization of wealth to the property owner. Also implied is that the determination of highest and best use results from the appraiser's judgement and analytical skill. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term would be most probable use.

In estimating the Highest and Best Use there are essentially four stages of analysis:

The possible use or those uses which are physically possible for the site.

The permissible use or those uses which are permitted by zoning and deed restrictions.

The feasibility (economic) of those uses possible or permissible.

The highest and best use of those feasible uses that will produce the highest net return or present worth.

The Highest and Best Use for the Subject Primary Property at 760 Washington Street to be developed with an entity that meets with the zoning requirements and the integrity of Stoughton's downtown area.

LAND TAKING AREA PHOTOGRAPHS



Subject Property Land Taking Area
Front View Facing Easterly



Subject Property Land Taking Area
Rear View Facing Westerly



Subject Property Land Taking Area
Rear View Facing Northerly

LAND TAKING AREA PHOTOGRAPHS



Subject Property Land Taking Area
Full Front View Facing Easterly



Subject Property Land Taking Frontage
View Along Washington Street



Subject Property Land Taking Frontage
View Along Freeman Street

SUBJECT - WASHINGTON STREET SCENES



Subject Street Scene
Washington Street Facing South



Subject Street Scene
Washington Street Facing North



Subject Street Scene Freeman Street
Facing East

LAND TAKING AREA PHOTOGRAPHS 50 ROSE STREET PROPERTY



Subject Property Land Taking Area View -
50 Rose Street Lot Sitting Straight Ahead



Subject Property ROW Access View
Looking Westerly From Rose Street

SUBJECT STREET SCENES

ROSE STREET SCENES



Subject Street Scene
Rose Street Facing South



Subject Street Scene
Rose Street Facing North

IDENTIFY DAMAGES

The Town of Stoughton is considering a taking of land sited 760 Washington Street and 50 Rose Street. The purpose of the land taking is to take control of a property at 760 Washington Street that is abandoned, presents a liability and is an eyesore.

The affected site for the Land Taking is clearly identified on the engineer's plan provided by the client. The subject sites are identified as follows:

<u>Property Address</u>	<u>Land Taking Sf</u>	<u>Current Land Use</u>
760 Washington Street	11,986 Sf 0.28 Acres	Commercial Vacant Lot Currently Improved With a Poured Concrete Foundation & Footings
50 Rose Street	10,169 Sf 0.23 Acres	Parking Lot

LAND TAKING DESCRIPTION

The subject property is comprised of two parcels of land. The land taking at 760 Washington Street (highlighted in red) is documented on the engineer's plan shown below. The site has an area of 11,986 square feet or 0.28 acres. The taking encompasses the entire parcel. The land taking area has a nearly rectangular shape and runs easterly along its Freeman Street frontage from its frontage on Washington Street to its rear boundary line.

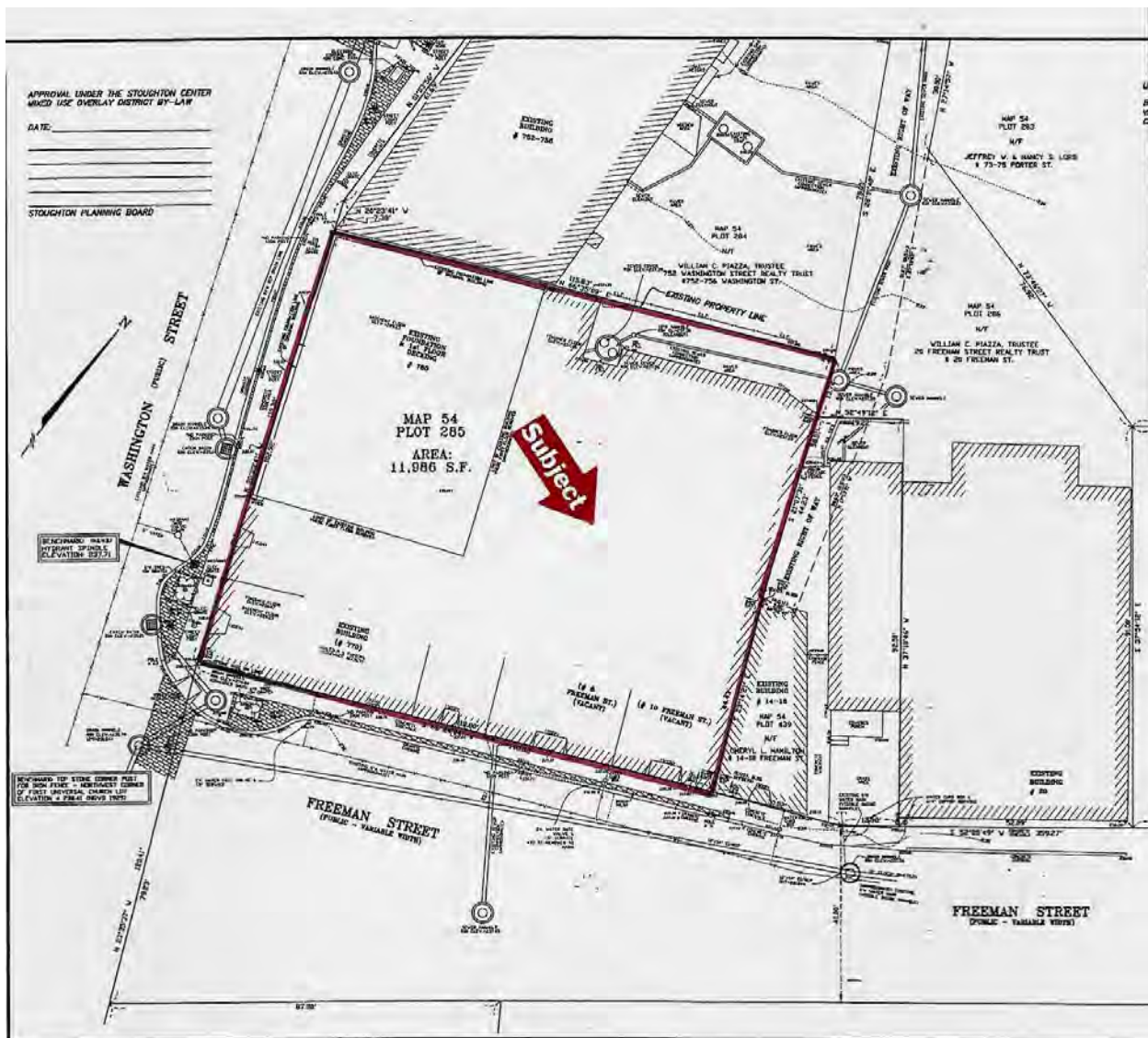
The client provided the engineer's layout showing the taking. The plan shows the land taking (highlighted in red), by the taking authority, the Town of Stoughton.

The taking on 50 Rose Street might encompass a single parcel. The parcel is sited at 50 Rose Street and is currently employed as a parking lot with leases to private entities. 50 Rose Street is currently laid out with 14 parking spaces, a portion of which will be used to support the parking requirement at 760 Washington Street. Access to this lot is via a Right of Way running westerly off Rose Street into the easterly boundary line of 50 Rose Street.

The primary parcel is at 760 Washington Street. The second parcel is at 50 Rose street and is referred to as the Satellite parcel. The primary parcel is improved with a poured concrete footing intended to support a poured concrete foundation upon which the structure will be supported. The footing was engineered to support a four story steel-frame building. The new zoning allows for up to five stories. It is not known by the appraiser or the client whether the footings are sufficient to support the fifth story. It is beyond the expertise of the appraiser to determine the strength of the existing footing. Further, it is beyond the scope of the appraisal assignment to determine whether the footings are sufficient to support a five story building.

Other notable points to touch on regarding site zoning is that residential units are prohibited from the ground floor and that no parking spaces are required for first floor commercial use. When the appraiser discusses a potential mixed-use for the building, these points certainly dictate a potential use of the first floor. This is why the first floor is described as commercial uses and possibly parking spaces when documenting potential configurations. The number of stories, apartment units and first floor parking spaces is driven by the integrity of the foundation and footings.

PRIMARY SITE HIGHLIGHTED IN RED



IDENTIFY DAMAGES

The appraiser has concluded damages for the land taking identified on the engineer's plan. There are four potential configurations set by the appraiser to value the subject property (primary lot plus satellite lot) - each with a valuation scenarios.

The purpose of the taking is to provide an opinion of the market value, as defined herein, for the subject properties for a potential acquisition by gift, purchase or eminent domain taking by the Town of Stoughton Authorities. Damages for the land taking compensate the owner for a loss in the lot ownership.

In order to conclude damages for the taking, the appraiser identifies three (3) valuation scenarios that are briefly discussed below. Each scenario is described below. Without knowledge of the integrity of the foundation and footings, each scenario is a viable option in valuing the land taking. The appraiser hypothetically appraises the property:

with and without a fifth floor
and with and without the need for satellite parking.

In order to complete the appraisal within the scope of the assignment, I have developed values for each of the potential configurations that are allowable under the old zoning and the new zoning. They are presented below.

If the Rose Street parcel is not available for the development of the Primary Lot, the number of parking spaces at that address (8) would limit the number of units to seven (7) per the (old) zoning regulations. So compared to the value developed for the 27 units (Scenario A), the taking value is reduced considerably when not including the satellite parking spaces.

The potential configurations are essentially three (3) valuation scenarios set by the appraiser to value the subject property (primary lot *and potentially* satellite lot).

Scenario A

This scenario is as presented by the engineering plans provided to the appraiser. It is based on the old zoning regulations for the SCMOUD.

This scenario has been approved by the Town of Stoughton Planning Board. It could be constructed immediately without further approvals from Planning & Zoning.

As shown on the engineer's plans, there would be a total of four floors - a ground floor with commercial unit(s) and three upper floors with residential units. The likely residential floors would be approximately configured with seven units per floor. The units would be approximately 1,000 square feet after allowing for staircases, corridors, etc. Consequently the three upper floors would yield $(3 * 7) = 21$ residential units. The engineers plans show the ground (first) floor with approximately 5,440 square feet of commercial space and eight covered parking spots under the rear section of the building.

Under the previously approved plan, zoning requires one parking spot for each residential unit and three visitor parking spaces. The required parking would be as follows:

	# of Units		Required Parking Spaces
Residential Units	21	Parking / Unit = 1.0	21 * 1.0
		Visitor Parking	3
Commercial Space	6		0
	27	Total Required Parking Spaces	24
		Available Spaces at Primary Site	minus 8
Scenario A		Estimated Spaces at Satellite Site	16

Scenario B

This scenario is as configured by the appraiser using measurements documented by the engineering plans provided to the appraiser. It is based on the NEW zoning regulations for the Stoughton Center District (SCD).

This scenario has not been approved by the Town of Stoughton Planning Board. It would require further approvals from Planning & Zoning.

In this configuration, there would be a total of five floors - a ground floor with commercial unit(s) and four upper floors with residential units. As in Scenario A, residential floors 2-4 would be configured with seven units per floor; because of a setback requirement of ten feet from each street, there would be 2,200 sq ft less space on the fifth floor. The units would be approximately 1,000 square feet after allowing for staircases, corridors, etc. Consequently the four upper floors would yield 26 residential units as follows.

Floor 2 Units	7
Floor 3 Units	7
Floor 4 Units	7
Floor 5 Units	<u>5</u>

Total Residential Units 26

The engineers plans show the ground (first) floor with approximately 5,440 square feet of commercial space and eight covered parking spots under the rear section of the building.

Under this plan, *as hypothetically configured by the appraiser*, zoning requires one half parking space for each residential unit and no spaces for commercial space. Here, the appraiser is assuming four commercial units at approximately 1,200 per unit. The required parking would be as follows:

	<u># of Units</u>		<u>Required Parking Spaces</u>
Residential Units	26	Parking / Unit = 0.5 26 * 0.5	13
Commercial Space	<u>4</u>	Parking / 0 SqFt	<u>0</u>
5,400	30	Total Required Parking Spaces	13
		Available Spaces at Primary Site	<u>minus</u> <u>8</u>
Scenario B		Estimated Spaces at Satellite Site	5

Scenario C

This scenario is as configured by the appraiser using measurements documented by the engineering plans provided to the appraiser. It is based on the NEW zoning regulations for the Stoughton Center District (SCD).

This scenario has not been approved by the Town of Stoughton Planning Board. It would require further approvals from Planning & Zoning.

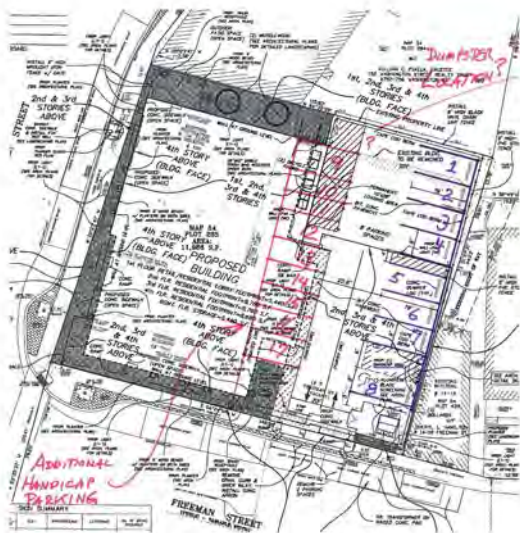
In this configuration, there would be a total of five floors - a ground floor with commercial unit(s) and four upper floors with residential units. As in Scenario A & B, residential floors 2-4 would be configured with seven units per floor; because of a setback requirement of ten feet from each street, there would be 2,200 sq ft less space on the fifth floor. The units would be approximately 1,000 square feet after allowing for staircases, corridors, etc. Consequently the four upper floors would yield 26 residential units as follows.

Floor 2 Units	7
Floor 3 Units	7
Floor 4 Units	7
Floor 5 Units	5
Total Residential Units	26

The engineers plans show the ground (first) floor with approximately 5,440 square feet of commercial space and eight covered parking spots under the rear section of the building.

Under this plan *hypothetically configured by the appraiser*, zoning requires one half parking space for each residential unit and no spaces for commercial space. Here, the appraiser is assuming that additional parking spaces could be configured under cover on the ground floor; this would dramatically reduce the space available for commercial units. I estimate that only two commercial units can be configured.. The required parking would be as follows:

	# of Units		Required Parking Spaces
Residential Units	26	Parking / Unit = 0.5	13
Commercial Space	2	Parking / 0 SqFt	0
@ 2,500 SqFt	28	Total Required Parking Spaces	13
		Available Spaces at Primary Site	minus 13 or more
		Scenario C	Estimated
		Spaces at Satellite Site	0



In order for Scenario C to become possible, parking at the Primary site would need to be expanded. The graphic below shows additional parking spaces (in Red) that could be created. Doing so would dramatically reduce the amount of ground-floor commercial space.

VALUATION OF DAMAGES FOR THE LAND TAKING

The appraiser concludes an opinion of the market value of the damages for the land taking at 760 Washington Street (the Primary Site) and 50 Rose Street (the Satellite site), Stoughton as documented on the engineer's plan enclosed herein.

The first step in this procedure was to estimate the highest and best use of the property in question before the proposed taking. The subject site is considered at it's " highest and best use " to be it's current use as a commercial vacant lot to be improved with a mixed-use entity that meets with the zoning requirements and the integrity of Stoughton's downtown area.

The specific neighborhood in which the subject is located is in the Central Business District of Stoughton. The central business district is the focal point of Town. It consists of governmental buildings, office space and restaurants. The central business district is characterized by many "store front" commercial entities fronting directly on Washington Street (Route 138) and Park Street (Route 27). The majority of these commercial properties consist of smaller service-oriented businesses that offer a wide range of services. State Routes 138, 139 and 27 lead through the center and offer excellent access in all directions. The commuter rail is located right in the heart of downtown.

Over the past several years, and years going forward, the central business district has experienced revitalization as a consequence of a strong regional and Massachusetts economy, and partly due to specific efforts initiated by state and local government and the business community. Private investment is starting to transform some of the older buildings into retail, office space and residential condominiums. The Town of Stoughton has been aggressive with its revitalization plans. To promote revitalization, Stoughton authorities recently created a Stoughton Center Mixed Use Overlay District to promote the construction of residential units within the central business district, then revised zoning for an enhanced Stoughton Center District (SCD) . The Park Street portion of the central business district was rebuilt with State funding, including new sidewalks and curbing, new utilities and drainage systems, new roadway paving and traffic signal lights.

Redevelopment projects began several years ago with many properties, both private and public, being rebuilt with State funding; they include new sidewalks and curbing, new underground utilities and drainage systems, new roadway paving and the planting of new trees. The Town completed substantial renovations to the library along with projects such as the commuter rail station off Route 27, to assist Stoughton's need for economic growth. The South Shore Communities, with MBTA and commuter rail stops, are becoming very popular now among those who still want to be close to Boston, but who cannot, or refuse to, pay Boston real estate market prices. Based on the recent resurgence of the revitalization of community neighborhoods similar to Stoughton, this proposed project should be well received by the market.

SALES COMPARISON APPROACH

It is necessary to value the Primary Lot as well as the Satellite Lot. The Sales Comparison Technique has been relied upon heavily in valuation of the subject. Six valuation *techniques* are employed in the appraisal of vacant land. They are:

Direct Sales Comparison Technique: Also known as the Sales Comparable Approach or Market Data Technique. This is a technique whereby alternatively competitive similar properties which have recently sold are compared and related in their major value characteristics to those of the property appraised. Through a plus and minus adjustment process there results an indicated selling price for the comparable property had it been identical to the subject appraised.

Critical to this technique is the "unit of comparison" or common denominator shared by the comparable sales and the property under appraisement. The unit of comparison is derived from the market for the type of land involved. For commercial land, the "price per square foot" and occasionally the "price per front foot" are effective units of comparison. For individual residential lots, the "price per lot" is appropriate. For residential apartment building developments the "price per unit" has market acceptance to value the raw land. For sales of finished subdivisions or finished bulk lot sales, the "price per finished lot" is indicated.

Land Residual Technique: This is an income capitalization technique whereby the vacant site is assumed to be improved with a hypothetical highest & best use improvement.

Ground Rent Capitalization: In certain instances, vacant land is leased long term at a fixed or a percentage rental. Stabilized net operating income is estimated and capitalized into an indication of value.

Allocation: This method is used to provide a land value by analyzing sales of improved properties to establish a typical ratio of site value to total property value. The market derived ratio is then applied to the property appraised and also to comparable sales being analyzed.

Extraction Method: Also known as the Abstraction Method. This method uses sales of improved properties and derives the underlying site value by deducting from the total sale price the contributory value (depreciated value) of the improvements. Site value is the residual here.

The Sub- Division Development Technique: Also known as the Cost of Development Approach, the Subdivision Approach and/or the Anticipated Use Technique. This methodology is employed where larger parcels of acreage whose Highest & Best Use if further subdivided are valued. It involves an analysis of the land as a developer would do.

Because there were a sufficient number of good recent market transactions of land sales of newly constructed apartment and mixed-use buildings in the general vicinity, the *Direct Sales Comparison Technique* was employed, thereby, arriving at a reliable value conclusion for the subject property's underlying land.

Development of the subject property at 760 Washington Street under Scenarios A and B cannot be legally accomplished without using parking spaces at #50 Rose Street. Without the parking spaces on Rose Street, the number of apartment units allowable under the zoning bylaw(s) would be reduced from 21 to 7. Consequently, the parcel of land at #50 Rose Street is valued separately. This is accomplished using the Direct Sales Comparison Technique under the Comparable Sales Approach. The unit of comparison is the *adjusted sales price per square foot* of land.

The appraiser conducted a search for market sales of commercial/residential land that were purchased for parking lot use or the construction of a new development. The selected sales have transacted within a reasonable time frame to the date of this report. Because there were a sufficient number of good recent market transactions of land sales in the general vicinity, the *Sales Comparable Approach* was employed, thereby, arriving at a reliable value conclusion for the subject property's (satellite parking lot) underlying land.

Commercial developable land and Parking Lots within 10 miles of the Rose Street parcels that sold since January, 2019 were researched. The spreadsheet below identifies the comparable land sales that were employed in the analysis. The eight (8) selected sales were considered the best available at the time of appraisal. Therefore:

Commercial Land Sales for Rose Street, Stoughton MA								
<u>Comp #</u>	<u>Property Address</u>	<u>Grantor / Grantee</u>	<u>Legal Reference</u>	<u>Use</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Lot Size (SqFt)</u>	<u>Sale Price per Sq Ft</u>
#1	838 & 846 Belmont St Brockton	Linwood Corner LLC / AEA Medical Prop LLC	57891 / 139	Commercial Devel Land	5/8/2023	\$ 1,400,000	101,403	\$ 13.81
#2	366 Court St Brockton	Lacouture, Rita M Est / 135 Spring St LLC	57791 / 342	Parking Lot	3/31/2023	\$ 300,000	18,997	\$ 15.79
#3	700 North Bedford St East Bridgewater	Robert Dagostino / 700 N Bedford St LLC	57590 / 160	Commercial Devel Land	1/12/2023	\$ 225,000	34,412	\$ 6.54
#4	83 Brockton Ave Abington	Pike Family RE LLC / 83 Brockton Ave RT	LC Cert 133489	Parking Lot	2/25/2022	\$ 1,000,000	32,804	\$ 30.48
#5	375 South Main St West Bridgewater	West Brgwater 375 SM / Jil Will LLC	55550 / 198	Commercial Devel Land	8/27/2021	\$300,000	52,272	\$ 5.74
#6	260 Pine St Canton	Cole Pine Realty LLC / 260 Pine Street LLC	LC Cert 204161	Commercial Devel Land	12/23/2020	\$ 700,000	55,757	\$ 12.55
#7	647 North Main St Randolph	Randolph RT / Joseph McCarthy	37164 / 103	Commercial Devel Land	9/19/2019	\$ 583,625	26,936	\$ 21.67
#8	433 Neponset St Canton	M Guereiro RT / 433 Neponset St LLC	36902 / 60	Commercial Devel Land	6/24/2019	\$ 640,000	21,780	\$ 29.38
					Unadjusted	Sale Price Per	Psf	\$ 17.00

ROSE STREET SATELLITE PARKING VALUATION

Comp No.	Property Address
#1	838 & 846 Belmont St Brockton
#2	366 Court Street Brockton
#3	700 North Bedford St East Bridgewater
#4	83 Brockton Ave Abington
#5	375 South Main St West Bridgewater
#6	260 Pine St Canton
#7	647 North Main St Randolph
#8	433 Neponset St Canton

The spreadsheet below shows an analysis of adjusted sales price per square foot based on market criteria differences between the subject property and the selected sales comparables. The market derived adjustments are applied to the actual sales price per acre to arrive at the indicated adjusted figure.

Comp No.	Sale Date	Sale Price	Lot Size (Sq Ft)	Sale Price per Sq Ft	Adjust Date	Adjust Size	Adjust Location	Adjusted \$/SqFt
#1	5/8/2023	\$1,400,000	101,403	\$13.81	1.8%	10.0%	-5.0%	\$14.74
#2	3/31/2023	\$300,000	18,997	\$15.79	2.5%	2.0%	5.0%	\$17.29
#3	1/12/2023	\$225,000	34,412	\$6.54	3.0%	3.0%	10.0%	\$7.58
#4	2/25/2022	\$1,000,000	32,804	\$30.48	5.8%	3.0%	0.0%	\$33.15
#5	8/27/2021	\$300,000	52,272	\$5.74	7.3%	5.0%	10.0%	\$7.02
#6	12/23/2020	\$700,000	55,757	\$12.55	12.3%	5.0%	0.0%	\$14.72
#7	9/19/2019	\$583,625	26,936	\$21.67	13.0%	3.0%	-7.5%	\$23.51
#8	6/24/2019	\$640,000	21,780	\$29.38	13.8%	3.0%	1.0%	\$34.60
				ADJUSTED	Sale Price	Per Sf	\$19.08	

The spreadsheet analysis, above, indicates a range for the adjusted price per square foot for commercial vacant land similar to the subject's, to be from a low of \$ 7.58 to a high of \$ 34.60 per square foot with the average being \$ 19.08 per square foot. To fully account for an appreciating real estate market, a time adjustment for all sales was calculated at +3 percent per year (+0.25% per month) from date of sale to date of value.

Lot size was a weighted consideration in the analysis for seven (7) of the comparable sales. Typically, the market suggests that the larger lot size drives down the price per acre. Conversely, smaller lot sizes drive up the price per acre for the comparable. Based on this, the sales price per square foot were adjusted +10%, +2%, +3%, +3.0%, +5.0%, +5.0%, +3.0% and +3.0% for sales #1, #2, #3, #4, #5, #6, #7 and #8 respectively, for their varying larger lot size differences to that of the subject. Other adjustments included lot size and property location.

Based on a consideration of the subject's size, location, visibility and access, the appraiser has selected \$19.00 per square foot for the market unit pricing of the Satellite Lot land. This selected price per square foot is well within the indicated range of the adjusted sales of the comparables and at the average of sales prices per square foot documented in the analysis. The indicated value of \$19.00 per square foot is now used to value the parking spaces that would be required in Scenarios A & B. A typical parking space is 10 feet wide and 20 feet deep. Consequently the value of each parking space which must be taken is as follows:

	Width	Depth	Total Sq Ft	Value /SqFt	Value / Space
Parking Space	10Ft	20 FT	200 Sq Ft	\$19.00	\$3,800

Valuation of the Subject Land for the Primary Lot

This report values the subject “as-if” vacant and available for development as a mixed-use retail/apartment building for the site. The site would be developed with market rate apartments and commercial units that meet with the integrity of the neighborhood and the zoning requirements. The client presented a preliminary architect’s plans documenting a four (4) story building.

There is a question about the foundation and footings supporting a 5th floor and / or a portion of the first floor employed for covered parking. The covered parking would offer additional parking spaces depending on the number of apartment units constructed. If the foundation and footings could not support the 5th floor then the taking of satellite lot is required.

The Primary Lot might require additional surface parking spaces at the Satellite Lot on 50 Rose Street. Because this is a potential, the value of the Satellite Lot land must also be valued. The appraiser conducted a search for market sales of commercial/residential land that was purchased for the construction of a new apartment building development or a new mixed-use development. The selected sales have transacted within a reasonable time frame to the date of this report. The five (5) selected sales were considered the best available at the time of appraisal. The spreadsheet below identifies the comparable land sales that were employed in the analysis.

Land Sales - New Apartment Buildings - 760 Washington Street, Route 138, Stoughton

Sale No.	Sale Comparable Location	Grantor / Grantee	Sale Date	Sale Price	Land Area Ac	No. Apt Units	Sale Price/Unit	Sale Comparable Comments
(1)	511 Hancock Street Route 3A Quincy	Brisk Inc / NQ3 Development LLC 37684 / 452	Mar-20 Est Demo Eff Sale Price	\$ 2,700,000 \$ 75,000 \$ 2,775,000	0.66	40	\$ 69,400	New5StyAptBldg/40 LuxuryUnitsWith2Flrs GarParking/Rte3ALoc/ NrSEX/CIsToMBTA Demo3BldgsBP\$75K.
(2)	1208 Montello Street Route 28 Brockton	One America Capt. / NWHS Holdings 57378 / 338	Oct-22 LessPrelim Dev Costs Eff Sale Price	\$ 800,000 \$ 13,500 \$ 786,500	0.34	24	\$ 32,800	New4StyAptBldg/24 LuxUnsWthGar& SurfPkg/Rte28Loc/Gd Acss/AdjToMBTA/SP IncdPlansEst\$13.5K
(3)	120 N Franklin Street Route 37 Holbrook	Quincy Bigelow / NWHS Holbrook Center Senior	Nov-21 Est Demo Eff Sale Price	\$ 2,744,000 \$ 81,400 \$ 2,825,400	1.44	72	\$ 38,100	New3StyAptBldg 72UnForSenLivingW/ SurfPkg/Rte37NrDwn CloseToHol.MBTA 4,400SfRetDemo\$81K
(4)	102 Revere Street Canton	Canton Holdings LLC / 104 Revere Street LLC 37482 / 75	May-20 Est Demo Eff Sale Price	\$ 2,100,000 \$ 583,200 \$ 2,683,200	2.24	60	\$ 44,700	New3StyApt/Condos 60LuxuryUnitsW/Gar Pkg/On-SiteAmtys/ LgeProj/NrT/CantCBD. CBD/Demo48KSfFactry
(5)	8 Station Street Middleboro	ARC Rock17MA LLC / 8 Station Street LLC 36245 / 330	Oct-21 LessUsableSh Eff Sale Price	\$ 1,384,900 \$ 366,600 \$ 1,018,300	2.21	24	\$ 42,400	New1StyAptBldg 16LuxuryUnitsW/Surf. Pkg/FormerRet.CBD CloseToNewComRailSt/ ShellRetailUsedRehb
Five (5) Comps Averages :				\$ 2,004,100	1.38 Ac	44 Units	\$ 45,480	

Comparable Land Sales Analysis Summary

The apartment building land sales transactions included the number of units ranging from 16 to 72 units in size. The *unadjusted* land sales prices per apartment unit range from a low of \$ 32,800 per unit to a high of \$ 69,400 per unit with the *unadjusted* average being \$ 45,480 per unit for the five comparables.

The subject property is sited in the heart of downtown Stoughton off well traveled Routes 138 & 27. The location offers convenient access to many amenities including being in close proximity to the Stoughton commuter rail station.

Below, each sale is briefly discussed so an opinion of market value can be suggested utilizing the Sales Comparison Approach.

SUBJECT & SALES COMPARABLES LOCATION MAP



COMPARABLE NEW APARTMENT/MIXED-USE BUILDING LAND SALES

Comparable Land Sale #1, 511 Hancock Street, Route 3A, Quincy; The site is located in a mixed-use area on busy Route 3A, near the junction of Route 3A and the Southeast Expressway. The site fronts on Route 3A in close proximity to the Wollaston Commuter Rail Station. The site involved a single, nearly rectangular shaped parcel containing a total 0.66 acres. Its location is considered superior to the subject.



The site has public water and public sewerage, similar to the subject. At time of sale, the property was improved with three (3) multi-family dwellings in average condition. Subsequent to the sale, the buildings were razed and the site was improved with a new 5 story luxury apartment building with two levels of garage parking. There are a total of 40 units. The demolition costs for the project was estimated at \$ 75,000. The demolition costs are added to the actual sales price of \$ 2,700,000 to arrive at the effective sales price of \$ 2,775,000 for the property. The analysis indicates an unadjusted effective land sales price of \$ 69,400 per apartment unit for Land Sales Comparable #1.

Comparable Land Sale #2, 1208 Montello Street, Route 28, Brockton; The site is located in a mixed-use area on Route 28, in the Campello section of Brockton and near the junction of Route 28 and the West Bridgewater town line. The site involved a single nearly rectangular shaped parcel containing a total 0.34 acres that are sited at a corner. Its location is considered inferior to the subject. The site has public water and public sewerage, similar to the subject.



At time of sale, the property was vacant and unimproved. The site is to be improved with a new 4 story luxury apartment building with surface and garage parking spaces. Preliminary plans are estimated at \$13,500 and are deducted from the sales price to arrive at the effective sales price of \$ 786,500 for the property. The analysis indicates an effective sales price of \$ 32,800 per apartment unit for Land Comparable Sale #2.

Architect's Rendition

COMPARABLE NEW APARTMENT/MIXED-USE BUILDING LAND SALES

Comparable Land Sale #3, 120 North Franklin Street, Holbrook; The site is located in a mixed-use area on North Franklin Street, Route 37. The property is in close proximity to the Holbrook's downtown area. The site involved two (2) nearly rectangular shaped parcels containing a total 1.44 acres that are sited at a corner of a public street. Its location is considered inferior to the subject. The site has public water and public sewerage, similar to the subject. At time of sale, the property was improved with an



older retail building containing a total of 4,400 square feet. The buildings were razed and the site was improved with a new 3 story apartment building with 72 apartments total. The apartment are designated as senior living units. There is surface parking spaces. The demolition costs for the 4,400 square feet of buildings are estimated at \$ 81,400. The demolition costs are added to the actual sales price of \$ 2,744,000 to arrive at the effective sales price of \$ 2,825,400 for the property. The analysis indicates an unadjusted effective land sales price of \$ 38,100 per apartment unit for Land Sales Comparable #3

Comparable Land Sale #4, 102 Revere Street, Canton; The site is located on a side connector road in a mixed-use neighborhood in close proximity to Canton's Central Business District and the Commuter Rail Station. The site involved a single, nearly rectangular shaped parcel containing a total 2.24 acres. Its location is considered superior to the subject. The site has public water and sewerage, similar to the



subject. At time of sale, the property was the vacant old " Plymouth Rubber Co. " in poor condition. The building was razed and the site was improved with a new 3 story luxury apartment/condominium building comprised of a total of 60 units with garage and surface parking spaces. The demolition costs for the 48,600 square foot building are estimated at \$ 583,200. The demolition costs are added to the actual sales price of \$ 2,100,000 to arrive at the effective sales price of \$ 2,683,200 for the property. The analysis indicates an unadjusted effective land sales price of \$ 44,700 per apartment unit for Land Sales Comparable #4.

Comparable Land Sale #5, 8 Station Sreet, Middleboro; The site is located adjacent to the heart of Middleboro's downtown area in close proximity to the new commuter rail station sited at the junction of Route 105 and I-495. The site involved a single, rectangular shaped parcel containing a total 2.21 acres. Its Middleboro's proximity is considered inferior to the subject. The site has public water and sewerage,



similar to the subject. At time of sale, the property was a vacant retail plaza in average condition. The building's shell was used in the renovation of the project. The value of the shell is estimated at \$ 366,600. The site was improved with a new 1 story luxury apartment building comprised of a total of 16 units with surface parking spaces. Additional eight (8) units are contemplated for a total of 24 units. The estimated renovation costs are deducted from the actual sales price of \$ 1,384,900 to arrive at the effective sales price of \$ 1,018,300 for the property. The analysis indicates an unadjusted effective land sales price of \$ 42,400 per apartment unit for Land Sales Comparable #5

SALES COMPARISON APPROACH CONTINUED

The spreadsheet below shows an analysis of adjusted land sales price per apartment unit based on market criteria differences between the subject property and the selected apartment land sales. The market derived adjustments are applied to the actual or effective price per apartment unit to arrive at the indicated adjusted figure.

Scenario A

Subject Property - 760 Washington St & 50 Rose St

Proposed - 21 Apt Units & 6 Ground Floor Comm Use = 27 Units

Adjusted Sales Price Per Unit Analysis

Sale No	Sales' Comparable Property Address											
(1)	511 Hancock Street, Route 3A, Quincy											
(2)	1208 Montello Street, Route 28, Brockton											
(3)	120 N Franklin Street, Route 37, Holbrook											
(4)	102 Revere Street, Canton											
(5)	8 Station Street, Middleboro											
			A									
Sale No	Sales Date	Eff. Sales Price	No. Units	Sales Price/Unit	Time Adj	No. Un Adj	Lot Sz Adj	Public Sew Adj	Covered Pkg Adj	Prox. To MBTA Adj	Prop Loc	Adj Sale Price/Ac
(1)	Mar-20	\$2,775,000	40	\$69,400	11.25%	5%	-5%	0%	-5.00%	0.00%	-5%	\$70,300
(2)	Oct-22	\$786,500	24	\$32,800	3.50%	-1%	0%	0%	-5.00%	-5.00%	10%	\$33,600
(3)	Nov-21	\$2,825,400	72	\$39,200	6.25%	15%	-10%	0%	0.00%	5.00%	-5%	\$43,600
(4)	May-20	\$2,683,200	60	\$44,700	10.75%	12%	-10%	0%	-5.00%	0.00%	-5%	\$45,900
(5)	Oct-21	\$1,018,300	24	\$42,400	6.50%	-1%	-10%	0%	0.00%	5.00%	5%	\$44,700
			Subject 27	Average Adjusted Land Sales Price Per Unit :								\$47,600

Summary

The date of value for this report is March 6, 2024. To fully justify a recently appreciating real estate market, time adjustment for five (5) comparables were calculated at a conservative 1/4 percent per month (3% annually) going forward from date of sale to date of value.

Number of units was a weighted consideration in the analysis for all five (5) of the comparable sales. The comparable's number of units are weighed against the subject's proposed units. Typically, the market suggests that the larger number of units drives down the price per unit. Conversely, smaller number of units drive up the price per unit for the comparable. Based on this, the sales price per unit was adjusted +5%, -1%, +15%, +12% and -1% for comparables #1, #2, #3, #4 and #5 respectively, for their varying number of larger unit sizes to that of the subject.

Sale #1

Was considered superior in regards to lot size and adjusted -5%. Was considered superior in regards to having garage parking adjusted -5% ;superior in property location and adjusted -5% . The indicated adjusted sales price is \$ 70,300 per apartment unit for Comparable #1.

Sale#2 Was considered superior in regards to having garage parking and adjusted -5% of the sales price; was considered superior in its proximity to the commuter rail station and adjusted -5%; inferior in property location and adjusted +10% . The indicated adjusted sales price is \$ 33,600 per apartment unit for Comparable #2.

Sale #3 Was considered superior in lot size and adjusted -10% of the sales price; was considered inferior in its proximity to the commuter rail station and adjusted +5%; superior in property location and adjusted -5%. The indicated adjusted sales price is \$ 43,600 per apartment unit for Comparable #3.

Sale #4 Was considered superior in lot size and adjusted -10% of the sales price; superior in regards to having garage parking and adjusted -5%; superior in property location and adjusted -5% . The indicated adjusted sales price is \$ 45,900 per apartment unit for Comparable #4.

Sale #5 Was considered superior in lot size and adjusted -5% of the sales price.; was considered inferior in its proximity to the commuter rail station and adjusted +5%; inferior in property location and adjusted +15% . The indicated adjusted sales price is \$ 44,700 per apartment unit for Comparable #5.

The unit land sales transactions included the number of units ranging from 24 to 72 Units. The *adjusted* sales prices per unit range from a low of \$ 33,600 per unit to a high of \$ 70,300 per unit with the adjusted average being \$ 47,600 per apartment unit for the five (5) comparables.

Based on a consideration of the subject's number of proposed units, Stoughton center proximity, and with its convenient access to many amenities, the appraiser has selected \$ 48,000 per unit for the market unit pricing of the land. This selected price per apartment unit is within the indicated range of the adjusted sale prices of the comparables and near the average sales price per unit in the analysis.

This scenario required 16 parking spaces be taken at 50 Rose Street to meet zoning requirements.

The appraiser estimated the land value per apartment unit at \$ 48,000 for the 21 proposed units. The 12 spaces at 50 Rose Street are part of the primary lot analysis. To allocate a land value for the satellite lot's 16 spaces, the appraiser documents the number of satellite spaces times (x) the value per land unit for the primary site. Therefore;

$$\begin{array}{rcl} \text{Subject Proposed 21 Apartment Units} & \times \$ 48,000 / \text{Unit} & = \$ 1,008,000 \\ \text{Proposed Satellite Lot - 16 Spaces} & \times \$ 3,800 / \text{Unit} & = \$ 60,800 \end{array}$$

$$21 \text{ Apartment Units} = \$ 1,068,800$$

The appraiser values the commercial portion with hypothetical commercial units. The appraiser estimates the 5,440 gross square feet of ground floor area to be improved with 6 store front or office units. The commercial land value is on a "per unit" basis similar to the upper floors apartment units. Therefore;

$$\text{Hypothetical 6 Commercial Units} \times \$ 48,000 / \text{Unit} = \$ 288,000$$

$$\text{Scenario A Gross Site Land Value} = \$ 1,356,800$$

Site Development Expenses

There are necessary expenses paid by the owner / developer in order to fully develop the site. Expenses include site access regarding curb cut approval, legal, engineering, permitting and commissions. The costs of these expenses, or “ soft costs ”, are estimated at ten (10%) percent of the gross value for the project or \$ 134,160.

At time of taking, the appraiser assumes the foundation and footings to be in sound condition. Although it is currently not know about their structural integrity, the appraiser estimates their use in any future development of the site. The developer would realize a reduction in project costs utilizing these improvements and are accounted for with a estimated \$ 80,000 reduction in value.

Indicated Land Valuation For The Subject's Project :	\$ 1,356,800
Less Estimated Site Preparation Costs : (10% Gross Site Value)	(\$ 135,680)
Less Usable Foundation/Footings	<u>(\$ 80,000)</u>
Sales Comparison Approach To Value :	\$ 1,141,120

Based on the analysis and valuation summary described above, the market value as described herein, employing the Sales Comparison Approach, concludes an as-if vacant and available for new mixed-use building development value for 21 Apartment Units and 6 Commercial Spaces for the subject property of:

Scenario A Value Conclusion

760 Washington Street, & 12 Satellite Lot Spaces, Stoughton

Subject Proposed Mixed-Use Building Land : \$ 1,141,500

**One Million One Hundred Forty One Thousand Five Hundred Dollars
(\$ 1,141,500)**

Scenario B

Scenario B values Twenty Six Residential Units on floors 2 thru 5, Four Commercial Units on the ground floor and Five parking spaces at the Satellite Lot

The spreadsheet below shows an analysis of adjusted land sales price per apartment unit based on market criteria differences between the subject property and the selected apartment land sales. The market derived adjustments are applied to the actual or effective price per apartment unit to arrive at the indicated adjusted figure.

Scenario B

Subject Property - 760 Washington Street

Proposed 26 Apt Units & 4 Ground Floor Comm Units = 32

Adjusted Sales Price Per Unit Analysis

Sale No	Sales' Comparable Property Address											
(1)	511 Hancock Street, Route 3A, Quincy											
(2)	1208 Montello Street, Route 28, Brockton											
(3)	120 N Franklin Street, Route 37, Holbrook											
(4)	102 Revere Street, Canton											
(5)	8 Station Street, Middleboro											
			B									
Sale No	Sales Date	Eff. Sales Price	No. Units	Sales Price/Unit	Time Adj	No. Un Adj	Lot Sz Adj	Public Sew Adj	Covered Pkg Adj	Prox. To MBTA Adj	Prop Loc	Adj Sale Price/Ac
(1)	Mar-20	\$2,775,000	40	\$69,400	11.25%	4%	-5%	0%	-5.00%	0.00%	-5%	\$69,600
(2)	Oct-22	\$786,500	24	\$32,800	3.50%	-2%	0%	0%	-5.00%	-5.00%	10%	\$33,300
(3)	Nov-21	\$2,825,400	72	\$39,200	6.25%	10%	-10%	0%	0.00%	5.00%	-5%	\$41,700
(4)	May-20	\$2,683,200	60	\$44,700	10.75%	8%	-10%	0%	-5.00%	0.00%	-5%	\$44,100
(5)	Oct-21	\$1,018,300	24	\$42,400	6.50%	-2%	-10%	0%	0.00%	5.00%	5%	\$44,300
			Subject 30	Average Adjusted Land Sales Price Per Unit :								\$46,600

Summary

The date of value for this report is March 6, 2024. To fully justify a recently appreciating real estate market, time adjustment for five (5) comparables were calculated at a conservative 1/4 percent per month (3% annually) going forward from date of sale to date of value.

Number of units was a weighted consideration in the analysis for all five (5) of the comparable sales. The comparable's number of units are weighed against the subject's proposed units. Typically, the market suggests that the larger number of units drives down the price per unit. Conversely, smaller number of units drive up the price per unit for the comparable. Based on this, the sales price per unit was adjusted +4%, -2%, +10%, +8% and -2% for comparables #1, #2, #3, #4 and #5 respectively, for their varying number of unit differences to that of the subject.

Sale #1

Was considered superior in regards to lot size and adjusted -5% of the sales price; Was considered superior in regards to having full garage parking and adjusted -5%; superior in property location and adjusted -5%. The indicated adjusted sales price is \$ 69,600 per apartment unit for Comparable #1.

- Sale#2** Was considered superior in regards to having full garage parking and adjusted -5% of the sales price; was considered superior in its proximity to the commuter rail station and adjusted -5%; inferior in property location and adjusted +10% . The indicated adjusted sales price is \$ 33,300 per apartment unit for Comparable #2.
- Sale #3** Was considered superior in lot size and adjusted -10% of the sales price; was considered inferior in its proximity to the commuter rail station and adjusted +5%; superior in property location and adjusted -5%. The indicated adjusted sales price is \$ 41,700 per apartment unit for Comparable #3.
- Sale #4** Was considered superior in lot size and adjusted -10% of the sales price; superior in regards to having full garage parking and adjusted -5%; superior in property location and adjusted -5% . The indicated adjusted sales price is \$ 44,100 per apartment unit for Comparable #4.
- Sale #5** Was considered superior in lot size and adjusted -10% of the sales price.; was considered inferior in its proximity to the commuter rail station and adjusted +5%; inferior in property location and adjusted +5%. The indicated adjusted sales price is \$ 44,300 per apartment unit for Comparable #5.

The unit land sales transactions included the number of units ranging from 24 to 72 Units. The *adjusted* sales prices per unit range from a low of \$ 33,300 per unit to a high of \$ 69,600 per unit with the adjusted average being \$ 46,600 per apartment unit for the five (5) comparables.

Based on a consideration of the subject's number of proposed units, Stoughton center proximity, and with its convenient access to many amenities, the appraiser has selected \$ 46,500 per unit for the market unit pricing of the land. This selected price per apartment unit is within the indicated range of the adjusted sale prices of the comparables and near the average sales price per unit in the analysis.

This scenario required 6 parking spaces be taken at 50 Rose Street to meet zoning requirements. The appraiser estimated the land value per apartment unit at \$ 46,500 for the 26 proposed units. The 5 spaces at 50 Rose Street are part of primary lot analysis. To allocate a land value for the satellite lots the appraiser documents the number of satellite spaces times (x) the value per land unit for the primary site. Therefore;

$$\begin{array}{lcl} \text{Subject Proposed 26 Apartment Units} & \times \$ 46,500 / \text{Unit} & = \$ 1,209,000 \\ \text{Proposed Satellite Lot - 5 Spaces} & \times \$ 3,800 / \text{Unit} & = \$ 19,000 \end{array}$$

$$26 \text{ Apartment Units} = \$ 1,228,000$$

The appraiser values the commercial portion with hypothetical commercial units. The commercial area to be improved with approximately 4 store front or office units. The commercial land value is on a "per unit" basis is similar to the upper floors apartment units. Therefore;

$$\text{Hypothetical 4 Commercial Units} \times \$ 46,500 / \text{Unit} = \$ 186,000$$

$$\text{Scenario B Gross Site Land Value} = \$ 1,414,000$$

Site Development Expenses

There are necessary expenses paid by the owner / developer in order to fully develop the site. Expenses include site access regarding curb cut approval, legal, engineering, permitting and commissions. The costs of these expenses, or "soft costs", are estimated at ten (10%) percent of the gross value for the project or \$ 160,380.

At time of taking, the appraiser assumes the foundation and footings to be in sound condition. Although it is currently not known about their structural integrity, the appraiser estimates their use in any future development of the site. The developer would realize a reduction in project costs utilizing these improvements and are accounted for with an estimated \$ 80,000 reduction in value.

Valuation Summary Continued

The stated costs are deducted from the indicated gross land valuation to conclude a final opinion of value for Scenario B for the Sales Comparison Approach. Therefore;

Indicated Land Valuation For The Subject's Project :	\$ 1,414,000
Less Estimated Site Preparation Costs : (10% Gross Site Value)	(\$ 141,400)
Less Usable Foundation/Footings	<u>(\$ 80,000)</u>
Sales Comparison Approach To Value :	\$ 1,192,600

Based on the analysis and valuation summary described above, the market value as described herein, employing the Sales Comparison Approach, concludes an as-if vacant and available for new mixed-use building development value for 28 Apartment Units and 4 Commercial Space for the subject property of :

Scenario B Value Conclusion

760 Washington Street, Stoughton & 5 Satellite Spaces

Subject Proposed Mixed-Use Building Land : \$ 1,193,000

One Million One Hundred Ninety Three Thousand Dollars

(\$ 1,193,000)

Scenario C

This scenario values Twenty Six Residential units on floors 2 thru 5, Two Commercial Units on the Ground Floor and Zero Parking Spaces on the Satellite Lot.

Scenario C

Subject Property - 760 Washington Street

Proposed 26 Apt Units & 2 Ground Floor Comm Units = 28

Adjusted Sales Price Per Unit Analysis

Sale No	Sales' Comparable											
No	Property Address											
(1)	511 Hancock Street, Route 3A, Quincy											
(2)	1208 Montello Street, Route 28, Brockton											
(3)	120 N Franklin Street, Route 37, Holbrook											
(4)	102 Revere Street, Canton											
(5)	8 Station Street, Middleboro											
			C									
Sale No	Sales Date	Eff. Sales Price	No. Units	Sales Price/Unit	Time Adj	No. Un Adj	Lot Sz Adj	Public Sew Adj	Covered Pkg Adj	Prox. To MBTA Adj	Prop Loc	Adj Sale Price/Ac
(1)	Mar-20	\$2,775,000	40	\$69,400	11.25%	5%	-5%	0%	-5.00%	0.00%	-5%	\$70,300
(2)	Oct-22	\$786,500	24	\$32,800	3.50%	-3%	0%	0%	-5.00%	-5.00%	10%	\$33,000
(3)	Nov-21	\$2,825,400	72	\$39,200	6.25%	11%	-10%	0%	0.00%	5.00%	-5%	\$42,000
(4)	May-20	\$2,683,200	60	\$44,700	10.75%	9%	-10%	0%	-5.00%	0.00%	-5%	\$44,800
(5)	Oct-21	\$1,018,300	24	\$42,400	6.50%	-3%	-10%	0%	0.00%	5.00%	5%	\$42,600
			Subject 28	Average Adjusted Land Sales Price Per Unit :								\$46,500

Summary

The date of value for this report is March 6, 2024. To fully justify a recently appreciating real estate market, time adjustment for five (5) comparables were calculated at a conservative 1/4 percent per month (3% annually) going forward from date of sale to date of value.

Number of units was a weighted consideration in the analysis for all five (5) of the comparable sales. The comparable's number of units are weighed against the subject's proposed units. Typically, the market suggests that the larger number of units drives down the price per unit. Conversely, smaller number of units drive up the price per unit for the comparable. Based on this, the sales price per unit was adjusted +5%, -3%, +11%, +9% and -3% for comparables #1, #2, #3, #4 and #5 respectively, for their varying number of unit differences to that of the subject.

Sale #1 Was considered superior in regards to lot size and adjusted -5% of the sales price; Was considered superior in regards to having full garage parking and adjusted -5%; superior in property location and adjusted -5% . The indicated adjusted sales price is \$ 70,300 per apartment unit for Comparable #1.

Sale#2 Was considered superior in regards to having full garage parking and adjusted -5% of the sales price; was considered superior in its proximity to the commuter rail station and adjusted -5%; inferior in property location and adjusted +10% . The indicated adjusted sales price is \$ 33,000 per apartment unit for Comparable #2.

Valuation Summary Continued

Sale #3 Was considered superior in lot size and adjusted -10% of the sales price; was considered inferior in its proximity to the commuter rail station and adjusted +5%; superior in property location and adjusted -5%. The indicated adjusted sales price is \$ 42,000 per apartment unit for Comparable #3.

Sale #4 Was considered superior in lot size and adjusted -10% of the sales price; superior in regards to having full garage parking and adjusted -5%; superior in property location and adjusted -5%. The indicated adjusted sales price is \$ 44,800 per apartment unit for Comparable #4.

Sale #5 Was considered superior in lot size and adjusted -10% of the sales price.; was considered inferior in its proximity to the commuter rail station and adjusted +5%; inferior in property location and adjusted +5%. The indicated adjusted sales price is \$ 42,600 per apartment unit for Comparable #5.

The unit land sales transactions included the number of units ranging from 24 to 72 Units. The *adjusted* sales prices per unit range from a low of \$ 33,000 per unit to a high of \$ 70,300 per unit with the adjusted average being \$ 46,500 per apartment unit for the five (5) comparables.

Based on a consideration of the subject's number of proposed units, Stoughton center proximity, and with its convenient access to many amenities, the appraiser has selected \$ 46,500 per unit for the market unit pricing of the land. This selected price per apartment unit is within the indicated range of the adjusted sale prices of the comparables and near the average sales price per unit in the analysis.

For Scenario C, no satellite spaces are required.

Therefore;

$$\text{Subject Proposed 26 Apartment Units (1) x \$ 46,500 / Unit} = \$ 1,209,000$$

The appraiser values the commercial portion with hypothetical commercial units. The appraiser estimates the 5,440 gross square feet of ground floor commercial area is reduced approximately 1,800 square feet to be allocated to 6 garage spaces at 300 square feet per space. The 300 square feet covers a parking spot, travel lanes in the garage and turning radius for the vehicles. The commercial area to be improved with 4 store front or office units. The commercial land value is on a "per unit" basis is similar to the upper floors apartment units. Therefore;

$$\text{Hypothetical 2 Commercial Units x \$ 46,500 / Unit} = \$ 93,000$$

$$\text{Scenario C Gross Site Land Value} = \$ 1,302,000$$

Site Development Expenses

There are necessary expenses paid by the owner / developer in order to fully develop the site. Expenses include site access regarding curb cut approval, legal, engineering, permitting and commissions. The costs of these expenses, or "soft costs", are estimated at ten (10%) percent of the gross value for the project or \$ 130,200.

At time of taking, the appraiser assumes the foundation and footings to be in sound condition. Although it is currently not known about their structural integrity, the appraiser estimates their use in any future development of the site. The developer would realize a reduction in project costs utilizing these improvements and are accounted for with an estimated \$ 80,000 reduction in value.

Valuation Summary Continued

The stated costs are deducted from the indicated gross land valuation to conclude a final opinion of value for Scenario C for the Sales Comparison Approach. Therefore;

Indicated Land Valuation For The Subject's Project :	\$ 1,302,000
Less Estimated Site Preparation Costs : (10% Gross Site Value)	(\$ 130,200)
Less Usable Foundation/Footings	<u>(\$ 80,000)</u>
Sales Comparison Approach To Value :	\$ 1,091,800

Based on the analysis and valuation summary described above, the market value as described herein, employing the Sales Comparison Approach, concludes an as-if vacant and available for new mixed-use building development value for 26 Apartment Units and 2 Commercial Spaces for the subject property of :

Scenario C Value Conclusion

760 Washington Street, Stoughton

Subject Proposed Mixed-Use Building Land : \$ 1,092,000

One Million Ninety Two Thousand Dollars

(\$ 1,092,000)

FINAL RECONCILIATION

This appraisal provides the market value, as defined herein, of damages for a land taking. The area to be taken is identified on an engineer's plan for the two parcels. They are a primary site and a satellite site located at 50 Rose Street, Map 54, Lot 181. The primary site is located at the corner of two (2) public streets; 760 Washington Street and 6-10 Freeman Street, Stoughton, Massachusetts, 02072. The entire site is identified by the Town of Stoughton Assessors' office as Map 54 Lot 285 and Lot 181.

The appraisal report is based on the analysis of the land value of the subject property on a per mixed-use unit basis prior to land taking. The appraiser was supplied an engineer's plan by the client. The engineer's plan identified the land taking necessary to allow for the entire site to be fully developed. Damages for the taking compensate the owner for a loss in regards to ownership of the properties.

Based on the appraiser's inspection of the subject property, knowledge of the area, assessors' maps, and an engineering plan of the subject properties, the appraiser has concluded the damages to the property as a result of the taking. The following 3 Sections (Scenarios A, B and C) in this report layout each valuation scenario. Scenario A is for a presently approved plan - the same plan provided by the engineer. Scenario B assumes the property will be developed under the new zoning regulations; this plan would need a new set of approvals. Scenario C will also be developed under the new zoning regulations and will require a new set of approvals.

Scenario A

Assumes the eventual developer will move forward under the original plans as approved by the Planning and Zoning authorities. The property is appraised as a mixed use building with the original proposed 21 apartment units and 6 ground level commercial units. The property is lacking the required on-site parking therefore a satellite lot on nearby Rose Street, a vacant parking lot, offering up to an additional 12 spaces would be part of the taking. This scenario requires a total of 24 parking spaces; 8 on-site parking spaces in place plus an additional 16 satellite parking spaces at 50 Rose Street.

<u>Value Scenario A</u>	<u>Opinion of Taking Value</u>
21 Apartment Units / 6 Commercial Units / Satellite Lot	\$ 1,141,500

Scenario B

Assumes the foundation and footing can support a 5th floor. The property is appraised as a mixed use building with the fifth floor adding 5 apartment units for a total of 26 units. There would be 2 commercial spaces. This scenario requires a total of 14 parking spaces; 8 on-site parking spaces in place plus an additional 6 satellite parking spaces sitting at 50 Rose Street.

<u>Value Scenario B</u>	<u>Opinion of Taking Value</u>
26 Apartment Units / 4 Commercial Units / Satellite Lot	\$ 1,193,000

Scenario C

Assumes the foundation and footing can support a 5th floor and additional ground level parking. The property is appraised as a mixed use building with the fifth floor adding 5 apartment units for a total of 26 units. This scenario requires a total of 14 parking spaces; all of which would be on-site parking spaces thereby reducing the usable commercial units significantly. The first floor commercial space use would lose part of its gross building area in order to accomodate the parking spaces.

<u>Value Scenario C</u>	<u>Opinion of Taking Value</u>
26 Apartment Units / 2 Commercial Units / No Satellite Lot	\$ 1,092,000

Based on the investigation and estimated values, the “highest possible price” must be concluded because the property might possibly be acquired by a taking under the eminent domain process. The Scenario B result is the highest of the three values developed. Therefore, I have selected the value of \$1,193,000 determined in Scenario B is the most appropriate indicator of value.

I hereby confirm that I have carefully inspected the subject properties, that I have no personal interest in the properties and that, in my opinion, the market value, as described herein, of damages for the proposed land taking, in fee simple form of ownership, as of March 6, 2024, the date of last inspection, is as follows:

Value Scenario B

26 Apartment Units / 4 Commercial Units / 0 Satellite Lot Parking Spaces

Opinion of
Taking Value
\$ 1,193,000



Shaun Fitzgerald, RA
Massachusetts Certified General #70225

02/07/2024
Date

CERTIFICATION OF VALUE

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

Fitzgerald Appraisals, LLC has not performed any services to the subject property in the last 3 years.

The appraisal assignment was not based on a required minimum valuation, a specific valuation, or the approval of a loan.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

No one provided significant professional assistance to the person signing this report.

A legal description of the subject real estate is included in this report.

Any personal property, fixtures, or intangible items that are not real property but are included in the appraisal have been identified and separately valued, and the impact of their inclusion or exclusion on the estimate of market value has been discussed in this report.

If any information required or deemed pertinent to the completion of this appraisal was unavailable, that fact and the effort to obtain the information have been disclosed and explained in this report.

As of the date of this report, I, Shaun Fitzgerald, have completed the requirements of the continuing education program of the Massachusetts Board of Real Estate Appraisers and I have completed the requirements of the continuing education program of the Massachusetts Division of Professional Licensure for Real Estate Appraisers.

I have made a personal inspection of the property that is the subject of this report.



Shaun Fitzgerald, RA
Massachusetts Certified General # 70225

03/7/2024
Date

Doc: 1,392,516 12-19-2017 1:38
 Ctl#: 197218
 Norfolk County Land Court

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 MASSACHUSETTS STATE EXCISE TAX
 Norfolk County Land Court
 Date: 12-19-2017 @ 01:38pm
 Ctl#: 1098 Doc#: 1392516
 Fee: \$1,710.00 Cons: \$375,000.00

QUITCLAIM DEED

Freeman Street Corp., a Massachusetts corporation with a principal business address of 6 Freeman Street, Stoughton, Norfolk County, Massachusetts,

for consideration paid of Three Hundred Seventy-Five Thousand (\$375,00.00) Dollars,

grants to Steven A. Connelly, Trustee of the Freeman Street Trust u/d/t dated December 19, 2017, and filed with the Norfolk Registry District of the Land Court herewith as Document No. 1,392,517, having an address of 1859 Dorchester Avenue, Dorchester Massachusetts 02124

with Quitclaim Covenants

A certain parcel of land, with the buildings thereon, now known and numbered as 760 Washington Street and 6 Freeman Street, Stoughton, Norfolk County, Massachusetts, bounded and described as follows:

SOUTHEASTERLY	by the Northwesterly line of Freeman Street, one hundred eighteen and 80/100 (118.80) feet;
SOUTHWESTERLY	by Lot B1, as shown on plan hereinafter referred to, now known as Washington Street, one hundred two and 92/100 (102.92) feet;
NORTHWESTERLY	by Lot A, as indicated on said plan, the line running in part through the middle of a twelve inch brick wall, one hundred fifteen and 77/100 (115.77) feet; and
NORTHEASTERLY	by Lot C, as indicated on said plan, one hundred two and 53/100 (102.53) feet.

Said parcel is shown as Lot B2 on a plan drawn by S.L. Leftovith, Engineer, dated March 8, 1929, as approved by the Land Court, filed in the Land Registration Office as No. 11997C, a copy of a portion of which is filed in the Norfolk Registry District with Certificate No. 12844, Book 65.

Property Address: 760 Washington Street and 6 Freeman Street, Stoughton, Massachusetts 02072

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The above described land is subject to the exceptions set forth in a deed given by Charles L. Swan to Shol Alperin, dated September 14, 1926, duly recorded in Book 1713, Page 483, so far now in force and applicable.

Being the same premises conveyed by a deed dated February 15, 2002 from David H. Kitcher and Matilda L. Gellis to Freeman Street Corp and filed with the Norfolk County Registry District of the Land Court as Document No. 915646 and noted on Certificate No. 161763.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow]

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COPY
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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

BK 28236 P194 #114626
11-04-2010 @ 03:39p
NOT
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OFFICIAL
COPY

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 11-04-2010 @ 03:39p Doc: 114626
City: 1983 Fee: \$383.04 Cons: \$84,000.00

QUITCLAIM DEED

MSC Development, LLC, a Massachusetts limited liability company with a business address of 10B Porter Street, Stoughton Norfolk County, Massachusetts

for consideration paid \$ 84,000.00

grants to Steven A. Connelly, Trustee of 50 Rose Street Realty Trust, u/d/t dated November 7, 2010, and recorded with Norfolk Registry of Deeds herewith in Book 28236, Page 191

with a usual business address of 1859 Dorchester Avenue, Dorchester, Massachusetts 02124

with quitclaim covenants

See Exhibit "A" attached hereto

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

For Grantor's title, see Deed dated October 20, 2006, and recorded with Norfolk County Registry of Deeds in Book 24184, Page 213.

Bk 28236 Pg195 #114626

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COPYExecuted as a sealed instrument this 4th day of November, 2010.

MSC DEVELOPMENT, LLC

By Paul J. Sullivan
Paul J. Sullivan
Manager & Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

November 4, 2010

Then personally appeared the above-named Paul J. Sullivan, Manager and Authorized Signatory, proved to me by satisfactory evidence of identification which was MA drivers license to be the person whose name is signed on the attached document and acknowledged to me that he signed it voluntarily for its stated purpose and acknowledged the foregoing instrument to be the voluntary act of MSC Development, LLC, before me, the undersigned Notary Public

Jeffrey A. Miller
Jeffrey A. Miller - Notary Public
My Commission Expires: April 15, 2013

Bk 28236 Pg196 #114626

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Exhibit "A"

A certain parcel of land situated in Stoughton, County of Norfolk in the Commonwealth of Massachusetts known and being numbered as 50 Rose Street, bounded and described as follows:

BEGINNING at the Northeasterly corner of the granted premises and running South 14 degrees 40' East by land now or late of George E. Belcher, one hundred five (105) feet to other land now of said Belcher;

THENCE turning, with an interior angle of 98 degrees 5' and running South 67 degrees 15' West by said other land now or late of Belcher and by land now or late of the Texas Company one hundred twenty-five (125) feet to land of the New York, New Haven and Hartford Railroad Company;

THENCE turning and running Northwesterly by said land of said Railroad Company, forty-two (42) feet, more or less, to land now or formerly of Brockton Edison Company;

THENCE turning and running North 71 degrees 57' East by land now or formerly of Brockton Edison Company, seventy-six and 5/10 (76.5) feet;

THENCE turning and running North 19 degrees 45' West, still by land now or formerly of Brockton Edison Company, seventy-four and 5/10 (74.5) feet to land now or late of Harriet Loring;

THENCE turning and running North 71 degrees 57' East, by land now or late of Harriet Loring seventy (70) feet to the point of beginning, there forming with the boundary line first described an interior angle of 86 degrees 37'.

Together with the right (so far as Grantor may confer lawfully such right) to use in common with other owners of land adjoining the same, a right of way fifteen (15) feet wide extending Northeasterly from the granted premises to Rose Street, the Northwesterly boundary line of said way commencing at a point on the Easterly boundary line of the granted premises thirty (30) feet from the Southeasterly corner of said premises and extending North 71 degrees 57' East to said Rose Street, all as shown on a plan entitled "Plan of Land near Rose Street, Stoughton, the Edison Electric Illumination Company of Brockton, Stone & Webster, Boston", recorded with Norfolk Deeds in Plan Book 902, Plan 325.

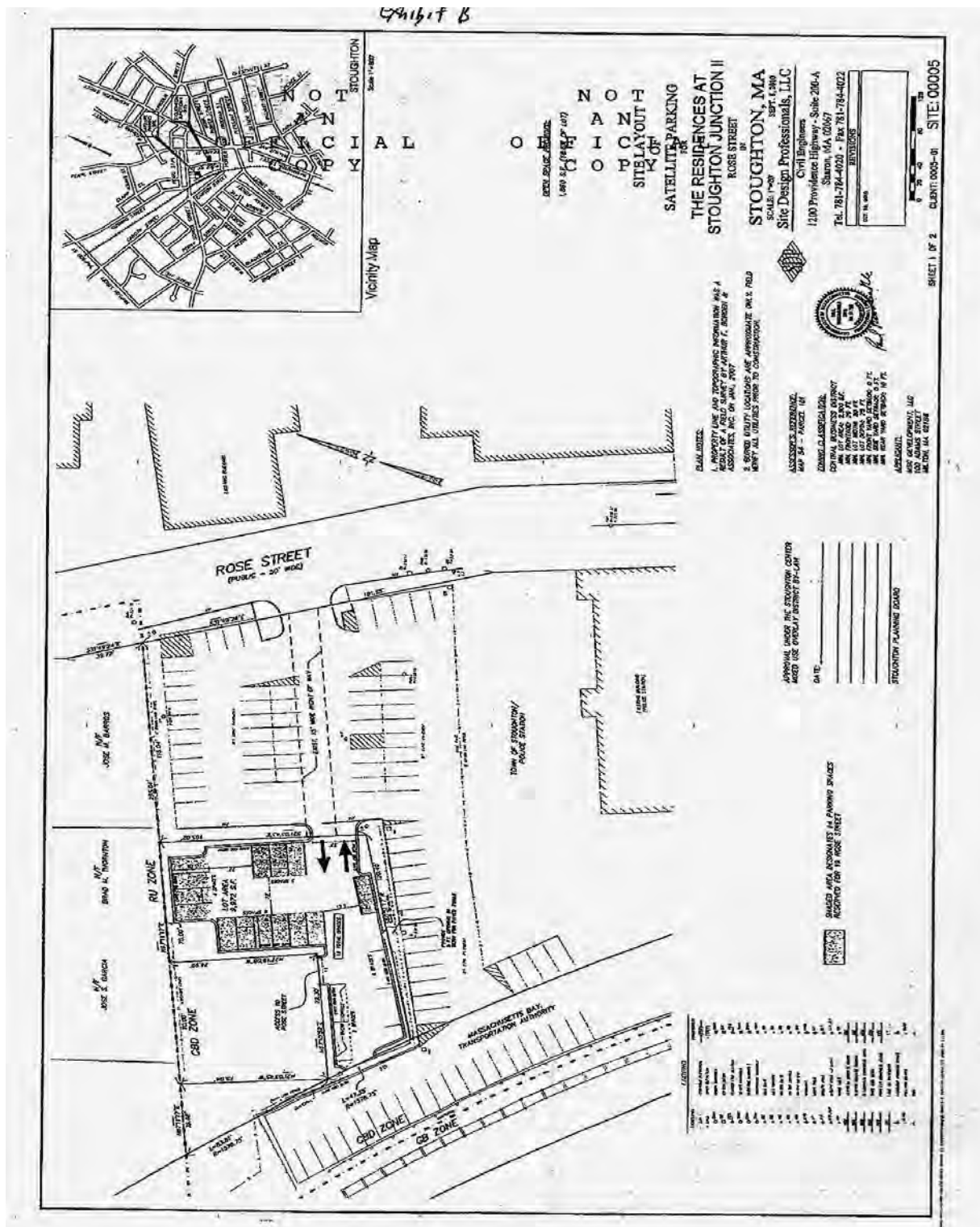
Said parcel is represented by the shaded portions of said plan and is composed of the premises conveyed to the Stoughton Gas & Electric Company by deed of Susan M. Bartlett dated December 20, 1906, and recorded with Norfolk Deeds in Book 1162, Page 127, and a portion of the premises conveyed to said Stoughton Gas & Electric Company by deed of William W. Potter and other recorded July 13, 1891, with said Norfolk Deeds, in Book 657, Page 523.

Bk 28236 Pg197 #114626

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Said parcel is also described as a certain parcel of land located at 50 Rose Street, Stoughton, Norfolk County, Massachusetts and being shown on a sketch plan entitled "Site Layout of Satellite Parking for The Residences at Stoughton Junction II, Rose Street, in Stoughton, MA Scale 1"=20' September 8, 2010" prepared by Site Design Professionals, LLC, Civil Engineers, shown as Lot Area 9,972 s. f., which sketch plan is attached hereto as Exhibit "B".



**SPECIAL PERMITS FOR BUILDING PLANS & OFF STREET PARKING
(PAGES 259 - 260 / PAGES 261 THRU 267 IN FILE)**

9 Doc: 1,486,247 09-01-2021 2:16
Ctf#: 197218
Norfolk County Land Court

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MASSACHUSETTS
MA 02072
PLANNING BOARD

I hereby certify that no appeal has been filed with the Office of the Town Clerk within the twenty day appeal period.
Stephanie Carrara
Town Clerk
Date: March 4, 2021

Findings and Decision
Special Permits for Mixed Use Building & Off-Site Parking in the SCMUOD
760-770 Washington Street
Case #SCM 20-01

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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

DATE: January 28, 2021

APPLICANT: Freeman Street Trust
1825 Dorchester Avenue
Dorchester, MA 02124

OWNER: Freeman Street Trust
1825 Dorchester Avenue
Dorchester, MA 02124

REPRESENTATIVE: Site Design Professionals, LLC
One Merchant Street, Suite 110
Sharon, MA 02067

LOCATION: 760-770 Washington Street (further identified on Map 54, Lot 285)
Central Business District/Stoughton Center Mixed Use Overlay District (SCMUOD) Area A

I) Project Summary

The project proposes construction of a 37,000± SF four (4) story mixed-use building on the 11,986 SF site at the corner of Washington Street (Route 138) and Freeman Street. The project also includes a satellite off-site parking area located off of Rose Street abutting the existing municipal parking lot next to the Stoughton Police Station.

Title References:
Certificate 191218
Book 37565, Page 583

132516

9

**SPECIAL PERMITS FOR BUILDING PLANS & OFF STREET PARKING
(PAGES 259 - 260 / PAGES 261 THRU 267 IN FILE)**

Bk 39806 Pg260 #114333

II) **Procedural History** ^{NOT}_{AN} ^{NOT}_{AN}
^{O F F I C I A L} ^{O F F I C I A L}

- A) Application for Special Permits was made by the above referenced applicant and owners and filed with the Planning Board on September 1, 2020. The application was submitted by Freeman Street Trust (the Applicant), of 1825 Dorchester Avenue, Dorchester, MA 02124.
- B) The land shown is located at 760-770 Washington Street and shown on Map 54, Lot 285 (the "Property") and is located within the Central Business District/Stoughton Center Mixed Use Overlay District (SCMUOD) Area "A" District.
- C) A public hearing on the Special Permit Application was opened by the Planning Board on October 8, 2020.
- D) The Planning Board also reviewed all prior permit and site plan relief previously granted for the project and the supporting file materials and deliberations.

III) Application Submittals and Related Documents

A) Application Submittals

- 1) The Site Plan submitted for review by the Planning Board is entitled " Site Plan" for Proposed Building 760-770 Washington Street & 6-10 Freeman Street in Stoughton, Massachusetts" and dated March 20, 2014 and revised through January 26, 2021 and prepared by Site Design Professionals, LLC, Civil Engineers, One Merchant Street, Suite 110, Sharon, MA 02067.
- 2) Site Layout of Satellite Parking for Proposed Building 760-770 Washington Street & 6-10 Freeman Street and The Residences at Stoughton Junction II 19 Rose Street in Stoughton, MA and dated June 18, 2020 and revised through January 26, 2021 and prepared by Site Design Professionals, LLC Civil Engineers, One Merchant Street, Suite 110, Sharon, MA 02067.
- 3) Landscaping Plan of Satellite Parking for Proposed Building 760-770 Washington Street & 6-10 Freeman Street and The Residences at Stoughton Junction II 19 Rose Street in Stoughton, MA and dated June 18, 2020 and revised through January 26, 2021 and prepared by Site Design Professionals, LLC, Engineers, One Merchant Street, Suite 110, Sharon, MA 02067.
- 4) Plan entitled "Mixed Use Project at 6-10 Freeman Street (front) and 760-770 Washington Street, Stoughton, MA" dated March 20, 2020 and revised through January 7, 2021 and prepared by Spalding Tougas Architects, Inc., 241 A Street, Suite 200, Boston, MA 02210.

B) Related Documents


- 1) Copy of the Legal Public Hearing notice from the edition of the Journal-Sun dated September 23, 2020 and September 30, 2020.
- 2) Certified List of Abutters dated September 1, 2020.

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Fitzgerald Appraisals LLC

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ASSESSORS' PROPERTY RECORD CARD

Parcel ID 054 285 0										Comments										Sketch																																																																																																			
Exterior Information Type: <input type="text"/> Location: <input type="text"/> Story Hgt: <input type="text"/> Tot Units: <input type="text"/> (LW) Units: <input type="text"/> Floor: <input type="text"/> Found: <input type="text"/> % Own: <input type="text"/> Frame: <input type="text"/> Name: <input type="text"/> P. Wall: <input type="text"/> Sec Wall: <input type="text"/> Roof Str: <input type="text"/> Roof Cvr: <input type="text"/> Color: <input type="text"/> View: <input type="text"/> Shape: <input type="text"/> Bid Name: <input type="text"/>										Condo Information Bath Features: Full Bath: <input type="text"/> Ring: <input type="text"/> Add Full: <input type="text"/> Ring: <input type="text"/> 3/4 Bath: <input type="text"/> Ring: <input type="text"/> Add 3/4: <input type="text"/> Ring: <input type="text"/> 1/2 Bath: <input type="text"/> Ring: <input type="text"/> Add 1/2: <input type="text"/> Ring: <input type="text"/> Other Fix: <input type="text"/> Ring: <input type="text"/> Calc Ladder: Base Rate: <input type="text"/> Size Adj: <input type="text"/> Con Adj: <input type="text"/> Adj Prc: <input type="text"/> Grade Fl: <input type="text"/> Other Feat: <input type="text"/> NBH Mod: <input type="text"/> NBC Infl: <input type="text"/> LUC Fl: <input type="text"/> Adj Tot new: <input type="text"/> Total: <input type="text"/> 0%										Res Breakdown Floor: <input type="text"/> No. Unit: <input type="text"/> Rooms: <input type="text"/> Baths: <input type="text"/> Interior: <input type="text"/> Add: <input type="text"/> Kitchen: <input type="text"/> Bath: <input type="text"/> Plumb: <input type="text"/> Electric: <input type="text"/> Heating: <input type="text"/> General: <input type="text"/> Bldg Total: <input type="text"/> Parcel Total: <input type="text"/>										Remodeling Exterior: <input type="text"/> Interior: <input type="text"/> Add: <input type="text"/> Kitchen: <input type="text"/> Bath: <input type="text"/> Plumb: <input type="text"/> Electric: <input type="text"/> Heating: <input type="text"/> General: <input type="text"/> Bldg Total: <input type="text"/> Parcel Total: <input type="text"/>										General Information Grade: <input type="text"/> Year Bld: <input type="text"/> Eff Yr: <input type="text"/> Alt LUC: <input type="text"/> Juris: <input type="text"/> Con Mod: <input type="text"/>										Interior Information Avg Rtr/Ft: <input type="text"/> P. Int Wall: <input type="text"/> Sec Int Wall: <input type="text"/> Partition: <input type="text"/> P. Floor: <input type="text"/> Sec Floor: <input type="text"/> Bmt Floors: <input type="text"/> Sub Floors: <input type="text"/> Bmt Garage: <input type="text"/> Electric: <input type="text"/> Insulation: <input type="text"/> Int Vs Ext: <input type="text"/> Heat Fuel: <input type="text"/> Heat: <input type="text"/> # Heat Sys: <input type="text"/> Heated %: <input type="text"/> Sol HW %: <input type="text"/> Com Wall %: <input type="text"/> Sprink %: <input type="text"/>										Mobile Home Make: <input type="text"/> Model: <input type="text"/> Serial: <input type="text"/> Year: <input type="text"/> Color: <input type="text"/>										Alt Areas S. Area: <input type="text"/> Undepr Val: <input type="text"/> F. Area: <input type="text"/> Rate Adj A: <input type="text"/> Gross A: <input type="text"/> Gross A: <input type="text"/> Net Area: <input type="text"/> Code Desc: <input type="text"/> Building Totals: <input type="text"/> Parcel Totals: <input type="text"/>										Sub Areas Code Desc: <input type="text"/> Price: <input type="text"/> Ring: <input type="text"/> Parcel ID: <input type="text"/> Sale Date: <input type="text"/> Avg Ring: <input type="text"/> Ind Val: <input type="text"/>										Comparable Sales Ring: <input type="text"/> Parcel ID: <input type="text"/> Sale Date: <input type="text"/> Avg Ring: <input type="text"/> Ind Val: <input type="text"/>										Special Features / Yard Items Code Desc: <input type="text"/> A Y/S: <input type="text"/> Qty: <input type="text"/> 01 FOUNDATION D Y 1 1.00 A AV 2022 25,000.00 T 2% 101 1 5 1 Building Totals: <input type="text"/> Parcel Totals: <input type="text"/>										Image 									

ASSESSORS' PROPERTY RECORD CARD

154 MAP LOT BLOCK Parcel ID 4

PROPERTY LOCATION
80 ROSE ST
STOUGHTON, MA

OWNERSHIP
CONNELLY STEVEN A TRUSTEE
80 ROSE STREET RLTLY TRUST
1825 DORCHESTER AVE
DORCHESTER, MA 02124-0000

054 181 0 Parcel ID 0

Building Location: 80 ROSE ST

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
390	0	0	0.23	140,600	140,600
390	0	0	0.00	0	0
Building Total	0	0	0.23	140,600	140,600
Parcel Total	0	0	0.23	140,600	140,600
Source	0 - Mkt Adj Cost				


Card: 1 of 1 Total Card 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600

USE * IMP 0 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600

ASSESSED 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600 / 140,600

LEGAL DESCRIPTION
763280.281747035.2871100.2026555

Lot Size
Total Land 0.23
Land Unit Type AC



Patriot
PROPERTIES INC.

User Account 054 181
GIS Coord 1
GIS Coord 2
Insp Date
Print Date / Time 12/5/2023 3:56 pm
Last Date / Time

PROPERTY ID: 5484

Assessed Notes

Trx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Date
2024	FV	390	0	0	0.23345	140,600	140,600	11/30/2023
2023	FV	390	0	0	0.23345	130,200	130,200	12/22/2022
2022	FV	390	0	0	0.23345	120,300	120,300	12/14/2021
2021	FV	390	0	0	0.23345	114,600	114,600	12/10/2020
2020	FV	390	0	0	0.23345	114,600	114,600	10/08/2019
2019	FV	390	0	0	0.23345	104,200	104,200	10/17/2018
2018	FV	390	0	0	0.23345	98,900	98,900	10/24/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif	NAL	Notes
MSC DEVELOPMENT LLC	28236-194		11/04/2010	84,000	No			
GERBER HERBERT J	24184-213		10/20/2008	200,000	No		F	
GERBER HERBERT J	5103-202		01/17/1975	0	No			

OTHER ASSESSMENTS

Code	Desc	Amnt	Comm Int Amnt

NARRATIVE DESCRIPTION
This parcel contains 0.23345 A of land mainly classified as LAND-C with a building having primarily Exterior.

PROPERTY FACTORS

Item Code	Item	Code	%
Util 1	Dis 1		
Util 2	Dis 2		
Util 3	Dis 3		
Census	Zone 1 CBD		100
F. Haz	Zone 2		
Tops	Zone 3		
Street	HK		
Traffic			
Expend			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed ID	Notes	Last Visit
03/31/2010	10-D-03	DEMOLITION	0	03/31/2010	C		DEMOLISH 20 X 4	
08/20/2007	07-D-08	DEMOLITION		11/10/2008	C			03/25/2008

ACTIVITIES

Date	Result	By
12/19/2008	31	M. CONNORS
05/02/2008	2	M. CONNORS
06/20/2001	16	SCOTT MC
09/05/1997	3	JS
04/05/1981	02	CONVERSION

LAND SECTION (390)

LUUC Desc	Alt %	Fl	# Units	Depth	U. Type	L. Type	Fl	Base V	Unit Prc	Ad Prc	NBC	Fl	Mod	Int 1	%	Int 2	%	Int 3	%	Apor	Int LUC	%	Spec LV	Units	LFI	Assessed Notes
390 LAND-C		1	10,169		S	SITE	1	13.5	13.83	13.83	CA	1		S	-25	A	-25					140,600	0	1	140,600	
Total ACHA			0.23					10,169.00														140,600	0		140,600	
Total SFISM																										
Parcel LUC390 - LAND-C																										
P. NBC Desc																										
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APPRAISER QUALIFICATIONS

SHAUN FITZGERALD, RA

WORK EXPERIENCE

- 4/93 - PRESENT** *Fitzgerald Appraisals LLC* BROCKTON, MA
Appraiser responsible for the inspection, analysis and value determination of Residential, Commercial and Industrial properties.
- 5/88 - 05/00** *J. Gerard Callahan, Realtors,* BROCKTON, MA
Commercial, Industrial, Residential and Land brokerage, appraisal, development and property management
- 11/88 - 5/90** *Banker & Tradesman / RETD,* BOSTON, MA
Developed the *COMP-Report* Appraisal Data Base under a consulting assignment.
- 12/84 - 5/88** *Adelie Corporation,* CAMBRIDGE, MA
Principal in a start-up software firm which developed Sales & Marketing data bases for Fortune 100 companies. Sold business to AT&T.
- 4/83 - 11/84** *Hogan Systems,* DALLAS TX
Area VP in software firm serving banking and insurance industries.
- 9/78 - 4/83** *Cincom Systems,* CINCINNATI, OH
Regional Manager, Marketing Rep, Technical Rep selling and servicing database management software systems to industrial users of mainframe computers.

LICENSES & DESIGNATIONS

Commonwealth of Massachusetts

General Certified Appraisal License	# 70225
Residential Appraisal License	# 2047
Real Estate Broker's License	# 137506

State of New Hampshire

General Certified Appraisal License	# NHGC-617
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US Government - FHA / HUD

FHA Approved Fee Appraiser	MA-70225
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Massachusetts Board of Real Estate Appraisers

Immediate Past President	2008
President	2007
Vice President	2005
Secretary/Treasurer	2004
Secretary	2003
Board of Trustees	2000 - 2002
Designated Member	2006 - present
Member	1996 - 2006
Candidate Member	1995

The Appraisal Foundation

Advisory Committee (TAFAC)	
1 st Alternate Representative	2009

<u>National Association of Realtors</u>	
Appraisal Committee	2004
Candidate - Certified Commercial Investment Manager (CCIM)	
Graduate - Realtor Institute (GRI)	
<u>Massachusetts Association of Realtors</u>	
State Director	2001
Professional Standards Committee	1998 - present
Instructor (Appraisals) Realtor Institute	2003 - present
<u>North Bristol County Board of Realtors</u>	
Member	1997 - present
Director	1999 - 2002
<u>Greater Brockton Board of Realtors</u>	
Board of Directors	6 years
Vice President	1994
President	1995 & 1996
<u>Town of Easton, Massachusetts</u>	
Board of Assessors - Chairman	FY 2003, 2006, 2009
Vice Chairman	FY 2002, 2005, 2008
Clerk	FY 2004, 2007
<u>Massachusetts Continuing Legal Education</u>	
Faculty	2007 - present
<u>Massachusetts Office of Environmental Affairs</u>	
MassGIS Steering Committee	2007

EDUCATION & TRAINING

<u>Oliver Ames High School</u>		1967
<u>University of Massachusetts</u>	<i>BS-Mathematics</i>	1971
Introduction to Economics		
Urban Economics		
Urban Transportation Planning		
<u>Bentley College of Accounting</u>		
Appraisal of the Single Family Residence		1974
Appraisal of Income Properties		1997
Appraising Complex Residential Properties		1997
<u>Northeastern University</u>		
Attacking & Defending an Appraisal in Litigation (Parts 1 & 2)		1997
<u>Boston Architectural Center</u>		
Rise & Fall of the American City		1977
Architectural Drafting		1977
<u>National Association of Realtors</u>		
Appraisal Series (5 Courses)		1993
Fundamentals of Real Estate Investment & Taxation (CCIM)		1988
Advanced Taxation & Marketing Tools for R.E. Investment (CCIM)		1989
User Decision Analysis for Commercial Investment R.E. (CCIM)		2000
Market Analysis for Commercial Investment R.E. (CCIM)		2000

Massachusetts Board of Real Estate Appraisers

Uniform Standards & Procedures for Appraisal Practice (USPAP)
USPAP Update - Departure Provisions
New Uniform Residential Appraisal Report
Real Estate Law & The Registry of Deeds
Property Inspection & Building Structural Components
Land Development
Title V Sanitary Code
Rents-Contract vs Market, Direct Cap vs DCF, Contaminated Properties
Appraisal Communication: Writing Convincing Appraisal Reports
Property Inspection Techniques - Commercial / Industrial
Commercial Appraisal Review Seminar
HUD / FHA Appraisal Reform
Appraisers' Use of the Internet - Untangling the Web
Contemporary Issues in Appraising

Massachusetts Association of Assessing Officers

Assessment Administration: Law, Procedures, Valuation
Mass Appraisal
Geographical Information Systems, Use of Internet
Valuing Wetlands

Lincoln Institute of Land Policy and Taxation

Theory & Practice of Land Valuation

QUALIFIED EXPERT

Massachusetts Probate Court

Barnstable County
Norfolk County
Plymouth County

Massachusetts Superior Court

Plymouth County

PUBLISHED

Banker & Tradesman

Brockton's Glory, Once Heralded The World Over, Will Again Be Recognized
Promise of New Train Line Transporting Brockton Market
The UFFI House

New England Real Estate Journal

Should Lenders Wear Suspenders
Appraisal Effort Moves to Top of Form
Appraisers and the Privacy Law
Fear Not - Plenty of Work for Appraisers
Now is Not the Time to Cut Back on Effort, or Fees
Countdown to 2008 - The Last Year of Reform

Remodeling Magazine

1995-2001 Cost vs Value Report

TOWN OF STOUGHTON
OFFICE OF BUILDING DEPARTMENT
BUILDING PERMIT

MAP 54
LOT 285
ZONE CBD

FOUNDATION ONLY

Permit No. 22-086

Date: April 25, 2022

This permit is granted to Freeman Street Trust - Steven Connelly, Contractor
of 1825 Dorchester Ave, Dorchester, MA 02124 to CONSTRUCT FOUNDATION ONLY
building located 760-770 Washington Street

Width 109' Depth 118' Height 40' No. of Stories 4

Material Concrete & Steel

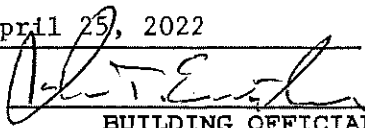
Proposed use Commercial 1st Floor & (21) Twenty One Dwelling Units Above

EST COST \$ 3,750,000

This permit is subject to all existing Building Laws of Stoughton now in
force or that may hereafter be enacted, and in conformance with the details
of

Permit Number 22-086

Fees Paid \$52,500.00 on April 25, 2022


BUILDING OFFICIAL

****FOOTING INSPECTION REQUIRES A U-FER GROUND****

DEPT. FILE COPY

BUILDING PERMIT

Amount Paid

VALIDATION

Date 4/25/2023 Permit No. 22-086

Applicant FREEMAN ST TRUST STEVEN CONNELLY Address 1825 DORCHESTER AV

Permit to NEW COMMERCIAL/RESIDENTIAL Story Number of Dwelling Units

At (Location)	760-770 WASHINGTON ST	Zoning District	CBD
---------------	-----------------------	-----------------	-----

Between _____ And _____

Subdivision _____ Map **54** Lot **285** Lot Size _____

Building to Be	Ft. Wide By	Ft. Long By	Ft. in Height and Shall confirm in construction
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To Type	Use Group	Basement Walls or Foundation
---------	-----------	------------------------------

Remarks	CONSTRUCT NEW MIXED USE BUILDING AS SPECIFIED WITH FIRST FLOOR COMMERCIAL USE AND 21 APARTMENT UNITS ABOVE. NEW 45' HEIGHT ALLOWED PER PLANNING BOARD CASE #SP23-006.
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Area or Volume	Estimated Cost	\$3,750,000.00	Permit Fee	\$52,500.00
----------------	----------------	----------------	------------	-------------

Owner FREEMAN ST TRUST STEVEN CONNELLY

Address 1825 DORCHESTER AV DORCHESTER

Building Dept JACK ERICKSON
By _____

Town and Schools of Stoughton

Real Estate Tax Statement

Parcel: 054 285 0

Location: 760 WASHINGTON ST

Owner:
CONNELLY STEVEN A TRUSTEE
FREEMAN STREET TRUST
1825 DORCHESTER AVENUE
DORCHESTER MA 02124

Status:
Square 0

Land Valuation: 255,900

Building Valuation: 0

Exemptions: 0

Taxable Valuation: 255,900

Interest Per Diem: 0.00

Legal Description:

Deed Date: 12/19/2017

Book/Page:

Interest Date: 09/13/2023

Year	Type	Bill			
2024	RE-R	2007			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	COM TAX	1,483.95	0.00	0.00	0.00
	CPA	22.26	0.00	0.00	0.00
		1,506.21	0.00	0.00	0.00
2	COM TAX	1,483.95	1,483.95	0.00	1,483.95
	CPA	22.26	22.26	0.00	22.26
		1,506.21	1,506.21	0.00	1,506.21
Year Totals		3,012.42	1,506.21	0.00	1,506.21
Grand Totals		3,012.42	1,506.21	0.00	1,506.21

** End of Report - Generated by Paula Nute **

11,961 sf

Owner:CONNELLY STEVEN A
TRUSTEE

1 inch equals 28.6 feet



Article 34

Security Vestibule Upgrades OMS, Wilkins, Jones

	OMS	Wilkins	Jones	Total
Door Security Hardware and Camera	21,000	18,000	18,000	57,000
Additional Electrical	900	900	900	2,700
ACM Updates	5,500	5,500	3,500	14,500
Additioanl Security	3,000	6,400	6,400	15,800
				90,000

OMS Interior Main Door Lock/Intercom

Quote #64950 V1
December 27, 2023

PREPARED FOR
Stoughton Public Schools

PREPARED BY
Brian Ingalls

New Era Technology
neweratech.com

Scope of Work

New Era Technology is pleased to provide this quote to replace the main door lock and Aiphone. This quote is based on the scope below.

- Supply and install a HES rim strike on the interior main entrance door to replace the maglock.
- Reprogram REX unlock at the door for proper operation.
- Test door functions: card access, forced open, held open, and valid egress.
- Supply and install a new video intercom; 1 door station, 1 master, and 2 sub-master.
- Confirm proper door release operation.
- Provide training as needed.

*** New Era Technology NE is an approved vendor on the Commonwealth of Massachusetts ITC71 state blanket contract. This proposal is being provided in accordance with all rates and terms of the contract. ***

Bill of Materials

Item	Product Description	Quantity
JPS-4AED	7" Touchscreen Video Intercom Set	1
JP-DA	Video Door Station, Surface Mount	1
KMB-45	45-Degree Mullion Mounting Bracket for 1-Gang Surface Mount Door Stations	2
JP-4HD	7" Video Sub Master Station with Touchscreen LCD	2
JP-8Z	Distribution Adaptor for Video Sub Master Stations	1
PS-2420UL	24V DC Power Supply, 2A, UL Listed	1
MCW-S/B	Desk Stand, Adjustable	3
RY-3DL	Selective Three Door Release Adaptor	1
9600 630	HES Genesis Rim Exit Stk 630 9" SURFACE MT ELECTRIC STK 12/	1
Physical Security Project Consumables	Physical Security Project Consumables	1
77-240-6B	Superior Essex Cat 6 Yellow Plenum Rated Cable	2
25244BGY1000	West Penn Audio/Control Cable - 1000 ft Audio/Control Cable for Security Access Control System - First End: Bare Wire - Second End: Bare Wire - 18 AWG - Gray	1
871802P10C	Aiphone Control Cable - 1000 ft Bare Wire Control Cable for Intercom - Plenum, CL3P, FPLP, CMP, FT6 - 18 AWG - White	1

Subtotal: **\$7,543.15**

Professional Services

Item	Product Description	Quantity
ITC71 Senior Technician	ITC71 Senior Technician - Device Installation	16
ITC71 Senior Technician	ITC71 Senior Technician - Cable	8
ITC71 Security Engineer	ITC71 Security Engineer	8

Government Procurement Note(s)

Commonwealth of Mass State/Local Government Procurement Note

All contracts, purchase orders, and/or related correspondence should be directed to New Era Technology NE at 2 Batterymarch Park, Suite 401, Quincy, MA 02169 (Phone 617-367-7474). In generating an encumbrance or making a payment, please reference Future Technologies Group, LLC dba New Era Technology NE and vendor code VC0000286170. If this proposal references a state contract or procurement vehicle, the contract will be specifically referenced within the Scope of Work.

Standard Terms & Conditions

Terms and Conditions

Unless otherwise noted, this Proposal is based upon all work being performed in one continuous phase during normal business hours, Monday through Friday. Pricing is contingent upon unrestricted access to the areas where the work is to be performed and, if applicable, access to the equipment or system(s), as necessary, both remotely and directly, so that New Era can effectively perform its services. Pricing is also contingent upon all cable pathways being easily accessible and free and clear of obstructions. All trademarks are the property of the respective owners.

Any change to the Scope of Work described in this Proposal involving extra costs shall only be effective upon the execution of a written Change Order by both Parties.

Warranties and Remedies for Services: New Era warrants all workmanship for one year from completion of the work and that all installation services will be performed by qualified personnel in a professional manner and in accordance with good commercial practices and industry standards. Services shall be performed in accordance with all applicable federal, state and local laws, ordinances, regulations and codes in effect at the time services are rendered. New Era warrants that any equipment provided hereunder shall conform to the manufacturer's standard specifications for such equipment and shall be free from defects in both materials and workmanship for one year. To the extent permitted, New Era will extend applicable manufacturers' warranties for all equipment and materials to its end-user customers.

THE WARRANTIES STATED ABOVE ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER AGREES THAT FOR ANY BREACH OF THE ABOVE WARRANTIES, NEW ERA'S SOLE OBLIGATION SHALL BE TO RE-PERFORM THE SERVICES AND REPLACE ANY DEFECTIVE PRODUCTS PROVIDED. NEW ERA'S TOTAL LIABILITY SHALL IN NO EVENT EXCEED THE TOTAL FEES PAID BY CUSTOMER.

Software Compliance: If access to the manufacturer's technical support organization is conditioned on the existence of an in-force and valid Manufacturer Support Contract (e.g., Avaya Support Advantage Coverage, Cisco Smartnet Coverage, AVST XpressCare, Extremeware, etc.), the Customer agrees to maintain such coverage on its systems. If applicable, Customer agrees to comply with and be bound by the manufacturer's Global Software License Terms, as if fully incorporated herein.

Acceptance and Risk of Loss: Equipment that does not require installation shall be considered accepted upon delivery to Customer. Equipment that requires installation shall be deemed accepted by Customer upon installation and written acceptance of the equipment by Customer. If Customer does not provide written acceptance due to non-compliance or defect, the equipment will be deemed accepted immediately once such defect is remedied by New Era. Customer assumes the risk of loss to the equipment upon delivery. Until the purchase price for the equipment is paid in full, Customer will maintain adequate insurance against fire, theft or other loss for the equipment's full insurable value with New Era named as loss payee. Title in the equipment will pass on full payment of the purchase price, plus all applicable taxes. Any returns may be subject to a restocking fee in accordance with the NEW ERA Customer Return Material Authorization Policy located at "http://support.neweratech.cloud/docs/NETNE_RMA_POLICY.pdf".

Indemnification: The Parties shall indemnify, defend, save and hold harmless each other, their employees, owners, officers, directors, attorneys, contractors, and agents from and against, and pay or reimburse the other on a current basis for, any and all

Standard Terms & Conditions

costs, liabilities, losses, liens or encumbrances for labor or materials, expenses (including, but not limited to, reasonable attorneys' fees, fees of experts, and court costs), claims, and causes of action arising out of, or in any way connected with or related to, any personal injury to or death of any persons or damage to or loss of property, to the extent that such Losses occurred as a result of the negligence or misconduct on the part of the other, its employees, subcontractors, agents, or representatives during the performance of the services.

Limitation of Liability: THE PARTIES AGREE THAT ANY LIABILITY RESULTING FROM A BREACH BY EITHER PARTY SHALL BE LIMITED TO ACTUAL DAMAGES SUFFERED AND NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR DAMAGES IN EXCESS OF THE GREATER OF THE AMOUNT OF FEES PAID UNDER THIS AGREEMENT OR THE LIMITS OF ANY APPLICABLE INSURANCE COVERAGE CARRIED BY EITHER PARTY. NEITHER PARTY SHALL BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE LOSS OR DAMAGE OF ANY KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION, LOST PROFITS OR LOSS OF RECORDS OR DATA, REGARDLESS OF WHETHER ARISING FROM BREACH OF CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGE OR IF SUCH LOSS OR DAMAGE COULD HAVE BEEN REASONABLY FORESEEN.

New Era's Workers' Compensation Insurance covers all New Era personnel.

New Era shall not be responsible for any delays or other failures in performance caused by matters reasonably outside of New Era's control. To the extent that the terms and conditions set forth in this Proposal conflict with any terms and conditions set forth in any Purchase Order or other form, the terms and conditions of this Proposal shall control.

Governing Law: This Proposal and any matters that may arise out of or relate to it shall be governed by the laws of the Commonwealth of Massachusetts without giving effect to any choice of law rule. In the event of any claim or dispute between the Parties arising out of or relating to this Proposal, such claim or dispute may be tried solely in a state or federal court for Massachusetts, and the Parties hereby irrevocably consent to the jurisdiction and venue of such courts. In the event of any claim or dispute between the Parties, the prevailing Party may seek reasonable attorneys' fees and other costs of enforcing this Proposal.

License(s)

MA License 7190-C

OMS Interior Main Door Lock/Intercom

Prepared by:**New Era Technology**

Brian Ingalls
2 Batterymarch Park
Suite 401
Quincy, MA 02169

(617) 367-7474
Brian.Ingalls@neweratech.com

Prepared for:**Stoughton Public Schools**

Stoughton Middle School
211 Cushing Street
Stoughton, MA 02072
Joyce Hussein
(781) 344-4000
j_hussein@stoughtonschools.org

Quote Information:**Quote #: 064950**

Version: 1
Delivery Date: 12/27/2023
Expiration Date: 01/26/2024

Quote Summary

Description	Amount
Bill of Materials	\$7,543.15
Professional Services	\$4,811.76
Total: \$12,354.91	

New Era Technology

Signature: _____
Name: _____
Title: _____
Date: _____

Stoughton Public Schools

Signature: _____
Name: _____
Title: _____
Date: _____
Purchase Order #: _____

OMS Access Control Door Adds

Quote #64963 V1

December 27, 2023

PREPARED FOR
Stoughton Public Schools

PREPARED BY
Brian Ingalls

New Era Technology
neweratech.com

Scope of Work

New Era Technology is pleased to provide this quote to add access control to doors at the OMS. This quote is based on the scope below.

- Supply and install a card access door package for the main entrance exterior door, to include card reader, door contact, REX, and lock hardware.
- Supply and install a video intercom door station, tie into new Aiphone master and program for door release.
- Supply and install an electric lock for the loading dock door, configure as a scheduled unlock door.
- Supply and install access control cable as needed.
- Program and test doors for proper operation.

*** New Era Technology NE is an approved vendor on the Commonwealth of Massachusetts ITC71 state blanket contract. This proposal is being provided in accordance with all rates and terms of the contract. ***

Bill of Materials

Item	Product Description	Quantity
40NKS-00-000000	HID Signo 40 Smart Card Readers	1
DS150ITP160	Request-To-Exit Sensor With Trim Plate	1
FTGL-MSL-EL/EU	FTG Lock w Transfer Hinge	2
4405-A	SURFACE MOUNT/WIDE GAP/3' ARMORED CABLE/DPDT	3
ACCESSPLENJKT1SHLD	ANX Access Ctrl Cbl CMP Yellow	1000
JP-DA	JP-DA COMPONENTS Vid781322 AlPeo Door Station, Surface Mount	1
Physical Security Project Consumables	Physical Security Project Consumables	1
KMB-45	AIPHONE KMB-45 45 DEGREE MULLION MNT BRACKET FOR 1-GANG SURF	1

Subtotal: **\$4,778.92**

Professional Services

Item	Product Description	Qty	Price	Ext. Price
ITC71 Security Engineer	ITC71 Security Engineer	4	\$150.00	\$600.00
ITC71 Senior Technician	ITC71 Senior Technician	22	\$150.49	\$3,310.78

Subtotal: **\$3,910.78**

Government Procurement Note(s)

Commonwealth of Mass State/Local Government Procurement Note

All contracts, purchase orders, and/or related correspondence should be directed to New Era Technology NE at 2 Batterymarch Park, Suite 401, Quincy, MA 02169 (Phone 617-367-7474). In generating an encumbrance or making a payment, please reference Future Technologies Group, LLC dba New Era Technology NE and vendor code VC0000286170. If this proposal references a state contract or procurement vehicle, the contract will be specifically referenced within the Scope of Work.

Standard Terms & Conditions

Terms and Conditions

Unless otherwise noted, this Proposal is based upon all work being performed in one continuous phase during normal business hours, Monday through Friday. Pricing is contingent upon unrestricted access to the areas where the work is to be performed and, if applicable, access to the equipment or system(s), as necessary, both remotely and directly, so that New Era can effectively perform its services. Pricing is also contingent upon all cable pathways being easily accessible and free and clear of obstructions. All trademarks are the property of the respective owners.

Any change to the Scope of Work described in this Proposal involving extra costs shall only be effective upon the execution of a written Change Order by both Parties.

Warranties and Remedies for Services: New Era warrants all workmanship for one year from completion of the work and that all installation services will be performed by qualified personnel in a professional manner and in accordance with good commercial practices and industry standards. Services shall be performed in accordance with all applicable federal, state and local laws, ordinances, regulations and codes in effect at the time services are rendered. New Era warrants that any equipment provided hereunder shall conform to the manufacturer's standard specifications for such equipment and shall be free from defects in both materials and workmanship for one year. To the extent permitted, New Era will extend applicable manufacturers' warranties for all equipment and materials to its end-user customers.

THE WARRANTIES STATED ABOVE ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER AGREES THAT FOR ANY BREACH OF THE ABOVE WARRANTIES, NEW ERA'S SOLE OBLIGATION SHALL BE TO RE-PERFORM THE SERVICES AND REPLACE ANY DEFECTIVE PRODUCTS PROVIDED. NEW ERA'S TOTAL LIABILITY SHALL IN NO EVENT EXCEED THE TOTAL FEES PAID BY CUSTOMER.

Software Compliance: If access to the manufacturer's technical support organization is conditioned on the existence of an in-force and valid Manufacturer Support Contract (e.g., Avaya Support Advantage Coverage, Cisco Smartnet Coverage, AVST XpressCare, Extremeware, etc.), the Customer agrees to maintain such coverage on its systems. If applicable, Customer agrees to comply with and be bound by the manufacturer's Global Software License Terms, as if fully incorporated herein.

Acceptance and Risk of Loss: Equipment that does not require installation shall be considered accepted upon delivery to Customer. Equipment that requires installation shall be deemed accepted by Customer upon installation and written acceptance of the equipment by Customer. If Customer does not provide written acceptance due to non-compliance or defect, the equipment will be deemed accepted immediately once such defect is remedied by New Era. Customer assumes the risk of loss to the equipment upon delivery. Until the purchase price for the equipment is paid in full, Customer will maintain adequate insurance against fire, theft or other loss for the equipment's full insurable value with New Era named as loss payee. Title in the equipment will pass on full payment of the purchase price, plus all applicable taxes. Any returns may be subject to a restocking fee in accordance with the NEW ERA Customer Return Material Authorization Policy located at "http://support.neweratech.cloud/docs/NETNE_RMA_POLICY.pdf".

Indemnification: The Parties shall indemnify, defend, save and hold harmless each other, their employees, owners, officers, directors, attorneys, contractors, and agents from and against, and pay or reimburse the other on a current basis for, any and all costs, liabilities, losses, liens or encumbrances for labor or materials, expenses (including, but not limited to, reasonable attorneys' fees, fees of experts, and court costs), claims, and causes of action arising out of, or in any way connected with or

Standard Terms & Conditions

related to, any personal injury to or death of any persons or damage to or loss of property, to the extent that such Losses occurred as a result of the negligence or misconduct on the part of the other, its employees, subcontractors, agents, or representatives during the performance of the services.

Limitation of Liability: THE PARTIES AGREE THAT ANY LIABILITY RESULTING FROM A BREACH BY EITHER PARTY SHALL BE LIMITED TO ACTUAL DAMAGES SUFFERED AND NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR DAMAGES IN EXCESS OF THE GREATER OF THE AMOUNT OF FEES PAID UNDER THIS AGREEMENT OR THE LIMITS OF ANY APPLICABLE INSURANCE COVERAGE CARRIED BY EITHER PARTY. NEITHER PARTY SHALL BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE LOSS OR DAMAGE OF ANY KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION, LOST PROFITS OR LOSS OF RECORDS OR DATA, REGARDLESS OF WHETHER ARISING FROM BREACH OF CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGE OR IF SUCH LOSS OR DAMAGE COULD HAVE BEEN REASONABLY FORESEEN.

New Era's Workers' Compensation Insurance covers all New Era personnel.

New Era shall not be responsible for any delays or other failures in performance caused by matters reasonably outside of New Era's control. To the extent that the terms and conditions set forth in this Proposal conflict with any terms and conditions set forth in any Purchase Order or other form, the terms and conditions of this Proposal shall control.

Governing Law: This Proposal and any matters that may arise out of or relate to it shall be governed by the laws of the Commonwealth of Massachusetts without giving effect to any choice of law rule. In the event of any claim or dispute between the Parties arising out of or relating to this Proposal, such claim or dispute may be tried solely in a state or federal court for Massachusetts, and the Parties hereby irrevocably consent to the jurisdiction and venue of such courts. In the event of any claim or dispute between the Parties, the prevailing Party may seek reasonable attorneys' fees and other costs of enforcing this Proposal.

License(s)

MA License 7190-C

OMS Access Control Door Adds

Prepared by:**New Era Technology**

Brian Ingalls
2 Batterymarch Park
Suite 401
Quincy, MA 02169

(617) 367-7474
Brian.Ingalls@neweratech.com

Prepared for:**Stoughton Public Schools**

Stoughton Middle School
211 Cushing Street
Stoughton, MA 02072
Joyce Hussein
(781) 344-4000
j_hussein@stoughtonschools.org

Quote Information:**Quote #: 064963**

Version: 1
Delivery Date: 12/27/2023
Expiration Date: 01/26/2024

Quote Summary

Description	Amount
Bill of Materials	\$4,778.92
Professional Services	\$3,910.78
Total: \$8,689.70	

New Era Technology

Signature: _____
Name: _____
Title: _____
Date: _____

Stoughton Public Schools

Signature: _____
Name: _____
Title: _____
Date: _____
Purchase Order #: _____

Article 35

Pavement Marking Estimate

Pricing from Markings Inc

DPW Services Bid winner from Southeastern Regional Services Group 2023 RFP

Estimates below include a 10% escalation and measurement rounding

School	Amount
Dawe Elementary	\$9,549.08
Gibbons Elementary	\$7,972.64
Hansen Elementary	\$7,079.57
Jones ECC/District	\$6,591.45
South Elementary	\$6,301.99
Wilkins Elementary	\$6,376.81
O'Donnell Middle School	\$10,788.58
Total	\$54,660.11

Pavement Marking Estimate

Dawe Elementary School

Item	Qty	Unit	Unit \$	Total
Mobilization	1	ea	2250	\$2,250.00
Regular car stall	111	ea	25.25	\$2,802.75
ADA Handicap Symbol	5	ea	78.5	\$392.50
Hazard area at Handicap	4	ea	48.25	\$193.00
12" white crosswalk/stop line	766	sf	0.73	\$559.18
4" double yellow centerline		lf	0.17	\$0.00
4" single white line	1610	lf	0.085	\$136.85
4" white/yellow hazard line	260	lf	0.38	\$98.80
Arrow	35	ea	29.95	\$1,048.25
12" VISITOR	3	ea	55	\$165.00
12" RESERVED	3	ea	65	\$195.00
8' STOP	1	ea	48.65	\$48.65
12" number/letter	160	ea	4.25	\$680.00
Playground	1110	lf	0.1	\$111.00
				\$8,680.98
	10%			\$9,549.08

Pavement Marking Estimate

Gibbons Elementary School

Item	Qty	Unit	Unit \$	Total
Mobilization	1	ea	2250	\$2,250.00
Regular car stall	85	ea	25.25	\$2,146.25
ADA Handicap Symbol	3	ea	78.5	\$235.50
Hazard area at Handicap	2	ea	48.25	\$96.50
12" white crosswalk/stop line	800	sf	0.73	\$584.00
4" double yellow centerline		lf	0.17	\$0.00
4" single white line		lf	0.085	\$0.00
4" white/yellow hazard line	260	lf	0.38	\$98.80
Arrow	27	ea	29.95	\$808.65
12" VISITOR	3	ea	55	\$165.00
12" RESERVED	3	ea	65	\$195.00
8' STOP	1	ea	48.65	\$48.65
12" number/letter	110	ea	4.25	\$467.50
Playground	1520	lf	0.1	\$152.00
				\$7,247.85
	10%			\$7,972.64

Pavement Marking Estimate

Hansen Elementary School

Item	Qty	Unit	Unit \$	Total
Mobilization	1	ea	2250	\$2,250.00
Regular car stall	60	ea	25.25	\$1,515.00
ADA Handicap Symbol	3	ea	78.5	\$235.50
Hazard area at Handicap	7	ea	48.25	\$337.75
12" white crosswalk/stop line	804	sf	0.73	\$586.92
4" double yellow centerline		lf	0.17	\$0.00
4" single white line		lf	0.085	\$0.00
4" white/yellow hazard line	425	lf	0.38	\$161.50
Arrow	10	ea	29.95	\$299.50
12" VISITOR	3	ea	55	\$165.00
12" RESERVED	3	ea	65	\$195.00
8' STOP	2	ea	48.65	\$97.30
12" number/letter	120	ea	4.25	\$510.00
Playground	825	lf	0.1	\$82.50
				\$6,435.97
	10%			\$7,079.57

Pavement Marking Estimate

Jones ECC/District

Item	Qty	Unit	Unit \$	Total
Mobilization	1	ea	2250	\$2,250.00
Regular car stall	72	ea	25.25	\$1,818.00
ADA Handicap Symbol	3	ea	78.5	\$235.50
Hazard area at Handicap	10	ea	48.25	\$482.50
12" white crosswalk/stop line	446	sf	0.73	\$325.58
4" double yellow centerline		lf	0.17	\$0.00
4" single white line		lf	0.085	\$0.00
4" white/yellow hazard line		lf	0.38	\$0.00
Arrow	10	ea	29.95	\$299.50
12" VISITOR	5	ea	55	\$275.00
12" RESERVED	2	ea	65	\$130.00
8' STOP	1	ea	48.65	\$48.65
12" number/letter	30	ea	4.25	\$127.50
Playground		lf	0.1	
				\$5,992.23
	10%			\$6,591.45

Pavement Marking Estimate

South Elementary School

Item	Qty	Unit	Unit \$	Total
Mobilization	1	ea	2250	\$2,250.00
Regular car stall	50	ea	25.25	\$1,262.50
ADA Handicap Symbol	3	ea	78.5	\$235.50
Hazard area at Handicap	5	ea	48.25	\$241.25
12" white crosswalk/stop line	726	sf	0.73	\$529.98
4" double yellow centerline		lf	0.17	\$0.00
4" single white line	740	lf	0.085	\$62.90
4" white/yellow hazard line		lf	0.38	\$0.00
Arrow	14	ea	29.95	\$419.30
12" VISITOR	2	ea	55	\$110.00
12" RESERVED	4	ea	65	\$260.00
8' STOP	1	ea	48.65	\$48.65
12" number/letter	50	ea	4.25	\$212.50
Playground	965	lf	0.1	\$96.50
				\$5,729.08
	10%			\$6,301.99

Pavement Marking Estimate

Wilkins Elementary School

Item	Qty	Unit	Unit \$	Total
Mobilization	1	ea	2250	\$2,250.00
Regular car stall	85	ea	25.25	\$2,146.25
ADA Handicap Symbol	4	ea	78.5	\$314.00
Hazard area at Handicap	3	ea	48.25	\$144.75
12" white crosswalk/stop line		sf	0.73	\$0.00
4" double yellow centerline		lf	0.17	\$0.00
4" single white line		lf	0.085	\$0.00
4" white/yellow hazard line		lf	0.38	\$0.00
Arrow	11	ea	29.95	\$329.45
12" VISITOR	2	ea	55	\$110.00
12" RESERVED	2	ea	65	\$130.00
8' STOP	1	ea	48.65	\$48.65
12" number/letter	60	ea	4.25	\$255.00
Playground	690	lf	0.1	\$69.00
				\$5,797.10
	10%			\$6,376.81

Pavement Marking Estimate

O'Donnell Middle School

Item	Qty	Unit	Unit \$	Total
Mobilization	1	ea	2250	\$2,250.00
Regular car stall	126	ea	25.25	\$3,181.50
ADA Handicap Symbol	8	ea	78.5	\$628.00
Hazard area at Handicap	8	ea	48.25	\$386.00
12" white crosswalk/stop line	2200	sf	0.73	\$1,606.00
4" double yellow centerline		lf	0.17	\$0.00
4" single white line	700	lf	0.085	\$59.50
4" white/yellow hazard line	500	lf	0.38	\$190.00
Arrow	10	ea	29.95	\$299.50
12" VISITOR	3	ea	55	\$165.00
12" RESERVED	8	ea	65	\$520.00
8' STOP	2	ea	48.65	\$97.30
12" number/letter	100	ea	4.25	\$425.00
Playground		lf	0.1	
				\$9,807.80
	10%			\$10,788.58

Article 36

Security Assessment Services for Stoughton Public Schools

General Overview of Request for Proposal

Purpose of the Request for Proposal (RFP):

This Request for Proposal ("RFP") is being issued to identify an experienced professional or firm who has worked with public education institutions to provide Security Assessment Services for the Stoughton Public Schools. The selected vendor will be responsible for assessing the existing security at each school and making recommendations for improvement. Our schools include 1 High School, 1 Middle School, and 6 Elementary Schools (including the Administration Building portion). The contract shall include all labor and services required for proper performance of the work as specified hereinafter and as may be required for proper completion of the work in accordance with the highest standards of the trade or trades involved.

The most recent FY23 proposal for a like sized district came in at \$18,000. We have added \$2,000 as a market adjustment. Total Request: \$20,000.

Please note that this service will be both confidential and not be part of any public body, unless provided for in Executive Session

Article 37

Town of Stoughton, Massachusetts
Community Preservation Committee
Full Application to Request CPA Funds

IMPORTANT: Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at bKassler@Stoughton-MA.gov to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by September 25****, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to bKassler@Stoughton-MA.gov **at least 7 days prior to your CPC presentation.** Applications received via email **by October 25**** will be eligible for recommendation at the next Annual Town Meeting in the spring.

(**Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13 of the Project Narrative on the next page.)

Check one or more Project Categories as applicable:

☒ Community Housing ☐ Historic Preservation ☐ Open Space ☐ Recreation

Project Name: HSL Stoughton (Phase I and II)

Project Location: Street Address: Canton and Simpson Street, Stoughton MA 02072

Assessor's Map & Lot #: 043-003-0, etc

Legal Property Owner of Record: Hebrew Rehabilitation Center for Aged

Project Sponsor(s)/Organization: Hebrew SeniorLife

Contact Name: Deborah Morse

Telephones: 617-363-8488

Email: Deborahmorse@hsl.harvard.edu

Mailing Address: 1200 Centre Street Roslindale MA 02131

Project Sponsor's Signature: Deborah Morse Digitally signed by Deborah Morse
DN: cn=Deborah Morse, o, ou,
email=deborahmorse@hsl.harvard.edu, c=US
Date: 2023.10.23 16:03:53 -04'00' **Date:** 10/23/2023

PROJECT COST: (Note: If projected budget is for more than three years, describe further in Project Narrative)

	First FY	Second FY	Third FY	Total
Total Project Cost	\$50,692,948	\$50,682,008		\$101,374,956
Amount of Other Funding	\$49,392,948	\$49,682,008		\$99,074,956
Sources of Other Funding	See attached narrative, attachment #11	See attached narrative, attachment #11		
CPA Funds Requested:	\$1,300,000	\$1,000,000		\$2,300,000

Is this request contingent on other funding?

☒ Yes ☐ No

(If yes, explain in response to Question 5 below)

October 23, 2023

Barry Kassler
Program Administrator, Community Preservation Committee
10 Pearl Street
Stoughton, MA 02072

Dear Mr. Kassler,

With great pleasure, we are submitting to the Town of Stoughton's Community Preservation Committee our full application for \$2.3 million of Community Preservation Act funds for our 100% deed restricted affordable senior housing community on land we own in Stoughton. This proposal for 200 units of affordable senior housing will benefit the Town in several ways, including providing much-needed housing to seniors in Stoughton; adding to the Town's subsidized housing inventory; and creating perhaps the most environmentally sustainable residential community in Stoughton and the surrounding area.

You had asked me to include in the cover letter responses to questions posed to us by the Committee as part of its review of our pre-application for CPA funds. Below please find these questions and our responses:

1. What will be the demographic profile of residents; what are the qualifications and eligibility criteria to move in; and what are examples of rents?

Seniors aged 62+ with incomes at or below 60% of Area Median Income (at or below \$62,340) will be eligible to apply to live in this community. We will request a local preference such that up to 70% of the units will be prioritized for seniors from Stoughton at initial lease up. Of the anticipated 200 units, we will request project-based subsidy from the Executive Office of Housing and Livable Communities for 72 units. This means that 72 residents will pay about 30% of their income for rent with the remaining rent being covered by the operating subsidy. The balance of the units (128 units) will be rented at the Low-Income Housing Tax Credit rent or about \$1,670/month. Ideally, many of these units will be occupied by residents who have a mobile Section 8 or MRVP voucher so that they too will pay just a portion of their income for rent with the balance covered by the subsidy.

2. If someone were to sell their home for, say \$600,000, would they be eligible to live in this community and how would their rent be calculated?

So long as a household is income eligible and meets other eligibility criteria, they will be welcome to apply to live in this new community. If a person sold their home, the proceeds of the sale would be counted towards their assets of which 0.06% would be calculated towards the income limitation. So, for example:

- Household sells a home in Stoughton for \$600,000
- Household deposits the proceeds of this sale in the bank such that their total assets are \$600,000
- $0.06\% \times \$600,000 = \360
- The income limits under the low-income housing tax credit program are:
 - 1 person-\$62,340
 - 2 people-\$71,280

Therefore, if the household's annual income plus \$360 is less than the above income limits, the household should be eligible to live in a unit subsidized by the Low-Income Housing Tax Credit program.

3. What services would we offer at the community?

Please see our response to question #12 in the narrative for a comprehensive response. Briefly, however, HSL provides a specialized model of health care and supportive services at our communities called Right Care, Right Place, and Right Time (R3) program. We are eager to extend our proven and documented enhanced R3 resident services model to senior residents in Stoughton. The R3 model integrates health care and housing. It embeds wellness teams comprised of coordinators and nurses in affordable housing and utilizes an "eyes-on" approach, where all housing staff (including maintenance, administrative support, and social work) are trained to share observations and contribute to care coordination efforts. The R3 wellness teams cover resident service coordination and serve as a link between housing and health care to efficiently support residents in their housing communities, where they spend much of their time, helping them achieve improved outcomes and live independently in their homes for as long as possible. Key elements of R3 include ongoing proactive outreach to all residents and a data-driven approach. Coupling the R3 service model, HSL's existing supportive housing communities provide onsite fitness and wellness programs; recreational, educational and cultural programming; and HSL health care services – our intent is to explore all of these for this proposed community. Additionally, we intend to continue our collaboration with the Stoughton Council on Aging and the Stoughton Housing Authority to ensure that our services and programs at this community complement and enhance the programs they already offer.

You had also asked for us to be explicit about any additional assistance we think we may request from the Town. At this early stage in the process, we envision the possibility of two additional requests:

- **Real Estate Taxes:** To ensure that we can provide a comprehensive service package to the residents of this new community, we have reached out to the acting Town Assessor to explore the possibility of obtaining some measure of tax relief in line with arrangements that the Town has supported on other affordable housing communities in Stoughton.
- **MassWorks:** The site infrastructure work associated with this project will be significant and costly. We anticipate requesting the Town's cooperation in applying for MassWorks funding to assist with paying for the horizontal infrastructure along with potential improvements to the Town-owned adjacent sidewalks/roads.

Finally, I wanted to share with you our track record in contracting with minority- and women-owned businesses and hiring people of color as part of our development initiatives as I know this is important to you as well. Our RFP to select the general contractor will include language requesting the firm's MBE/WBE status along with its track record and commitment for hiring MBE/WBE subcontractors and we will make this a key component of the interview/selection process. Furthermore, Hebrew SeniorLife will include in the RFP for the general contractor its goal of 35% minority and 15% female construction worker hour participation and contract value goals of 25% MBE and 15% WBE – and we are close to meeting or exceeding these goals at all of our projects currently underway. HSL will request the selected GC to explore ways to create smaller contracts so that the project is more accessible to M/WBE subcontractors that may not have the financial capacity to take on large contracts. HSL will monitor these compliance requirements by:

- Including the agreed-upon hiring goals and implementation plan in the general contractor's contract and requiring that similar language be incorporated into all of the GCs contracts with the subcontractors.
- Reviewing the general contractor's proposed subcontractors and requesting that the general contractor engage with only those subcontractors who have evidence of a strong track record of hiring people of color and women.
- Requiring that the first item on the agendas at the weekly construction meeting be the review of the contractor's progress in meeting or exceeding the MBE/WBE and worker hour goals. By prioritizing this item on the weekly agenda, HSL will be signaling to all parties its sincerity in this space.

This application represents the culmination of a productive and collaborative process with you and other staff from the Town of Stoughton. We are grateful for your support and advice and look forward to continuing this partnership as the project evolves and, hopefully, comes to fruition.

Sincerely,

Deborah Morse

Deborah Morse

VP, Real Estate

PROJECT NARRATIVE

Please provide the following information:

1. A detailed description of the project: What is the purpose and scope of the project?
2. How does the project preserve or enhance Stoughton's community character?
3. Demonstrate the community need for the project.
4. How does the project achieve Town goals and objectives as laid out in the Community Preservation Plan, Affordable Housing Plan, Open Space and Recreation Plan, Community Development Plan, and any other relevant Town planning documents? Please be specific, citing document and page of each goal/object quoted. All plans are available at:
<https://www.stoughton.org/413/CPA-Fund-Application-Forms>
5. How will this project leverage funds from other sources? Will there be in-kind contributions, donations, or volunteer labor? Are there fundraising plans? If seeking grants/loans from other funding sources please include commitment letters from funders or letters of inquiry to funders.
6. What is the nature and level of community support for this project? Please describe support in narrative and also attached letters of support.
7. Will your project need any permits? Please describe the nature of permits and inspections required and schedule of reviews, if possible.
8. Detailed budget: Identify all sources and uses of funds; Clearly distinguish among costs to be paid from CPA funds versus other sources of funding; Identify hard and soft costs, contingencies, and project management time (from contracted managers or existing staff).
9. What are your project costs based on? Obtain written quotes for project costs whenever possible. (NOTE: For any acquisition of an interest in real estate, property value will need to be established by the Town through procedures "customarily accepted by the appraising profession as valid", per Section 5 (f) of MGL Chapter 44B. CPA funds may be requested to pay for the appraisal. Appraisals must be commissioned by the Town to comply with the statute.)
10. What maintenance responsibilities will be required to sufficiently maintain the resource? How much will annual and long-term maintenance cost? What entity will be responsible for these responsibilities and costs? How will this revenue be generated?
11. Provide a project schedule showing all major project milestones and supporting information and/or explanation for the project's estimated timeline. Applicant and Program Administrator will prepare and file a **Project Close-Out** at the conclusion of the project.
12. What are the qualifications/experience of the project's sponsoring organization? Provide mission statement, experience of the project manager, track record with summary of similar projects completed by the project manager and by the sponsoring organization.
13. If your project requires more immediate action than the normal deadlines would allow, you must file an **Application for Urgent Review**. Urgent Review will be subject to a separate CPC vote.
14. Project representatives for projects in progress will be asked to report back to the CPC on a regular basis with status updates.

Full Application to Request CPA Funds
Hebrew SeniorLife
October 23, 2023

1. PURPOSE AND SCOPE OF PROJECT

Hebrew SeniorLife (HSL) is pleased to submit a Full Application for consideration of Community Preservation Act (CPA) funds to the Town of Stoughton's Community Preservation Committee (CPC). HSL owns several parcels of land in the area of Canton Street and Simpson Street, on a portion of which HSL is proposing the new construction of approximately 200 units of affordable senior housing, community space and other ancillary spaces (the "HSL Development"). While this will be an independent living community for eligible seniors aged 62+, we are in the very preliminary stage of exploring the possibility of creating a few units for young adults aging out of foster care – perhaps in partnership with the Stoughton Housing Authority – as there is tremendous need for housing for this population and we think there could be some positive synergies between the needs of our senior population and these young adults. It is anticipated that construction would proceed in two phases, with the building(s) in each phase being designed such that they present as one seamless community upon final completion. This full application for \$2,300,000 of CPA funds is to support both phases of the project.

The development will be 100% affordable and target seniors earning less than or equal to 60% of AMI (or less than or equal to \$62,340). All units will be one bedroom and average 625 square feet. HSL envisions providing programming and services that nurture residents' wellness, improve health outcomes, and cultivate independence. Thoughtful and vibrant community space will be included in the design in order to facilitate these services and programming. The building scope and design will also employ Passive House standards to support green initiatives, resident comfort and healthy homes. The Passive House benefits include optimized thermal control and air circulation, reduced energy consumption and a low carbon footprint building. To achieve appropriate zoning for this design, HSL will work closely with the Town of Stoughton and community stakeholders to navigate the comprehensive permit process.

2. ENHANCE/PRESERVE STOUGHTON'S COMMUNITY CHARACTER

HSL's proposed development will benefit the community through providing resources and programming that support the well-being of senior residents both those that live in this community and other seniors throughout Stoughton. To better understand the programs and services already offered and those needed, HSL met with Janiece Bruce from the Council on Aging and convened three meetings with residents and staff from the Stoughton Housing Authority. Residents expressed that they would like to see programming that includes: arts and crafts, potentially with their grandchildren; a library; computer access; green space with outdoor seating; a food pantry; and a game room with scheduled game nights. HSL will try to align its programs and service offerings with the feedback from the residents. Additionally, HSL will work in concert with Stoughton's Council on Aging to ensure we are complimenting programs already offered.

3. DEMONSTRATED COMMUNITY NEED

The need for senior housing in Stoughton continues to increase, resulting in more than 3,600 seniors on the Stoughton Housing Authority's federal and state public housing waitlists, with an additional 1,700

seniors waiting for a mobile MRVP or Section 8 voucher from the Housing Authority. The Town's housing production plan estimates that the age 65+ senior population of Stoughton will increase by 2,174 through 2030. Census data suggests that approximately 30% of existing seniors in Stoughton are cost burdened (i.e. paying more than 30% of their income for housing-related expenses).

With this demonstrated need for more affordable senior housing to serve the Stoughton community, HSL intends to request a preference for up to 70% (approximately 147) of the units at the HSL Development to be leased to local residents at initial occupancy. At the completion of the zoning and permitting processes, all units in the HSL Development would be included on Stoughton's subsidized housing inventory (SHI).

4. PROJECT ALIGNMENT WITH TOWN GOALS

The Town of Stoughton's 2022 Community Preservation Plan emphasizes the need to spur affordable housing units that "assist low income elderly renters and homeowners" (Page 2 of the Plan). The Plan encourages the principle of community housing that maintains and influences positive "community character" while catering to the "quality of life for residents" (Page 17 of the Plan). The proposed HSL Development would support this goal through the creation of housing that promotes a sense of community through onsite programming and amenities.

Beyond community need for the housing created, the proposed HSL Development would also benefit the Town of Stoughton in the following ways:

Job Creation: In addition to creating affordable, sustainable senior housing within the Stoughton community, the proposed HSL Development would also contribute to local economic growth. While in construction, it is anticipated that over 300 jobs will be created. Once in operation, there will also be ongoing employment opportunities available through HSL's robust property management and resident service resources.

Fees: While the HSL Development is still in the preliminary planning phase, based on current estimates, we anticipate a building permit fee payable to the town of approximately \$600,000 per phase. In addition to the building permit fee, there will also be ancillary permit fees related to various utilities.

Tax Revenue: The proposed new development of approximately 200 residential units will result in annual property tax revenue that will be paid to the Town. To ensure that we can provide a comprehensive service package to the residents of this new community, we have reached out to the acting Town Assessor to explore the possibility of obtaining some measure of tax relief in line with arrangements that the Town has supported on other affordable housing communities in Stoughton.

Growth & Mobility: The provision of alternative, affordable housing options for Stoughton's senior community will contribute to greater housing opportunities for all demographics. A barrier to the current overall housing market is lack of available supply. Contributing to the lack of available housing are seniors who have been unable to downsize, finding it difficult to find affordable alternatives to aging in place. An influx of senior units through the HSL Development could create opportunity for households looking to move into and within the Stoughton community.

Sustainability: Consistent with Stoughton and HSL's shared commitment to environmental sustainability, we will endeavor to design and construct this community to Passive House standards. We will aim to minimize our use of fossil fuels to the extent possible and we will likely include solar panels as part of the source energy for the community. We will also explore with the Town the possibility of allowing the Town access to the "undevelopable" green space surrounding the property to be used for community walking paths or other appropriate outdoor uses. Please see Attachment #13 for a full description of our intent with respect to sustainability for this project.

HSL has prioritized sustainability throughout the organization. Three of our current projects, which are either ready for occupancy or in construction, have been designed to meet Passive House standards. Several years ago, we convened a Sustainability Committee comprised of HSL residents and staff across all HSL campuses and operational areas who work together to expand HSL's environmental stewardship. Members of this group boast a wealth of professional sustainability experience: they have served on a regional Public Works Commission, developed, and taught school curriculum on environmental issues, and led culinary services and building management at large residential campuses. In addition, several committee members actively volunteer on their respective Town energy committees and climate action groups. This Committee has championed several initiatives including: recycling and composting initiatives; banning the use of plastic bags; adoption of WegoWise for tracking energy use at all of our communities; refrigeration temperature management; installation of EnergyStar-rated appliances; installation of LED lighting; and, in our new communities, the elimination of fossil fuels (with the exception of domestic hot water). At HSL, we encourage seniors to focus on "what matters most" for them. It's no surprise that what matters deeply to most of our residents and patients are their grandchildren and their hope for future generations.

5. LEVERAGING OF FUNDS

In addition to the \$2.3 million request for Town of Stoughton funds, the project will require significant funds from other sources including permanent and construction loans, allocations of state and federal Low-Income Housing Tax Credits (and the equity associated with these allocations), soft debt from the Executive Office of Housing and Livable Communities (EOHLC) and funding from MassWorks to support the site infrastructure. We intend to partner with the Town in 2024 to apply for these MassWorks funds. Assuming we receive this allocation of Town of Stoughton funds and the project receives its comprehensive permit, our pre-application to EOHLC will be submitted in the fall of 2024. We have included in this application letters of interest from debt and equity providers that HSL has worked with on other affordable housing projects (see Attachment #11). For every \$1 of Town CPA funds, we anticipate leveraging approximately \$44 of funds from other sources.

6. COMMUNITY SUPPORT

The HSL team organized resident meetings with the help of the Stoughton Housing Authority to garner feedback about the most critical services seniors seek in Stoughton. Meetings were held on October 10, 2023 at Memorial Village, La Civita Court and 4 Capen Street. Close to 40 residents and staff attended the meetings along with Janiece Bruce from Stoughton's Council on Aging (who we met with separately) and Jan Crimmins from the VNA. In addition, HSL worked with the Town Assessor's office to identify direct abutters for outreach. Abutter letters were mailed on October 6, 2023 to promote a collaborative and informed community process. HSL intends to be transparent about our plans for this parcel and proposal

and we absolutely welcome feedback from all stakeholders throughout the planning process. We have set up a dedicated email address: stoughton@hsl.harvard.edu for abutters and other stakeholders as a simple way for them to get in touch with us. We have included in this application the letter that was sent to residents from the Stoughton Housing Authority (see Attachment #9), the letter sent to the abutters and the list of abutters (see Attachment #5), and letters of support from the Stoughton Housing Authority, the Council on Aging, the Town Manager from Randolph and the Town Administrator from Canton (see Attachments #4, #6 and #9). We think these letters from Randolph and Canton illustrate the ways in which we seek to become strong assets to our host communities.

7. PROJECT PERMITS

As this funding request involves the new construction of affordable housing, all phases of the project will require building permits prior to closing on construction financing, as well as any necessary ancillary construction-related permits. Certificates of occupancy will be issued by the Town of Stoughton prior to closing on the permanent financing for each phase. We anticipate the issuance of a building permit for phase one in CYQ1 2026 with a certificate of occupancy issued for this phase in CYQ3 2027. We anticipate the issuance of a building permit for phase two in CYQ1 2027 with a certificate of occupancy in CY 3Q 2028.

8. PROJECT BUDGET DETAIL

We have included the development pro forma and 10-year operating budget in Attachment #11 (along with letters of interest from debt and equity providers). Simultaneously with the other funding sources committed to this project, we will need access to the CPA funds at construction closing for each phase. The CPA funds will be used to pay for hard and soft costs incurred during the construction period for both phases.

9. PROJECT COSTS BASIS

We based the development cost estimate on a per square foot calculation based on a recently-closed project that we have in construction. These costs will need to be updated as we refine this project's building design. The operating expenses are based on average per unit costs within our existing portfolio.

10. PROJECT MAINTENANCE COST AND RESPONSIBILITIES

HSL will be responsible for the development's project and maintenance costs. Examples of the open space amenities and associated maintenance costs might include: walking paths, sidewalks, trash, landscaping, snow removal and upkeep of accessible green spaces. Funds for these ongoing operating costs will be built into the project's operating budget. We will engage with the Town to discuss municipal services that will be provided at the property and any costs associated with these services. Additionally, to the extent

The Power to Redefine Aging.



Hebrew
SeniorLife



HARVARD MEDICAL SCHOOL
AFFILIATE

HSL and the Town mutually agree to provide some part of the land to be used for community open space, HSL will discuss with the Town how to manage the ongoing maintenance costs associated with these spaces.

11. PROJECT SCHEDULE

Date	Event/Milestone
August 8, 2022	Initial HSL meeting with town staff. Introduced HSL and discussed potential development proposed at the site.
August 2022 – February 2023	Follow-up meetings with town staff
May 5, 2023	Met with Janiece Bruce from the Council on Aging
July 28, 2023	Met with representatives from CPC and Select Board to discuss conceptual plans for the proposed development
September 6, 2023	Presented at CPC meeting re: pre-application
October 3, 2023	Met with representatives from municipal departments, including fire, public works, police, board of health. Attendees reviewed conceptual site plan and elevations
October 5, 2023	Mailed letters to abutters
October 10, 2023	Met with residents from three SHA public housing communities –Memorial Village, La Civita Court, 4 Capen
October 25, 2023	Submits full application to CPC for funding
November 2023	Submit Project Eligibility letter (PEL) to Executive Office of Housing & Livable Communities as part of the comprehensive permit process
January 2024	Commence comprehensive permit hears with Zoning Board of Appeals
February 2024	Finalize Town Warrant for CPC funding
Spring 2024	Finalize comprehensive permit process with ZBA
May 2024	CPC funding request approved at Town Meeting
Fall 2024	Submit pre-application to EOHLC for Phase 1
Winter 2025	Submit full application to EOHLC for Phase 1
Summer 2025	Receive award from EOHLC for Phase 1
Fall 2025	Submit pre-application to EOHLC for Phase II
Winter 2026	Close on construction financing and begin construction of Phase 1
Winter 2026	Submit full application to EOHLC for Phase II
Summer 2026	Receive award from EOHLC for Phase II
Winter 2027	Close on construction financing and begin construction of Phase II
Fall 2027	Phase 1 is complete and lease-up begins
Fall 2028	Phase II is complete and lease-up begins

12. TEAM QUALIFICATIONS

Hebrew SeniorLife: Hebrew SeniorLife (HSL) is a mission driven non-profit that is deeply rooted in Eastern Massachusetts. HSL was founded in 1903 in Dorchester and is the largest provider of senior housing and health care in New England. The organization is focused on providing improved quality of life and health outcomes for seniors. HSL does this through established and distinguished health care and senior living campuses that become senior hubs and safety nets in the communities in which it operates. Throughout our 119-year history, HSL has served as a champion for seniors, taking on the challenges that those in our community face as they age. Driven by our unparalleled combination of experience, optimism, vision and determination, HSL continually strives to promote independence of all seniors and transform every aspect of the aging experience positively.

HSL is the parent company of six campuses made up of assisted and independent living residential sites as well as a long term care hospital and short term rehabilitation facilities. They include: Orchard Cove in Canton, Hebrew Rehabilitation Center in Roslindale, Center Communities in Brookline, Jack Satter House in Revere, Simon C. Fireman Community in Randolph and New Bridge on the Charles in Dedham. Across our communities, residents benefit from our dedication and purpose to champion seniors' quality of life, social engagement and enjoyment during their aging experience. HSL has operated our supportive housing communities for low income seniors in Greater Boston since 1978 when we opened the Jack Satter House community. This launched HSL into the trajectory of a recognized pioneer in redefining supportive living and services for the elderly. Within our campuses exists a network of long-term services and supports for community-dwelling seniors including outpatient services, home care, private care, community palliative care, home therapy and hospice care.

HSL provides a specialized model of health care and supportive services at our communities called Right Care, Right Place, and Right Time (R3) program. We are eager to extend our proven and documented enhanced R3 resident services model to senior residents in Stoughton. The R3 model integrates health care and housing. It embeds wellness teams comprised of coordinators and nurses in affordable housing and utilizes an "eyes-on" approach, where all housing staff (including maintenance, administrative support, and social work) are trained to share observations and contribute to care coordination efforts. The R3 wellness teams cover resident service coordination and serve as a link between housing and health care to efficiently support residents in their housing communities, where they spend much of their time, helping them achieve improved outcomes and live independently in their homes for as long as possible. Key elements of R3 include ongoing proactive outreach to all residents and a data-driven approach. Coupling the R3 service model, HSL's existing supportive housing communities provide the following services for residents, all of which we intend to explore for this proposed community in Stoughton:

- **Onsite fitness and wellness programs** with fitness staff who provide individualized exercise support and lead a variety of group fitness classes including strength, yoga, and tai-chi. Wellness programs include a balance course, walking group, and healthy eating.
- **Onsite recreational, educational and cultural programming:** Programs are planned based on resident interest and ensure a vibrant, engaging community life.
- **Hebrew SeniorLife health care services** such as skilled home care, personal care, primary care,

and rehabilitative therapy all support resident wellbeing in coordination and collaboration with the housing staff.

HSL is the only senior care organization affiliated with Harvard Medical School and is home to the only long term chronic care teaching hospital in the United States. Our patients and residents benefit from the spirit of curiosity this prestigious academic connection brings to our care delivery and programs. Our Harvard affiliation also connects us to four major teaching hospitals in the Boston area and Harvard Medical School's 18 academic health care centers. Future doctors, researchers, and health care professionals find an enriching learning environment as they learn from and work alongside our skilled professionals. HSL trains over 1,000 medical and nursing students and students from other health care professions each year.

HSL has embarked on a mission to address the growing need for affordable senior housing and increase both its senior housing and services footprint beyond our established six living communities. Three new developments for seniors aged 62 years have been and are in the process of being created: Simon C. Fireman Expansion project in Randolph; Leyland Community in Dorchester; and 108 Centre Street in Brookline. Simon C. Fireman Expansion, a new 45-unit development in Randolph broadens the existing 160-unit Simon Fireman Community. The new construction physically links the existing community and leverages the capacity of supportive services in a thriving independent living setting that affords quality housing for extremely low-income seniors. The project also helped meet the Commonwealth's subsidized housing inventory (SHI) goal by increasing the number of units in Randolph above 10.7%. Construction of this Passive House-designed project is complete with residents moving in and joining the community there.

Hebrew SeniorLife was engaged in a joint venture to develop 43 units of new senior affordable housing, Leyland Community in Dorchester. Together with Dorchester Bay Economic Development Corporation, a Minority Business Enterprise (MBE), HSL pursued the call to support the creation of the first quality, affordable senior development in a minority community to promote housing stability and meet the critical housing demands of the aging population. Located at 9 Leyland Street, Leyland Community, a Passive House-designed building, includes 41 one bedroom and 2 two-bedroom units with space for community events and other programming. Leyland Community is expected to be complete in November 2023 with new residents moving in immediately after construction completion.

The 108 Centre Street project, which is under construction, includes the creation of 54 one-bedroom units with community space and enhanced outdoor space for the recreational enjoyment of residents from our Center Communities of Brookline (CCB) campus and other seniors throughout Brookline. 108 Centre Street abuts the Brookline Senior Center so the community and space programming included in the 108 Centre Street building was coordinated with the Brookline Senior Center to ensure that seniors throughout Brookline can avail themselves of the services and programs that most interest them. Seniors will benefit from enhanced fitness programming, case and transitions management, multigenerational programs, quality meals, health care services and nursing support. The programming at 108 Centre will be complemented by our strong site and management staff who include a Director of Community Life and Resident Services Coordinator, Fitness Specialist, Wellness Nurse and Director of Property Management.

AVENUE DEVELOPMENT LLC, WBE: Avenue Development led by Loryn Sheffner is the project consultant. The Boston-based firm has expertise in real estate and community development. Loryn has over 20 years' experience working on aspects of planning, policy, financial analysis, management of mixed-use housing and construction. Sheffner is joined by Carolyn Shiel of Shiel Consulting LLC. Carolyn is a real estate development professional and consultant who specializes in complex housing developments and financing transactions. Together, they bring in-depth experience and expertise in driving the proposed project forward in areas involving: project feasibility, permitting and zoning procedures, pre-development, construction and tax credit financing, deal underwriting and structuring informing funder and equity investor requirements. Avenue Development's contribution on past projects include, the Soldiers Home in Chelsea, Hamilton Canal Crossing in Lowell, Madison Tropical Parcel 10 in Roxbury and The Western MA Food Bank in Chicopee.

ARCHITECT: DIMELLA SHAEFFER

DiMella Shaffer Architecture is located in Boston. The company is dedicated to creating spaces and designing housing that is influenced by the principles of balance between social, environmental and aesthetic expressions. They have an established senior living design team with wide experience in designing affordable, resilient, sensible, welcoming and livable spaces for seniors. Their design team is well equipped to guide HSL through the design concepts, master planning and coordination with local residents, and community stakeholders to promote positive outcomes throughout the design process.

Some of DiMella Shaffer's senior housing projects are The Baldwin in Londonderry New Hampshire, The Pryde in Hyde Park and Mary D Stone Apartments in Auburn. DiMella Shaffer previously worked with HSL on the interior renovations of the Orchard Cove senior housing community in Canton.

CIVIL ENGINEERING: BEAL AND THOMAS

Beal and Thomas is a leading engineering firm in Massachusetts with specialties in civil engineering, land survey design and environmental analysis. Beal and Thomas aims to collaborate and support the client's vision of the physical and surrounding built environment. The firm is recognized as a problem solver and known for their solution-oriented focus in both civil and environmental planning. Beal and Thomas served in this role for several recent projects such as: Tihonet Development in Wareham, Cambridge Crossing in Somerville, Ames Shovel Apartments in Easton and Arlington 360 apartment, and townhomes in Arlington.

LANDSCAPE ARCHITECT: CROWLEY COTTRELL, WBE

Crowley Cottrell is a Boston based Landscape Architect. The firm is adept and versatile in providing advice and guidance on issues related to site permitting, preservation, grading and drainage, planning and sustainable design. Their differentiating niche involves understanding how to best leverage what already exists while adding unparalleled design that encourages and delivers functional, inviting and relaxing spaces with the surrounding environment. Crowley Cottrell worked with HSL on the landscape design of the Orchard Cove community and Jack Satter House in Revere.

LEGAL: LAW OFFICES OF BARRY R. CRIMMINS, P.C.

Barry R. Crimmins, P.C. is a Stoughton based law firm with a multifaceted practice area representing clients on issues regarding municipal permitting, the development, acquisition and sale of real estate and land use permitting. Barry R Crimmins also supports developers and municipalities in the creation of affordable housing. He offers responsive and appropriate advice to clients in all areas of their practice.

Attorney Barry Crimmins is very familiar with the Town of Stoughton. He serves as the Chair of the Stoughton Housing Authority and has worked on several local Comprehensive Permit applications.

13. URGENT REVIEW

We do not anticipate a request for Urgent Review.

14. REPORTING TO COMMUNITY PRESERVATION COMMITTEE

HSL intends to comply and provide timely updates about the project, milestones and related construction efforts as requested by the CPC.

ATTACHMENTS: We have included all required attachments per the following sections of the application: Required for All Proposals; Priority Proposals; Required for Community Housing Proposals; Required for Proposals Involving Real Property; and Required for Proposals Involving Design & Construction

Attachment 1: Site Photographs

Attachment 2: Site Map, Major Roads & Intersections

Attachment 3: Draft Warrant Article for Town Meeting

Attachment 4: Letters of Support from Town departments

Attachment 5: Notices to Direct Abutters.

Attachment 6: Letters of support from neighborhood groups

Attachment 7: Letters of support from project abutters or why support not demonstrated

Attachment 8: Accommodation for people with disabilities

Attachment 9: Statement of support from the Stoughton Housing Authority

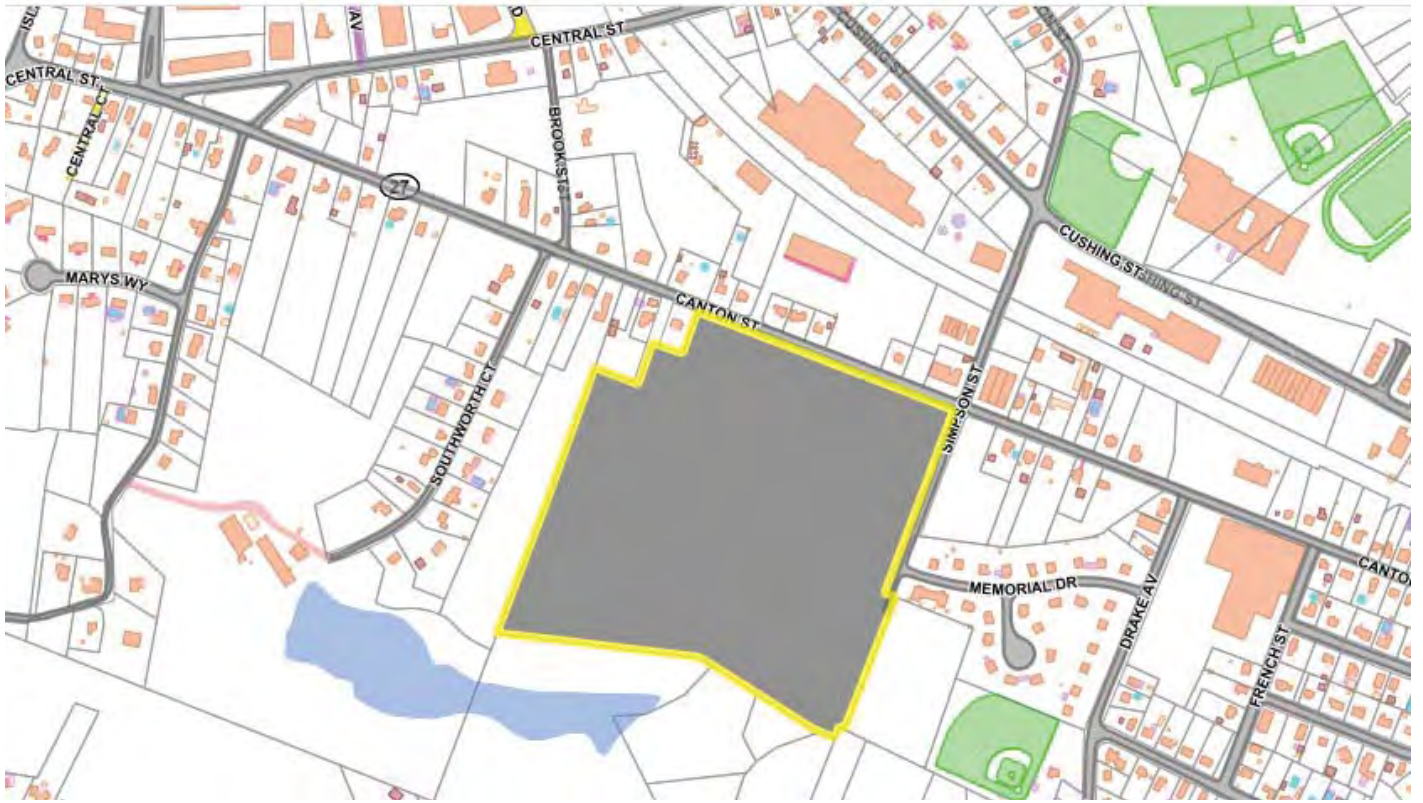
Attachment 10: Deed

Attachment 11: Development Pro Forma and 10-year operating budget

Attachment 12: Site plans, floor plans, elevations

Attachment 13: Sustainability

Attachment 14: Compliance with building codes, etc.





Hebrew SeniorLife, Inc. and Affiliates
Consolidated Balance Sheets
September 30, 2022 and 2021
(In Thousands)

	2022	2021
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 29,139	\$ 32,331
Accounts receivable, net	20,919	21,744
Investments:		
Unrestricted	110,261	139,673
Board designated, unrestricted for operations	14,645	17,559
Funds held in trust, current portion	3,203	7,332
Total investments	128,109	164,564
Contributions receivable, net	1,663	1,571
Grants receivable	1,348	1,509
Entrance fee receivable and deposits held in escrow	3,852	3,834
Prepaid expenses and other assets	5,469	5,535
Total current assets	190,499	231,088
Assets limited as to use:		
By Board designation	16,927	20,301
Held in trust, debt indentures and other, less current portion	25,031	23,810
Restricted as to use	9,652	14,690
Endowment funds	19,691	18,352
Restricted contributions receivable	19,047	14,373
Total assets limited as to use	90,348	91,526
Property, plant, and equipment, net	305,702	315,356
Operating lease right-of-use asset	654	366
Contributions receivable, less current portion	2,846	2,473
Other assets	7,118	6,365
Total assets	\$ 597,167	\$ 647,174

See accompanying notes.

Hebrew SeniorLife, Inc. and Affiliates
Consolidated Balance Sheets
September 30, 2022 and 2021
(In Thousands)

	2022	2021
LIABILITIES AND NET DEFICIT		
Current liabilities:		
Accounts payable and accrued expenses	\$ 31,812	\$ 37,727
Accrued interest expense	784	795
Deferred revenue	3,093	3,661
Paycheck Protection Program loan	-	2,215
Funds held on behalf of present and future residents	1,865	3,353
Due to third-party payors	1,356	1,478
Current portion of long-term debt	5,761	6,741
Current portion of operating lease liability	273	263
Total current liabilities	44,944	56,233
Long-term debt, net	385,515	391,797
Operating lease liability, net	381	103
Deferred revenue from nonrefundable entrance fees, net of amortization	34,632	30,215
Refundable entrance fees	294,918	292,429
Other liabilities	2,688	2,671
Total liabilities	763,078	773,448
Net assets (deficit):		
Without donor restrictions	(240,077)	(195,859)
With donor restrictions	74,166	69,585
Total net deficit	(165,911)	(126,274)
Total liabilities and net deficit	\$ 597,167	\$ 647,174

See accompanying notes.

Hebrew SeniorLife, Inc. and Affiliates
Consolidated Statements of Operations
Years Ended September 30, 2022 and 2021
(In Thousands)

	2022	2021
Operating revenues:		
Net patient service revenue	\$ 151,160	\$ 140,835
Earned entrance and monthly service fees	55,163	51,536
Rental income	24,227	23,003
Grants and contracts, including recovery of indirect costs	18,465	17,068
Net assets released from restrictions used for operations	2,069	1,544
Investment income	2,460	1,814
COVID-19 stimulus funding	4,448	6,548
Paycheck Protection Program loan income	2,215	320
Other operating revenues	6,818	5,600
	267,025	248,268
Operating expenses:		
Salaries and wages	137,687	129,465
Employee benefits	30,825	27,322
Supplies and direct expenses	55,740	54,995
Direct expenditures on grants and contracts	17,184	16,966
Depreciation and amortization	30,850	29,014
Interest expense	15,762	15,727
	288,048	273,489
Operating loss	(21,023)	(25,221)
Nonoperating gains (losses):		
Net realized gains on investments	7,654	11,825
Net unrealized gains (losses) on investments	(32,748)	14,838
Contributions and bequests	5,777	4,960
Fundraising expenses	(4,086)	(3,816)
Other nonoperating activities	208	(3,245)
	(23,195)	24,562
Deficiency of revenues over expenses	\$ (44,218)	\$ (659)

See accompanying notes.

Hebrew SeniorLife, Inc. and Affiliates
Consolidated Statements of Changes in Net Assets (Deficit)
Years Ended September 30, 2022 and 2021
(In Thousands)

	Without Donor Restrictions	With Donor Restrictions	Total
Net assets (deficit) at September 30, 2020	\$ (195,200)	\$ 55,166	\$ (140,034)
Deficiency of revenues over expenses	(659)	-	(659)
Restricted contributions	-	12,891	12,891
Restricted investment income	-	509	509
Net realized gains on investments	-	1,797	1,797
Change in net unrealized gains on investments	-	2,823	2,823
Net assets released from restrictions used for operations	-	(1,544)	(1,544)
Other activity	-	(2,057)	(2,057)
Change in net assets (deficit)	(659)	14,419	13,760
Net assets (deficit) at September 30, 2021	<u>\$ (195,859)</u>	<u>\$ 69,585</u>	<u>\$ (126,274)</u>
Deficiency of revenues over expenses	\$ (44,218)	\$ -	\$ (44,218)
Restricted contributions	-	12,481	12,481
Restricted investment income	-	117	117
Net realized gains on investments	-	1,676	1,676
Change in net unrealized losses on investments	-	(6,003)	(6,003)
Net assets released from restrictions used for operations	-	(2,069)	(2,069)
Other activity	-	(1,621)	(1,621)
Change in net assets (deficit)	(44,218)	4,581	(39,637)
Net assets (deficit) at September 30, 2022	<u>\$ (240,077)</u>	<u>\$ 74,166</u>	<u>\$ (165,911)</u>

See accompanying notes.

Hebrew SeniorLife, Inc. and Affiliates
Consolidated Statements of Cash Flows
Years Ended September 30, 2022 and 2021
(In Thousands)

	<u>2022</u>	<u>2021</u>
Cash flows from operating activities:		
Change in net deficit	\$ (39,637)	\$ 13,760
Adjustments to reconcile change in net deficit to net cash provided by (used in) operating activities:		
Depreciation and amortization	30,850	29,014
Amortization of bond premium	(38)	(43)
Amortization of debt issuance costs	43	74
Net realized and unrealized (gains) losses on investments	29,421	(31,283)
Paycheck Protection Program loan income	(2,215)	-
Restricted contributions and investment income	(12,598)	(13,400)
Earned entrance fees	(5,108)	(4,847)
Non-refundable entrance fees received	9,536	10,651
Loss on extinguishment of debt	-	3,016
Changes in operating assets and liabilities:		
Accounts and grants receivable	519	(2,917)
Contributions receivable	(5,139)	(54)
Entrance fees receivable	(665)	(172)
Other assets and liabilities	483	628
Accounts payable and accrued expenses	(5,374)	638
Advances on research grants	(568)	707
Due to third-party payors	(122)	286
Provider Relief Funds liability	-	(6,006)
Net cash provided by (used in) operating activities	<u>(612)</u>	<u>52</u>
Cash flows from investing activities:		
Additions to property, plant, and equipment	(21,541)	(14,180)
Sales of investments, trustee and designated funds	41,996	147,494
Purchases of investments, trustee and designated funds	<u>(32,560)</u>	<u>(145,963)</u>
Net cash used in investing activities	<u>(12,105)</u>	<u>(12,649)</u>

See accompanying notes.

Hebrew SeniorLife, Inc. and Affiliates
Consolidated Statements of Cash Flows
Years Ended September 30, 2022 and 2021
(In Thousands)

	<u>2022</u>	<u>2021</u>
Cash flows from financing activities:		
Payments on long-term debt	(7,660)	(6,884)
Proceeds from long-term debt	-	15,625
Refundable entrance fees and deposits received	10,291	5,828
Refund of entrance fees	(9,150)	(10,875)
Proceeds from Paycheck Protection Program loan	-	2,215
Restricted contributions and investment income	12,598	13,400
Other financing activities	507	1,191
	<u>6,586</u>	<u>20,500</u>
Net cash provided by financing activities		
	<u>6,586</u>	<u>20,500</u>
Increase (decrease) in cash, cash equivalents, and restricted cash	(6,131)	7,903
Cash, cash equivalents, and restricted cash at beginning of year	65,760	57,857
	<u>65,760</u>	<u>57,857</u>
Cash, cash equivalents, and restricted cash at end of year	<u>\$ 59,629</u>	<u>\$ 65,760</u>
Non-cash activities:		
Purchase of property and equipment in accounts payable and accrued liabilities at year-end	<u>\$ 560</u>	<u>\$ 1,235</u>
Refund of entrance fee in accounts payable at year-end	<u>\$ 5,045</u>	<u>\$ 3,309</u>
Reconciliation of amounts included in the consolidated statements of cash flows as cash, cash equivalents, and restricted cash to the consolidated balance sheets:		
Cash and cash equivalents	\$ 29,139	\$ 32,331
Entrance fee deposits held in escrow	1,158	1,648
Held in trust, debt indentures, and other, less current portion	25,031	23,810
Restricted fund assets	889	430
Other assets	209	209
Funds held in trust, current portion	3,203	7,332
	<u>3,203</u>	<u>7,332</u>
Cash, cash equivalents and restricted cash, end of year	<u>\$ 59,629</u>	<u>\$ 65,760</u>

See accompanying notes.

Stoughton Council on Aging

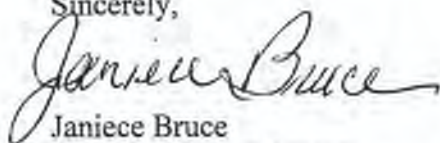
10/11/23

Dear Mr. Kassler,

I am writing a letter in support of Hebrew SeniorLife's proposed affordable senior housing community on Canton Street in Stoughton. I enjoyed meeting with the representatives from Hebrew SeniorLife both in my office and at a meeting at Stoughton Housing Authority's Memorial Village. It gave me an opportunity to hear about the project and how this could help with our senior population obtain affordable housing. It was also great to hear from the residents regarding what they would like to see in this project. People were very enthusiastic about a housing project that would enhance a senior's lifestyle with the opportunity for more socialization and outdoor walking paths. To me, it would promote Stoughton as an "Age Friendly Community".

I am excited about this potential partnership with Hebrew SeniorLife and think they would be a wonderful addition to our town.

Sincerely,



Janiece Bruce
Administrative Director
Stoughton Council on Aging



4 Capen Street
STOUGHTON, MA 02072-
2579

COMMISSIONERS

BARRY CRIMMINS, CHAIRMAN
WILLIAM LARKIN, VICE CHAIRMAN
DONALD BRADY, TREASURER
GEORGE HANSEN, MEMBER

EXECUTIVE DIRECTOR

COLLEEN M. DOHERTY

October 16, 2023

Mr. Barry Kassler, Program Administrator
Town of Stoughton
Community Preservation Committee
10 Pearl Street
Stoughton, MA 02072

Dear Mr. Kassler,

I am writing this letter in support of Hebrew SeniorLife's proposed new all affordable senior housing community on Canton Street in Stoughton. As the Executive Director of several area public housing authorities, I know firsthand the desperate need for more service-enriched affordable senior housing. Hebrew SeniorLife has collaborated with me since the beginning of their planning process for this project and I view them as a true partner in Stoughton's efforts to create more affordable senior housing in an environmentally sustainable way. I appreciate and fully support their proposed design of a six-story building with close to 200 units of housing and community space.

This week, they met with close to 40 seniors and staff from the three senior public housing communities we have in Stoughton. They were eager to learn from these stakeholders about what sort of programs and services would be most beneficial to them. I think it's wonderful that they reached out to our seniors in Stoughton and recognized them as key constituents in their planning process. I would welcome the opportunity to discuss my support for this project with you further.

Sincerely,



Colleen Doherty
Executive Director



TOWN OF STOUGHTON

SELECT BOARD

10 Pearl Street – Stoughton, MA 02072 (781) 341-1300 Fax (781) 297-2879

October 17, 2023

Community Preservation Committee
10 Pearl Street
Stoughton, MA 02072

Dear CPC Members,

The Select Board wishes to offer their strongest support for Hebrew SeniorLife's (HSL) proposed project within the Town of Stoughton. The proposed project, located at 338 Canton Street, will provide a 200-unit senior development with supported services. The housing and services that Hebrew SeniorLife provide for the low-income seniors will be an asset to our community. They have a long history of developing quality projects that are assets to the communities which they are located in.

Hebrew SeniorLife has been working over the past year with numerous Town Departments to design a project that meets Stoughton's needs. The project will have a Stoughton Residence preference, increase the Town's affordable housing units, and provide additional open space for passive recreation. HSL will be a partner with the Town and work with the Stoughton Housing Authority, Senior Center, and visiting nurses to provide full supportive service to the senior population.

Again the Select Board thanks you for your consideration of their Community Preservation Application request for funding.

Sincerely,

Debra Roberts
Chair, Select Board

Stoughton Council on Aging

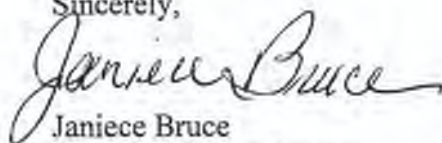
10/11/23

Dear Mr. Kassler,

I am writing a letter in support of Hebrew SeniorLife's proposed affordable senior housing community on Canton Street in Stoughton. I enjoyed meeting with the representatives from Hebrew SeniorLife both in my office and at a meeting at Stoughton Housing Authority's Memorial Village. It gave me an opportunity to hear about the project and how this could help with our senior population obtain affordable housing. It was also great to hear from the residents regarding what they would like to see in this project. People were very enthusiastic about a housing project that would enhance a senior's lifestyle with the opportunity for more socialization and outdoor walking paths. To me, it would promote Stoughton as an "Age Friendly Community".

I am excited about this potential partnership with Hebrew SeniorLife and think they would be a wonderful addition to our town.

Sincerely,



Janiece Bruce
Administrative Director
Stoughton Council on Aging



4 Capen Street
STOUGHTON, MA 02072-
2579

COMMISSIONERS

BARRY CRIMMINS, CHAIRMAN
WILLIAM LARKIN, VICE CHAIRMAN
DONALD BRADY, TREASURER
GEORGE HANSEN, MEMBER

EXECUTIVE DIRECTOR

COLLEEN M. DOHERTY

October 16, 2023

Mr. Barry Kassler, Program Administrator
Town of Stoughton
Community Preservation Committee
10 Pearl Street
Stoughton, MA 02072

Dear Mr. Kassler,

I am writing this letter in support of Hebrew SeniorLife's proposed new all affordable senior housing community on Canton Street in Stoughton. As the Executive Director of several area public housing authorities, I know firsthand the desperate need for more service-enriched affordable senior housing. Hebrew SeniorLife has collaborated with me since the beginning of their planning process for this project and I view them as a true partner in Stoughton's efforts to create more affordable senior housing in an environmentally sustainable way. I appreciate and fully support their proposed design of a six-story building with close to 200 units of housing and community space.

This week, they met with close to 40 seniors and staff from the three senior public housing communities we have in Stoughton. They were eager to learn from these stakeholders about what sort of programs and services would be most beneficial to them. I think it's wonderful that they reached out to our seniors in Stoughton and recognized them as key constituents in their planning process. I would welcome the opportunity to discuss my support for this project with you further.

Sincerely,



Colleen Doherty
Executive Director

Town of Canton, Massachusetts
OFFICE OF THE SELECT BOARD

SELECT BOARD

UPPER MEMORIAL HALL
801 WASHINGTON STREET
CANTON, MA 02021

**POLICE COMMISSIONERS
BOARD OF PUBLIC WORKS
LICENSING BOARD**

TEL: (781) 821-5000
FAX: (781) 821-2935
EMAIL: townadmin@town.canton.ma.us

TOWN ADMINISTRATOR
CHARLES E. DOODY

September 29, 2023

Thomas J. Calter
Town Manager, Stoughton
10 Pearl Street
Stoughton, MA 02072

Dear Mr. Calter,

I am pleased to provide this letter of support for Hebrew Senior Life's proposed new affordable senior housing community in Stoughton. Hebrew Senior Life has been a wonderful partner to us in Canton. The housing and services that Hebrew Senior Life provide for seniors at Orchard Cove are an asset to our community. The care with which they treat their residents as well as the strong neighbors they have been to the community make it easy for me to recommend that they become part of the Stoughton community as well. A few examples of the collaboration between Orchard Cove and the Town of Canton include:

- Collaboration with the emergency town manager/fire chief to provide furniture to families in need
- Hosted, in collaboration with the Town's Board of Health, Fire and Police department, vaccine clinics for Canton's older adults
- Strong relationship with Canton Fire and Police in emergency preparedness, fire safety, etc.
- Large contingent of residents helping clean up the town during Earth day
- Resident participation on the Canton Library Board
- Collaboration with the Library on programming

We are grateful to have Hebrew Senior Life as our partner in Canton. Please feel free to contact me to discuss any questions you might have about the proposed project in Stoughton.

Thank you,



Charles E. Doody, Town Administrator



Town of Randolph

Office of the
TOWN MANAGER
41 South Main Street
Randolph, Massachusetts 02368
Telephone (781) 961-0911
Fax (781) 961-0905
www.townofrandolph.com

Brian P. Howard, Town Manager
bhoward@randolph-ma.gov

October 5, 2023

Thomas J. Calter
Town Manager, Stoughton
10 Pearl Street
Stoughton, MA 02072

Dear Mr. Calter,

It is with great enthusiasm that I provide this letter of support for Hebrew SeniorLife's proposed new affordable housing community in Stoughton. Hebrew SeniorLife has been a wonderful partner to us in Randolph. The housing and services that Hebrew SeniorLife provide for the low-income seniors at the Simon C. Fireman are an asset to our community. The care with which they treat their residents, as well as, the strong neighbors they have been to the community make it easy for me to recommend that they become part of the Stoughton community as well.

At the Simon C. Fireman community, Hebrew SeniorLife provides amenity and supportive service spaces so that the residents receive wrap-around services that keep them healthier, more active, and more engaged than in typical senior housing. We were unanimously supportive of Hebrew SeniorLife's efforts to add an additional 45 units to its existing community and found Hebrew SeniorLife to be a truly collaborative partner throughout the zoning, design review, and construction processes. We are thrilled with the outcome of the Simon C. Fireman Expansion project and we share Hebrew SeniorLife's excitement in welcoming new residents to Randolph.

Please feel free to contact me to discuss any questions you might have about the proposed project in Stoughton.

Thank you,

Brian Howard
Town Manager



4 CAPEN STREET
Stoughton, MA 02780-4141

COMMISSIONERS
BARRY CRIMMINS, CHAIRMAN
WILLIAM LARKIN, VICE CHAIRMAN
DONALD BRADY, TREASURER
GEORGE HANSEN, MEMBER

EXECUTIVE DIRECTOR
COLLEEN M. DOHERTY

September 19, 2023

Dear Residents of Capen Street, Lacivita Court and Memorial Village,

I am inviting you to a meeting on October 10th at the following times. The meetings will occur in the community room at each of the developments:

- Capen Street residents: 9:30 am – 10:30 am on October 10th
- Lacivita Court residents: 11:30 am – 12:30 pm on October 10th
- Memorial Village residents: 1:30 pm – 2:30 pm on October 10th

At these meetings, representatives from Hebrew SeniorLife will be discussing their proposal for an affordable senior housing community to be developed in Stoughton. Hebrew SeniorLife is a nonprofit Harvard Medical School-affiliated provider of senior care and communities with seven campuses in Greater Boston. This proposed community would include community space and programming available to seniors who live in the new Hebrew SeniorLife community and seniors throughout Stoughton, including residents from our senior communities. Hebrew SeniorLife is interested and eager to hear from you about which services and programs you think seniors in Stoughton would look forward to the most.

Refreshments will be served.

We look forward to seeing you on October 10th.

Sincerely,

Colleen Doherty

Executive Director

Stoughton Housing Authority

HSL Stoughton Draft Development Proforma

	Phase I	Phase I Per Unit	Phase II	Phase II Per Unit	Total	Per Unit Total
Total Units						
LIHTC (0-60% AMI)	101		99		200	
Development Cost						
Direct Construction Cost	37,683,600	373,105	37,676,340	380,569	75,359,940	376,800
Total Development Cost	50,692,948	501,910	50,682,008	511,939	101,374,956	506,875
Sources of Funds						
Perm Debt	10,622,984	105,178	10,466,467	105,722	21,089,451	105,447
Seller note (Acquisition)	450,000	4,455	450,000	4,545	900,000	4,500
LIHTC Equity (Fed & State)	26,766,375	265,014	26,656,078	269,253	53,422,453	267,112
EOHLC Soft Sources	10,100,000	100,000	9,900,000	100,000	20,000,000	100,000
Town of Stoughton	1,300,000	12,871	1,000,000	10,101	2,300,000	11,500
Massworks w/Town	1,453,589	14,392	2,209,463	22,318	3,663,052	18,315
Total Sources	50,692,948	501,910	50,682,008	511,939	101,374,956	506,875

DEVELOPMENT SOURCES AND USES

Uses Assumptions			Program	
Construction Cost per SF	405			
Soft Costs	20%			
Fee & Overhead	3%			
Reserves Op Ex + Debt Service	3 months			
			Total GSF	40,672
Debt Assumptions				
Debt Service Coverage	1.25			
Interest Rate	7.00%			
Amortization	30			
Max Loan based on LTV	0.75			
Sources and Uses				
	Total	Per Unit	\$/sf	GSF/ unit
Acquisition	225,000	5,000	6	
Construction - including Site	16,472,270	366,050	405	904
Soft Costs	3,294,454	73,210	81	
Fee & Overhead	2,046,254	45,472	50	
Reserves	228,225	5,072	6	
			Total GSF	
Total Development Cost	22,266,204	494,805	547	
Debt	4,627,333			
Seller note (acq)	225,000			
9% Fed LIHTC	9,405,000			
9% SLIHTC	2,940,000			
EOHLC Soft Sources	4,500,000			
Town of Stoughton	400,000			
Massworks w/Town	168,871			
Total Sources	22,266,204			

October 4, 2023

Deborah Morse
Vice President of Real Estate
Hebrew SeniorLife
1200 Centre Street
Boston, MA 02131

Re: 338 Canton Street, Stoughton, MA – Phase 1: 100-Unit Affordable Senior Housing Development

Dear Deborah:

Thank you for the opportunity to present this Letter of Interest to assist Hebrew SeniorLife. (“HSL”) in developing 100-units of affordable senior housing located at 338 Canton Street, Stoughton, MA (“the Project”). Eastern Bank highly values our relationship with HSL and is interested in providing a construction loan for the Project and understands the current estimate of direct construction costs is approximately \$39,240,000.

This letter shows our interest in providing financing for your Project and is for *discussion purposes only*. Issuance of a final commitment by the Bank is subject to further underwriting, due diligence, and final approval by the Bank’s Credit Committee.

If you have any questions or need additional information, please do not hesitate to call me at 978-760-0469.

Sincerely,



Lisa Sheehan
Senior Vice President
Community Development Lending



21 Custom House Street
Boston, MA 02110
Tel: (617) 850-1000
Fax: (617) 850-1100

Guilliaem Aertsen
Chairman

Moddie Turay
President and CEO

October 6, 2023

Ms. Deborah Morse
Vice President of Real Estate
Hebrew SeniorLife
1200 Centre Street
Boston, MA 02131

RE: 338 Canton Street, Stoughton, MA (the "Project")

Dear Ms. Morse:

Thank you for your interest in having MHIC provide financing for the development of approximately 99 units of rental senior housing in Stoughton, MA. This Project will be the first in a phased development on a currently underutilized site, and will create 100% affordable, senior housing with community space and onsite supportive service programming. All 99 units will qualify for the Federal Low Income Housing Tax Credit (LIHTC) program.

According to the information provided to us, the total development cost for the Project is estimated to be \$52.3 million, including \$39.2 million for construction costs. You anticipate needing permanent debt of \$10,501,881, subordinate subsidy debt from the Executive Office of Housing and Livable Communities (EOHLC) of \$10,598,887 and \$2,445,321 in Massworks funding. You are applying for \$1,300,000 in Community Preservation Committee (CPC) funds from the Town of Stoughton and anticipate providing a seller loan of \$450,000. You anticipate receiving allocations of both 9% and 4% LIHTCs that will yield \$26,997,067 in LIHTC equity.

Following an award of CPC from the Town of Stoughton, you plan to submit a pre-app for this Project in the fall 2024 EOHLC funding round. Assuming an award of EOHLC funds in mid to late 2025, construction would commence in early 2026.

MHIC is keenly interested in purchasing the federal LIHTC, subject to completion of normal and customary due diligence and underwriting, and approval of our Board of Directors. MHIC is very interested in partnering with Hebrew SeniorLife to complete this important project. We wish you the best of luck with your proposal. If you have any questions, please do not hesitate to call me at 617-850-1003.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carrie Knudson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Carrie Knudson
Senior Investment Officer

October 4, 2023

Ms. Deborah Morse
Vice President of Real Estate
Hebrew SeniorLife
1200 Centre Street
Boston, MA 02131

RE: CPA Funding Support for Hebrew Senior Life (HSL)

Dear Ms. Morse:

The Massachusetts Housing Partnership (MHP) is a quasi-public organization dedicated to expanding affordable housing opportunities in the Commonwealth. MHP works with affordable housing developers; government agencies; municipalities; and financial institutions to create and preserve affordable housing options for low and moderate-income individuals and families. Through our long-term affordable housing lending programs, technical expertise, and policy advocacy, MHP plays a vital role in supporting the development and preservation of affordable housing projects. MHP has provided over \$1.4 billion in loans and commitments for the financing of over 26,000 units of rental housing. We provide permanent financing for affordable and mixed-income rental developments of all sizes across Massachusetts, from new construction to adaptive reuse to preservation.

I am writing to express the Massachusetts Housing Partnership's support for Hebrew Senior Life's (HSL) Community Preservation Act (CPA) request for financial support in the amount of \$1.3MM for the first phase of a the senior housing community located at 338 Canton Street, Stoughton, MA. MHP understands that the first phase will consist of approximately 100 units affordable to households earning less than 60% of area median income (AMI) with units restricted to households earning up to 30% of the AMI.

MHP has had the opportunity to work with HSL as a permanent lender on 3 of their affordable housing developments. In 2017, MHP closed on a \$32.3 million dollar loan to HSL for the refinance of Danesh Residences, a 12-story apartment building consisting of 212 units in the Coolidge Corner section of Brookline. The loan also allowed HSL to rehab the property as well as to address financial needs of older properties in their portfolio including Hebrew Rehab Center in Roslindale and Newbridge on the Common CCRC in Dedham.

MHP currently has committed long-term loans to two HSL developments currently under construction. MHP will be the permanent lender providing a \$5.4 million loan for HSL's Simon Fireman phase 2 development creating an additional 45 units on their 11-acre campus containing 160 units of senior housing in the first phase and expects a Spring 2024 closing. MHP will also has committed to a \$5.825 million loan for their 108 Centre development adjacent to Danesh and will create 54 service-enriched and affordable one-bedroom units for seniors in a new, Passive House-designed seven-story building.

What makes HSL unique in the senior affordable housing industry is their continuous innovation connecting housing and health. In 2017, HSL launched their award winning *R3: Right Care; Right Place; Right Time* program which provides enhanced person-centered wellness services to vulnerable older adults. A wellness-coordinator and wellness-nurse works with residents and HSL resident service coordinators to provide support to residents and meet them where their health needs are. If needed, a wellness nurse can coordinate with a resident's physician on hospital discharge plans and falls risk. Activities for residents include goal setting in all aspects of life. The *R3* program has reported remarkable outcomes related to reduced hospitalizations and rehospitalizations and falls reduction. HSL has shown their commitment to create affordable housing communities where older adults can age safely, with dignity and with robust activities.

MHP is eager to continue our lending relationship with HSL and know that the town of Stoughton and its senior population will benefit from HSL's presence in the community. Best of luck with your funding efforts. Please keep us informed of your progress.

Sincerely,

A handwritten signature in cursive script that reads "Alma Balonon-Rosen".

Alma Balonon-Rosen
Senior Relationship Manager



Capital
Markets

RBC Community Investments

6805 Carnegie Blvd. Suite 100

Charlotte, NC 28211

Telephone: (980) 233-6447

September 20, 2023

Hebrew SeniorLife, Inc.
1200 Centre Street
Boston, MA 02131
Attn: Deborah Morse

**Re: Stoughton Phase I
Stoughton, MA**

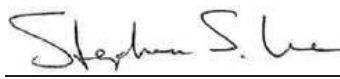
Dear Deborah:

Thank you for the opportunity to work together on this proposal for Stoughton Phase I in Stoughton, MA (the "Project"). This letter serves as our mutual understanding of the business terms regarding the acquisition of ownership interests in a TBD LP (the "Partnership"). RBC Community Investments, LLC, its successors and assigns ("RBC") has reviewed your application, including the proposed proforma, and expects to have investor interest to purchase a 99.99% Limited Partner interest in the Project.

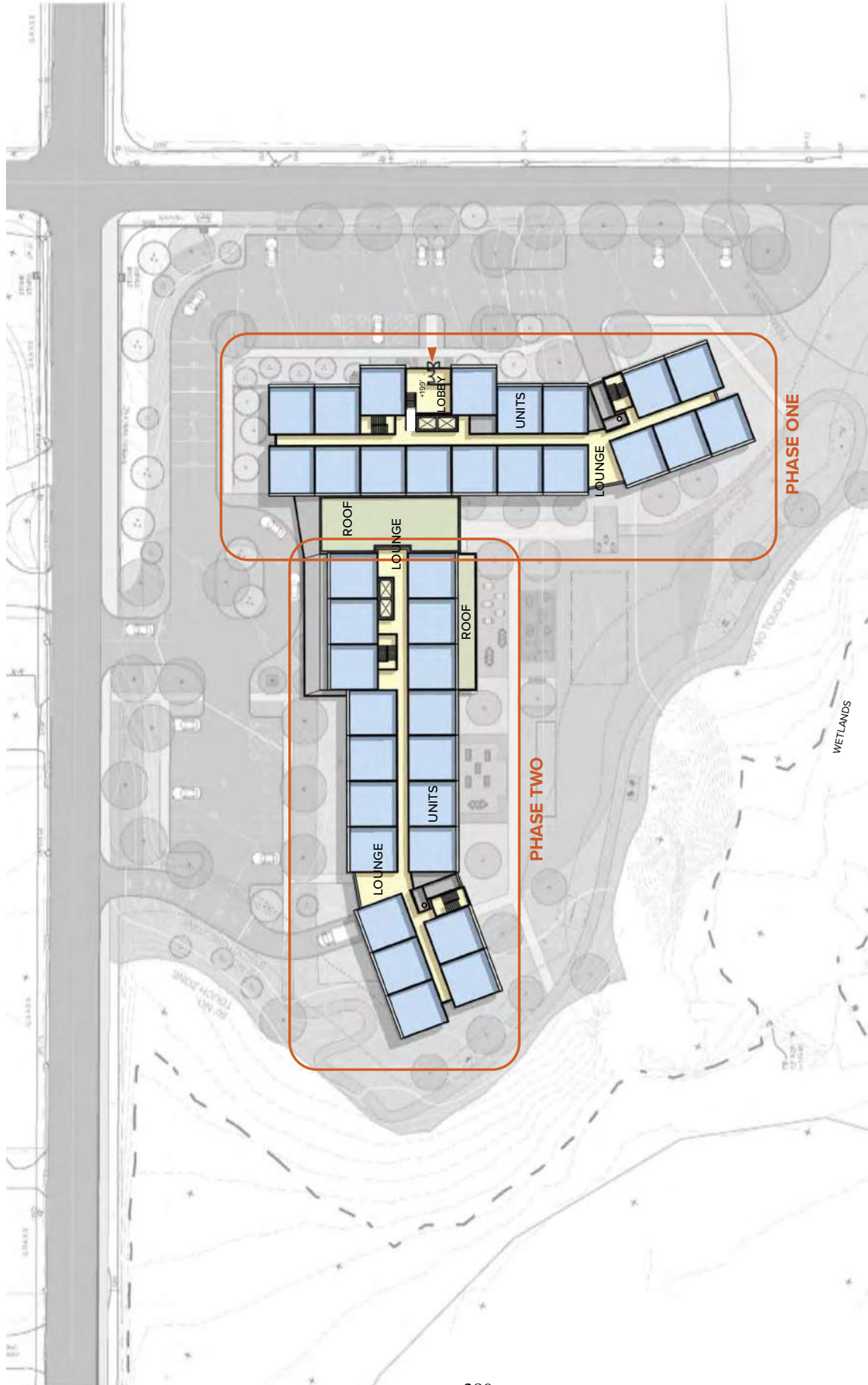
1. **Project Assumptions.** The Project will consist of the new construction of 100 apartment units for rent to seniors 55+. Within the Project, all units will be occupied by tenants in compliance with the low-income housing tax credit (LIHTC) requirements of Section 42 of the Internal Revenue Code. Total development costs are expected to be approximately \$52 million.
2. **Investment Amount.** Based on our preliminary review of the Project and recent investor pricing indications for similar projects, we expect to be able to offer equity of \$26,997,067 to purchase the Limited Partner interest in the Project.

Please keep in mind that this assessment is preliminary and does not represent a commitment on the part of RBC. Any actual commitment on the part of RBC will require further due diligence review and the approval of RBC's investment committee. We look forward to working with you on this project. Please let me know if we can be of any further assistance.

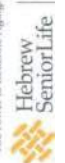
Very truly yours,

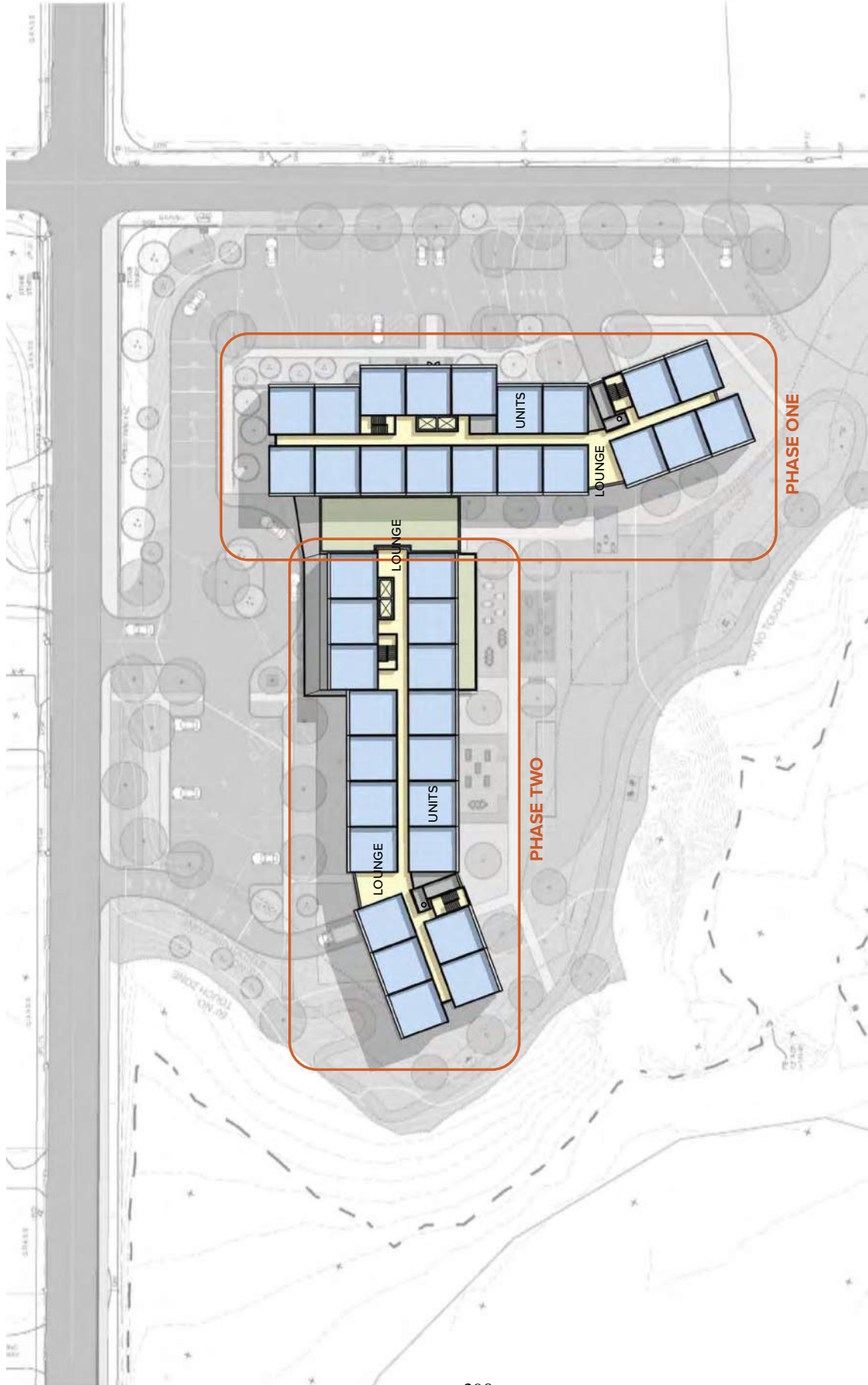
By: 
Name: Stephen Lee
Title: Director





CONCEPTUAL FLOOR PLAN – LEVEL 2 HEBREW SENIORLIFE – STOUGHTON / 17 OCTOBER 2023





CONCEPTUAL FLOOR PLAN – LEVELS 3-6 HEBREW SENIORLIFE – STOUGHTON / 17 OCTOBER 2023





CONCEPTUAL PLAN



Attachment #13: Sustainability

The proposed HSL project will exemplify a holistic approach to sustainability, embracing dramatic operational and embodied carbon emissions reductions, low toxicity building materials, high indoor air quality, occupant comfort and health, watershed and habitat sensitive site interventions, renewable energy generation, and future-proof, resilient energy infrastructure. The biggest reductions in operational energy use will be realized by optimizing the building to use as little energy as possible and minimizing the need for external energy sources. We anticipate achieving this goal through a holistic application of passive design and resiliency strategies. The building will be designed to achieve Passive House certification through the Passive House Institute U.S. (PHIUS, leveraging the available incentives in their entirety (see “Incentives” below)). This will satisfy Stoughton’s Stretch Code requirements. Passive House performance buildings generally yield 80% heating demand reductions and 65% cooling demand reductions. These passive design measures prioritize and deliver energy savings via the most durable elements of the building. The envelope can last many years beyond the term of financing without degradation of its performance and outlast the useful life of mechanical systems several times over.

Building systems: This building will be all electric, including all mechanical systems, domestic hot water, and appliances, including the commercial kitchen. High performance heat pump systems with annual COP’s in excess of 3.4 will be employed for low operational energy consumption associated with heating and air-conditioning. This level of performance can be achieved through the use of several different system types, including VRF air-to-air, VRF air-to-water, or ground source heat pumps. We will explore the possibility of ground source heat pumps (often referred to as geo-thermal) or ‘Hybrid VRF’ air-to-water heat pumps systems. The heating / cooling distribution mechanism is an interior hydronic loop. Subsequently these systems utilize significantly less refrigerant (due to the dramatic reduction or total elimination of line sets.) Either the hybrid air-to-water or ground source heat pump systems can take advantage of simultaneous heating and cooling. The added benefit of ground source heat pumps is that they allow for an equipment-free roof, maximizing the on-site photovoltaic array.

Energy Recovery Ventilation with a minimum efficiency of 80% sensible recovery will be provided for all occupied spaces. The ventilation systems for the independent living units may be individual, or semi-centralized. Common area ventilation will be semi-centralized. Fully centralized systems use a significant amount of space for large ducts and prove difficult to balance for proper ventilation air distribution when commissioning, and over time. A centralized system also leads to total system failure if one piece of equipment fails. (See more at “Resilience”.) The combined strategies of high performance, low refrigeration heat pumps and efficient energy recovery ventilation will yield the lowest possible carbon emissions associated with heating and cooling systems.

Semi-centralized heat-pump domestic hot water systems will be used in this building and will exceed a COP of 2. The project team will consider the use of CO2 refrigerant systems, such as R-32, to further reduce refrigerant leakage related climate impacts. The design team will explore various configurations of domestic hot water systems “neighborhoods” to reduce the number of units, controlling installation and ongoing maintenance cost, while limiting the energy demand of domestic hot water circulation. Smaller “regional” systems will have smaller circulation loops and pipe diameter than fully centralized systems and can be more responsive to demand diversity resulting in lower embodied carbon systems and less pumping energy demand.

Dehumidification is an important design consideration with the increase in extreme weather and changes in climate. While ERV's reduce the humidity loads associated with ventilation airflow, they do not actively manage humidity to within a specific range. Many HVAC designs simply assume dehumidification as a function of cooling will be sufficient. This is not a solution for coastal areas with high humidity in shoulder seasons. HSL and the project team will work together to determine humidity management appropriate for senior residents, and the design team will evaluate the cost and benefit of integrated dehumidification strategies. If the final systems selection does not include integrated humidity control functionality, the team will evaluate providing all residential units with wiring and plumbing for a dedicated dehumidification system in an interior closet should the need arise.

Electric vehicle ready infrastructure for 20% of parking spaces will be provided to support the overall goal of decarbonization and will satisfy both Stretch Code and PHIUS requirements.

Envelope: The team will explore all possible insulation and cladding materials, within the limits of fire/building code requirements, to maximize our carbon reduction and drawdown potential. We will work to eliminate all, or a vast majority, of foam products from the project. Foam insulation products generally have higher Global Warming Potential (GWP) and can pose significant toxicity risks, particularly during installation and in the event of a fire. There are currently many substitute insulation products on the market that will lead to greater carbon sequestration instead of emissions. Additionally, the project will evaluate shop-fabricated panelized construction, which would aim to maximize envelope panel dimensions using structural bay spacing. This construction method will minimize construction waste, thereby reducing embodied carbon, and shortening the construction schedule.

Interior Materials: Among the many benefits of Mass Timber, we can add possible significant savings on material use for interior furring and gypsum wallboard at walls and ceilings. The area of exposed structure will need to take fire/building code requirements into account for the building's construction type, but at least a portion of interior finish materials, including paint and fireproofing, may be eliminated, further reducing the total embodied carbon.

MEP Systems: With better envelopes, building peak loads are reduced, thereby reducing overall system size. Naturally this reduces the embodied carbon of the equipment as less material is needed to produce the system components.

Refrigerants: This project will employ 'Low Refrigerant' mechanical systems to reduce the carbon emissions of this often-overlooked carbon source and all but eliminate possible health concerns.

Renewable Energy: A building of this density, with limited roof size will always have a difficult time meeting 'Zero Energy' goals. Because of these challenges, all available roof space will be considered when designing the roof-based photovoltaic system in order to maximize on-site electrical generation.

One of the synergies of using the ground source heat pump systems described in the previous sections is the decreased need for rooftop space for mechanical equipment, which can then be used to increase the size and production of the PV array. In the case of the 'Hybrid VRF' system option, roof space is utilized, but less than on conventional buildings, due to the high performing Passive House envelope making a physically smaller mechanical system possible.

For remaining energy demands, beyond what can be served by the roof, site mounted PV arrays can be considered as parking shelters or patio awnings, or off-site solar energy may be purchased through Power

Purchase Agreements (PPAs). The Stoughton Community Choice Electricity (CCE) program provides affordable and up to 100% renewable electricity.

Resilience: The first level of resiliency is having a safe and reliable shelter. Passive House provides a very good level of assurance of the proper application of building science principles for optimal indoor air-quality and comfort. The team will evaluate thermal bridging and the moisture profile of building assemblies to manage high humidity and condensation risks that can lead to mold and rot. The high-performance building envelope generally improves passive survivability. The team will further explore infrastructure hardening measures to ensure that systems and structures can withstand the stresses of natural disasters common to the climate zone. Higher R- values than are strictly required improve passive survivability, allowing all residents to stay in their homes during disruptions, something that is critical for HSL's senior population. We will also stress test the model to ensure that the building will continue to serve its residents as climate conditions worsen and become more extreme.

Full Energy Resilience requires a source of power to meet the remaining demands after efficiency is optimized. Enough energy to ensure health and safety and, if possible, to maintain comfort even when natural disasters occur. Our team will anticipate performing a thorough evaluation of the building's and residents' resiliency requirements and define critical energy loads. Critical building loads may include ventilation, emergency lighting and elevator use, heating and cooling zones, IT connectivity, the operation of personal medical devices, refrigeration of medicines and some quantity of food for the residents, and limited cooking operations. Renewable systems alone do not provide this level of energy resilience, unless combined with energy storage in an island-able micro-grid. If the sun is out, the system will be capable of self-power for all defined critical loads indefinitely. But at night and during inclement weather batteries will be required to support these functions. The resiliency study will determine the appropriate duration of battery powered operation, and battery storage will be sized to accommodate the critical loads for that duration.

Incentives: The project team's goal will be to yield the greatest incentives for this project, and to balance cost with performance. We will explore the following incentive programs and funding sources:

1. Mass Save:
 - a. Feasibility: up to 100% of the feasibility costs, maximum \$5,000 incentive, charrette with design team, Passive to Positive, and Mass Save
 - b. Energy Modeling: 75% of the energy model cost, \$500/unit, maximum \$20,000 incentive
 - c. Pre-Certification with PHIUS: \$500/unit
 - d. Certification with PHIUS: \$2,500/unit
2. Inflation Reduction Act:
 - a. Section 48 Investment Tax Credit: tax credit for solar and energy storage such as geothermal and photovoltaic system, 30% tax credit amount for projects under 1MW, non-profit, public entities can now qualify for 30% refund payment. Using US manufactured products can increase the potential tax credit to 40%.
 - b. Section 45L: transferable tax credit for new energy efficient DOE Zero Energy Ready Homes (ZERH) or Energy Star Homes
 - c. \$1,000/unit for multifamily ZERH, \$500/unit for multifamily Energy Star

Article 38

Town of Stoughton, Massachusetts
Community Preservation Committee
Full Application to Request CPA Funds

IMPORTANT: Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at bKassler@Stoughton-MA.gov to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by September 25****, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to bKassler@Stoughton-MA.gov at least **7 days prior to your CPC presentation**. Applications received via email **by October 25**** will be eligible for recommendation at the next Annual Town Meeting in the spring.

(**Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13 of the Project Narrative on the next page.)

Check one or more Project Categories as applicable:

☐ Community Housing ☒ Historic Preservation ☐ Open Space ☐ Recreation

Project Name: Rehabilitation of West St Barn

Project Location: Street Address: 1478 West Street

Assessor's Map & Lot #: 037-034

Legal Property Owner of Record: Town of Stoughton

Project Sponsor(s)/Organization: Stoughton Historical Commission

Contact Name: Dwight Mac Kerron, Chair

Telephones: 339 237 1956c 781 341 0357h

Email: dmackerron@stoughton-ma.gov

Mailing Address: 524 Highland St. Stoughton MA 02072

Project Sponsor's Signature: D. MacKerron **Date:** Oct 25, 2023

PROJECT COST: (Note: If projected budget is for more than three years, describe further in Project Narrative)

	First FY	Second FY	Third FY	Total
Total Project Cost	\$230,000			
Amount of Other Funding	0			
Sources of Other Funding				
CPA Funds Requested:	\$230,000			

Is this request contingent on other funding?

☐ Yes

☒ No

(If yes, explain in response to Question 5 below)

PROJECT NARRATIVE

Please provide the following information:

1. A detailed description of the project: What is the purpose and scope of the project?

The purpose of this project is to restore the historical Gay-Hurley-McNamara barn on West Street for current-day use while preserving its historical features. Using the report prepared by consultant Gail Trachtenberg of MMT, the project would encompass significant structural repairs as well as remedial brush clearing, along with other exterior and interior work. The land would be used for community farming with a farmstand, and the barn would become a living example of Stoughton's agricultural heritage, and serve as an education center open to the public.

Part of the existing barn dates back to its original construction in 1805, with additions occurring over the years into the 1930s. The roof of the older portion would be reconstructed in keeping with the barn's design in order to keep it from collapsing. The oldest timbers would need to be restored along their original templates. The newer portions of the building are structurally sound, and would require less extensive work. Walls at both ends of the barn require stabilization to keep them from buckling. Excess materials not deemed to be of historical value would be removed and discarded. The report cites potentially destructive plant overgrowth as needing to be controlled. The main front entry would need to be reconstructed in order to secure the building and make it safe for use.

2. How does the project preserve or enhance Stoughton's community character?

The barn is one of Stoughton's only remaining agricultural structures, illustrating in tangible form a key aspect of Stoughton history which has all but disappeared. If the building can be restored and used, it would bring that history alive for members of the public, including school-age children and others who have no living memory of a working farm in Stoughton.

3. Demonstrate the community need for the project.

The community currently has no working farm, or farmstand with produce grown on the premises. Many other towns do have such operations, and are reaping the benefits: healthier food options for their residents, a local connection to the land, and a better sense of their town's history. Having a community farm in Stoughton would keep more food dollars in the community, and would provide a shared experience not currently available within Stoughton's borders.

4. How does the project achieve Town goals and objectives as laid out in the Community Preservation Plan, Affordable Housing Plan, Open Space and Recreation Plan, Community Development Plan, and any other relevant Town planning documents? Please be specific, citing document and page of each goal/object quoted.

The barn restoration project will help Stoughton's efforts toward a number of the goals expressed on pages 18-19 of the Community Preservation Plan. Goal 1 under Historic Preservation is to raise community awareness of Stoughton's historic assets. To that end, uses for the site which would involve the community include establishing a farmstand and holding special events where the public could visit farm animals are envisioned as potential components of the agricultural uses planned. It also satisfies Goal 2, by prioritizing

protection of Town-owned historic resources. The barn has sat vacant and has suffered significant deterioration as a result. This project would restore it so that it may again serve a useful purpose. It also addresses Goal 3, in that it would combine an archeological resource with recreational opportunities, by making the barn available to the public for use as a community garden and education center.

5. How will this project leverage funds from other sources? Will there be an in-kind contributions, donations, or volunteer labor? Are there fundraising plans? If seeking grants/loans from other funding sources please include commitment letters from funders or letters of inquiry to funders.

The potential for fundraising and volunteer labor is intrinsic to this kind of project. Additionally, project management and development assistance from Town employees is anticipated, as well as procurement assistance.

6. What is the nature and level of community support for this project? Please describe support in narrative and also attached letters of support.

The Historic Commission and the Conservation Commission support this project.

7. Will your project need any permits? Please describe the nature of permits and inspections required and schedule of reviews, if possible.

The project will likely need Site Plan Approval from the Planning Board. Once the funds are approved, we will draw up plans for the site and submit an application.

8. Detailed budget: Identify all sources and uses of funds; Clearly distinguish among costs to be paid from CPA funds versus other sources of funding; Identify hard and soft costs, contingencies, and project management time (from contracted managers or existing staff).

The project budget is attached as part of this application.

9. What are your project costs based on? Obtain written quotes for project costs whenever possible.

The project costs are based on the estimates included in the survey report, which is included with the application.

10. What maintenance responsibilities will be required to sufficiently maintain the resource? How much will annual and long-term maintenance cost? What entity will be responsible for these responsibilities and costs? How will this revenue be generated?

The barn is owned by the Town and held under the management of its Select Board, as is the area immediately surrounding it. Ongoing maintenance would be budgeted the same as for any Town property. The acreage outside the immediate area of the barn, which is under the Conservation Commission, has been used for agricultural purposes for many years, and we propose to continue that use to integrate the agricultural use of the land into the project as one whole, with any farmers licensing the property being responsible for their share of upkeep.

Hurley-McNamara Barn
April 2023 Repair Cost Estimates

General Cleanup	\$5,000
Remove Overgrowth	\$5,000
Remove & Repair Flooring	\$15,000
Remove & Repair Roofing	\$25,000
Repair End Walls	\$30,000
Minimal Rebuilding (of Roof) at Loft	\$30,000
Minimal Rebuilding (of Entrance) at Loft	\$30,000
Remove Roof & Walls at Milk Delivery Platform	\$25,000
Total Restoration Work	\$165,000
 Contingencies, Escalation, Design, Permitting, etc.	 \$65,000
 Net Total	 \$230,000

INVESTIGATIVE SURVEY REPORT



STABILIZATION & HISTORIC FINDINGS

GAY/HURLEY/McNAMARA
HISTORIC BARN
1460 WEST STREET
STOUGHTON, MA 02072

PREPARED: APRIL 11, 2023

Prepared for:

Stoughton Historic Commission
Town of Stoughton
10 Pearl Street
Stoughton, MA 02072

Client Project No. N/A
Client Representative: Dwight MacKerron
Tel: 781-341-1300

Prepared by:

mmt

1001 Hingham Street
Suite 201
Rockland, MA 02370

MMT Project No. 22035.00
Contact: Gail Trachtenberg
Tel: (781) 878-6223

EXECUTIVE SUMMARY

MMT was commissioned to investigate the existing conditions on the Gay/Hurley/McNamara barn for the Historic Commission of Stoughton, Massachusetts. MMT conducted an initial meeting on August 5, 2022, and Dwight MacKerron was present to discuss the goal for the survey. On December 8, 2022 MMT visited the site to further investigate and document existing conditions. No one from the Town was present at the time of this visit.

As a result of this survey, MMT recommends stabilizing the barn by providing limited repairs to the roofline at the intersection of the addition and some limited repairs to the wood frame of the original barn, at a preliminary estimated construction cost of **\$155,000.00**. This investigative survey provides a physical description of the miscellaneous repairs, its current condition, and options considered including costs.

Refer to the photos and plans in the attachments for supporting documentation.

EXISTING BUILDING SUMMARY

It was reported that the barn has been used as a cow barn over the past 100 years. Three family names have been uncovered in research by Dwight MacKerron. The names on this report title represent the families Gay, Hurley, and McNamara that have continued their use of this barn over the years.

The original barn dates to 1805. As shown on the plan, the original barn is from column line 6 to column line 9, for the full width of the building. Much of the original barn and mortise and tenon beams suffer from restructuring over the years. The existing beams at loft level have been cut and adjusted to make the loft unusable without major repairs.

A small milk delivery platform was added to the right side of the building. The roof of the milk delivery platform is completely caved in. The roof between the main barn and the additional barn has caved in where the dormer was added for entry.

An additional barn was added to the structure, circa 1930's. This structure matched the existing roofline and ridge of the original barn but was made wider on the east elevation and can be identified on the plan from column line 1 through column line 6.

The newer structure is generally in good shape. The posts and beams are plumb. The basement and structure beneath are solid and do not show signs of weakness. Some areas of the floor show damage, due to water penetration. Small repairs are feasible in these areas.

STABILIZATION

MMT offers a review of the basic structure of the barn and provides general cost estimates for minimal stabilization of the key areas to stabilize as the Town of Stoughton considers what to do with the barn in the future. The following items represent the key areas:

- The interior of the barn is cluttered with old materials and windows that may or may not have value to the structure of the building.
- The overgrowth that surrounds the barn offers the most destructive potential to the building over time. The overgrowth should be cut back and removed to stop it from growing into the structure.
- Miscellaneous floor repairs.
- At the north and south ends, the walls are buckling and need to be stabilized.
- Main Entrance to the barn should be re-built to eliminate the dormer and provide means to secure the building.
- The milk delivery platform structure can be disassembled and allow for an open-air platform.

- The heavy timber structure of the original barn should be stabilized where necessary to prevent further failures of the post and beams.

GENERAL

General Materials Cleanup

Specifically in the original barn, there are excessive materials and scraps that hide the original structure from full analysis and observation. These materials may or may not have structural impact. The materials that are not needed should be cleared away, and the structural pieces that have been altered be saved and considered for re-use in stabilizing the structure.

Recommendation: Clean the original barn of debris at an estimated cost of **\$5,000.00**.

SITE

Landscaping and Fields

The overgrowth that surrounds the building has been growing inside and around structural elements. It is necessary to stop the overgrowth from impacting the structure further.

Recommendation: Grub and clear overgrowth at an estimated cost of **\$5,000.00**.

BUILDING STRUCTURE

Foundations

The stone foundation at the basement level is generally in good condition. The ground has been covered with some asphalt that has deteriorated and broken up over time. The column bases are concrete piers. The basement area faces the south and only extends to 2/3 of the depth of the barn additions.

Floor Construction and Floorboards

The main barn floor is generally in good condition, but there are areas near the south wall that have suffered from overgrowth and water penetration. The floor patches should be addressed. The loft/attic also has small areas of wood plank floor that require attention.

Recommendation: Remove and repair flooring at an estimated cost of **\$15,000.00**.

Roof Construction

The roof is constructed of 2x8" joists at approximately 18 inches O.C. The roof sheathing is wide plank boards and there is a cupola in the center between the original barn and the addition. Besides the auxiliary roofs at the milk delivery platform and the main entrance, the roof structure is in generally good condition.

Roof Coverings

There is a corrugated metal deck above the roof sheathing. This material is aluminum and appears to be suffering from age, rusted in spots. The material is generally beyond its useful life but could be extended with repairs to replace rotted and missing sheets of metal deck.

Recommendation: Remove and replace at an estimated cost of **\$25,000.00**.

EXTERIOR CLOSURE

Exterior Walls

The exterior walls of both the original barn and the addition are stick framed by true 2x4s at 18 inches O.C. There are many places where barn doors had been that are currently missing. One area of significant water damage is at the south end. Additionally, the north wall adjacent to the milk delivery platform is also suffering and out of plumb. Both areas should be stripped of the sheathing, the sill be repaired, and the wall re-framed plumb with new sheathing to match existing thickness and new siding.

Recommendation: Repair the north and south end wall at an estimated cost of **\$30,000.00**.

Exterior Windows

Many of the windows appear to be from the 70's or 80's. They are single glazed wood windows. Many of the windows at the milking station are missing. Window repair will be necessary, but was not considered as a critical part of the stabilization.

Original Barn Roof and Timber Frame

The roof is constructed of 2x8" joists at approximately 18 inches O.C. The roof sheathing is wide plank boards. This roof is also generally in good condition. The timbers are mortise and tenon. Many have been cut or altered to make modifications required in the past for operations. As such, repairing these timbers would be difficult. There are many that are lying around, or amongst the rubble. To stabilize this area, the diaphragm of the loft should be re-built and re-floored.

Recommendation: Minimal rebuilding at the original loft at an estimated cost of **\$30,000.00**.

Dormered Entrance between the original Barn and Addition

The main roof in this area is generally in good condition. The entrance area appeared to have been over roofed and some time ago collapsed. This roof can be eliminated, and a new exterior wall be built to close off the barn to the exterior. Two swing barn doors can be framed in at the new opening and the building could be secured from unwanted access.

Recommendation: Minimal rebuilding at the original loft at an estimated cost of **\$30,000.00**.

Milk Delivery Platform

The mail platform roof has failed and should be removed.

Recommendation: Remove the roof and walls to a safe level at an estimated cost of **\$25,000.00**.

SURVEY PHOTOGRAPHS

Name of Project: Stabilization & Historic Findings
Location: Stoughton, MA - Historic Barn
MMT Project No: 22035.00
Date: 4/11/23



Photo 3 – Intersection Of Original Barn And Addition



Photo 4 – Cow Milking Station At East Elevation

SURVEY PHOTOGRAPHS

Name of Project: Stabilization & Historic Findings
Location: Stoughton, MA - Historic Barn
MMT Project No: 22035.00
Date: 4/11/23



Photo 15 – Animal Stall



Photo 16 – Animal Stall And Gate

SURVEY PHOTOGRAPHS

Name of Project: Stabilization & Historic Findings
Location: Stoughton, MA - Historic Barn
MMT Project No: 22035.00
Date: 4/11/23



Photo 23 – Entry Vestibule Between Original and Addition



Photo 24 – View Up To Cupula



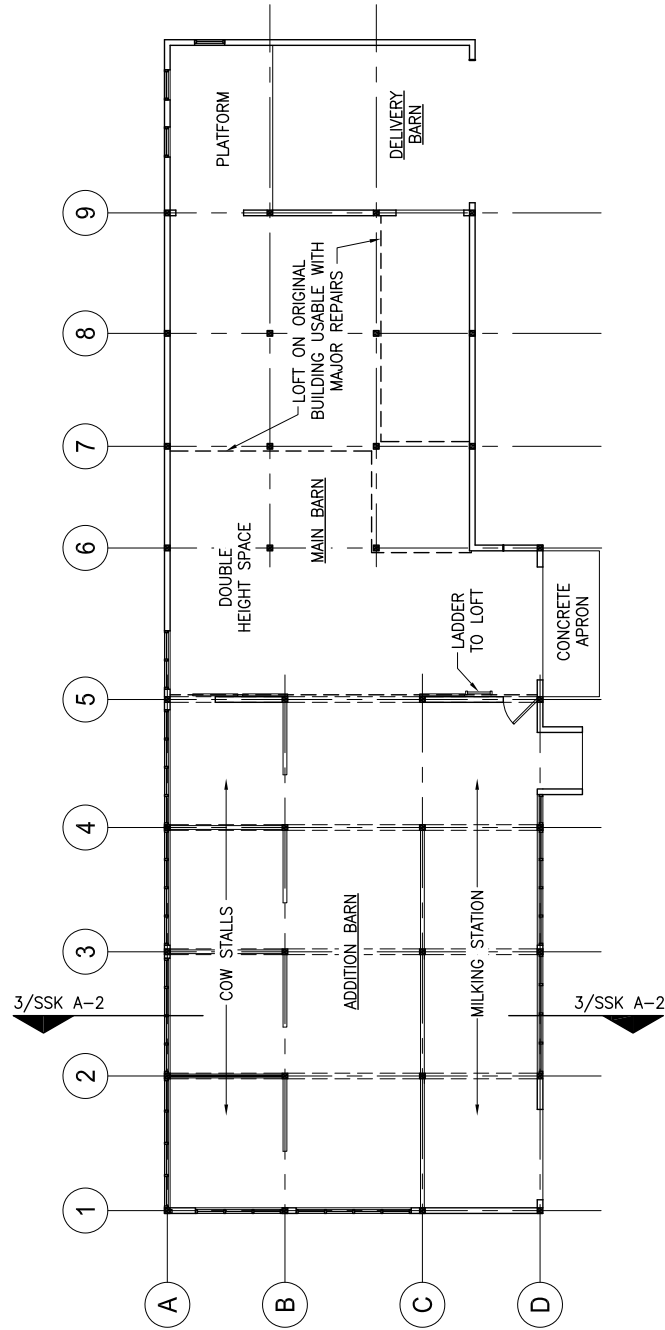
PROJ. STOUGHTON - HISTORIC BARN
A/E NO. 22035.00 SCALE AS SHOWN
DR. COL. CK. GPT. DATE 4-10-23

SURVEY SKETCH

SSK: **A-1**

SCOPE OF WORK

1. NOTES.

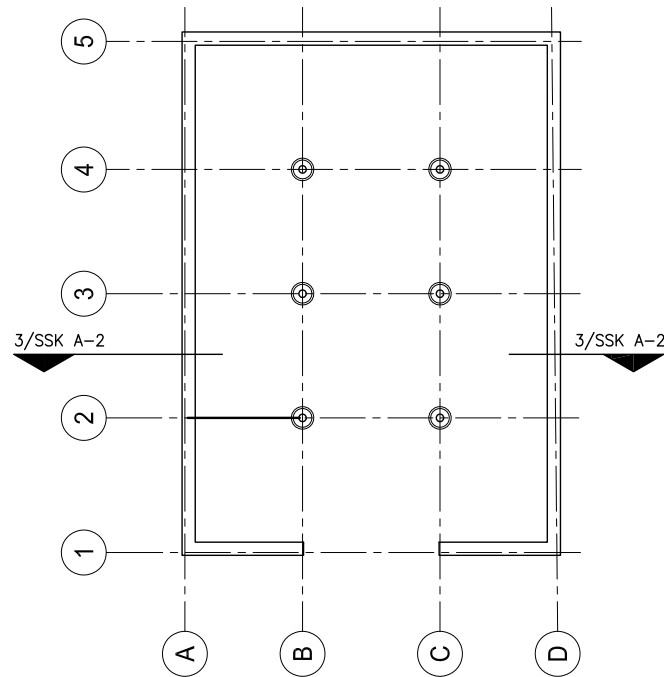


FLOOR PLAN

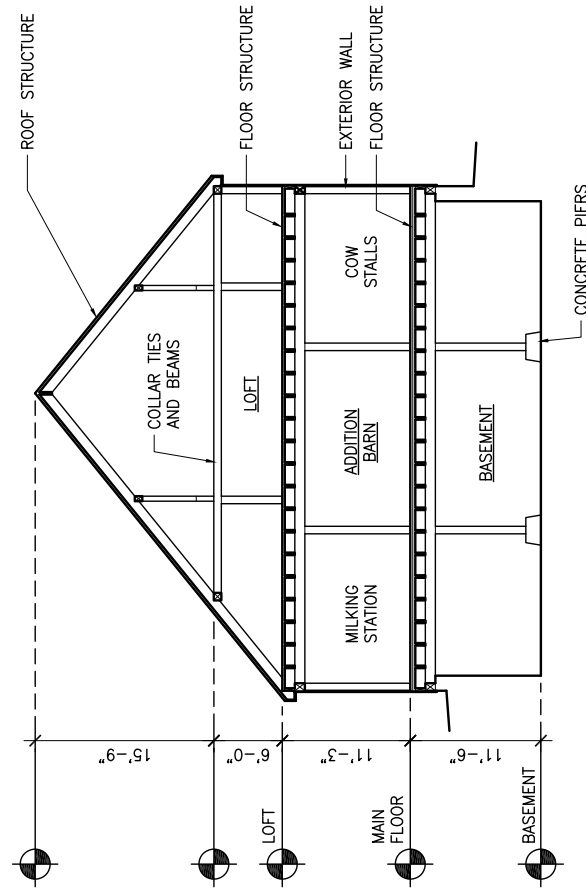
SCALE: 3/32" = 1'-0"

SURVEY SKETCH

SSK: **A-2**



2 **BASEMENT PLAN**
SCALE: 3/32" = 1'-0"



3 **SECTION**
SCALE: 3/32" = 1'-0"

Article 39

Town of Stoughton, Massachusetts
Community Preservation Committee
Full Application to Request CPA Funds

IMPORTANT: Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at bKassler@Stoughton-MA.gov to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by September 25****, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to bKassler@Stoughton-MA.gov at least 7 days prior to your CPC presentation. Applications received via email by **October 25**** will be eligible for recommendation at the next Annual Town Meeting in the spring.

(**Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13 of the Project Narrative on the next page.)

Check one or more Project Categories as applicable:

☐ Community Housing ☒ Historic Preservation ☐ Open Space ☐ Recreation

Project Name: Creation/Installation of 15 Historical signs

Project Location: Street Address: various locations

Assessor's Map & Lot #: _____

Legal Property Owner of Record: _____

Project Sponsor(s)/Organization: Stoughton Historical Commission

Contact Name: Dwight Mac Kerron, Chair

Telephones: 339 237 1956 781 341 0357

Email: dhmackerron@gmail.com

Mailing Address: 524 Highland St. Stoughton MA 02072

Project Sponsor's Signature: D. Mac Kerron

Date: 10/25/2023

PROJECT COST: (Note: If projected budget is for more than three years, describe further in Project Narrative)

	First FY	Second FY	Third FY	Total
Total Project Cost	\$17,00			
Amount of Other Funding				
Sources of Other Funding				
CPA Funds Requested:	\$17,000			

Is this request contingent on other funding?

☐ Yes

☒ No

(If yes, explain in response to Question 5 below)

Historical Signs, Phase II

CPC Application

1. Purpose and Scope of Project:

The Stoughton Historical Commission with the assistance of the Community Preservation Committee, Stoughton Town Meeting and the Stoughton Public Works Department (DPW) has already installed many attractive and informative historical signs at a score of locations in the Town of Stoughton as the first phase of this project.

We have made plans to install another fifteen signs as Phase II, at such locations as the Stoughton Railroad Station, the fire station on Freeman Street, Atkinson Avenue/Stoughton Junction, the corner of Ryan Road and Sumner St, North Stoughton, Page Street near the site of the North Stoughton Railroad Station, the Dry Pond, Evergreen, Holy Sepulchre, Maplewood and Marshall-Bird cemeteries, the small “Methodist” cemetery next to Polillio’s on Central St., Harris Pond, the town-owned Gay-Hurley-McNamara barn on West St., and the site of former Girl Scout Camp Waluhiyo in the Bird St. Conservation Area.

2. Describe how the project preserves or enhances community character; and

3. Describe the community need for this project:

These signs, which have images and commentary on them reconnect our current citizenry to the rich history of the Town of Stoughton. We have received substantial positive feedback from the community on the signs that we have already installed. We also ran a sold-out bus trip to view many of them several years ago, and we envision future trips, especially in the 300th Anniversary celebrations of the Town’s establishment in 2026. We are also committed to creating a booklet, which will include a map of the locations of all the signs

8. and 9. Budget and Basis for Costs:

We have received assurance from CO Graphics, who created our other signs, that 15 signs can be completed for \$17,000, considering that the DPW has assisted in the installation of the signs.

10. Maintenance Responsibilities:

The only maintenance responsibilities have been to wipe clean the angled surfaces of the signs as they accumulate some residues. The Stoughton Historical Society has performed this task at no charge.

11. Project Schedule:

It is likely that it will take two calendar years to complete the creation and installation of these signs



Bird Street Conservation Area. The farmhouse, formerly on this site was built in 1777 by Lemuel Bird, a Stoughton Minute Man. Mr. Bird, his children, and possibly hired helpers built most of the hundreds of yards of stone walls and a giant barn cellar wall a few yards to the north-west. In the early 1900's, this farm was owned by "Teddy" Connors, who ran dairy and poultry operations with the help of his four nephews, all immigrants from Ireland. They produced milk, which was purchased by local merchant George Malcolm, who, at the site of the current Andy's Market, pasteurized, bottled, and delivered it to local residents.



Note the distinctive shape of the Bird Connors fields as seen from the air in this 1953 photo when the house was still standing. To the right, Billy White's field extends out to the houses on Plain St. to the far right and to Morton St. in the lower right corner.



THIS SIGN FINANCED BY COMMUNITY PRESERVATION FUNDS. SEE ACCOMPANYING BOOKLET AT THE STOUGHTON HISTORICAL SOCIETY.
STOUGHTON HISTORICAL COMMISSION, 2016



Isaac Stearns, (1665-1741) Stoughton's first settler, built a homestead at this location by 1716. In 1715, he purchased the 451 acre Glover lot, which ran South along West St. for more than a mile. His son Simon, one of his ten children, built his farmhouse just beyond the current King St. and the road between them was the origin of West Street.



West Street on April 19, 1899

On April 19, 1899, The Stoughton Historical Society placed a stone at this location. The ceremony was attended by many townspeople including Lucius Clapp, Newton Talbot, and Erastus Smith. Note how open the land was between this location and School St. to the East.



West Street on April 19, 1899

THIS SIGN FINANCED BY COMMUNITY PRESERVATION FUNDS. SEE ACCOMPANYING BOOKLET AT THE STOUGHTON HISTORICAL SOCIETY.
STOUGHTON HISTORICAL COMMISSION, 2016

Article 40

Town of Stoughton, Massachusetts
Community Preservation Committee
Full Application to Request CPA Funds

IMPORTANT: Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at bKassler@Stoughton-MA.gov to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by September 25****, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to bKassler@Stoughton-MA.gov at least 7 days prior to your CPC presentation. Applications received via email by October 25** will be eligible for recommendation at the next Annual Town Meeting in the spring.

(**Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13 of the Project Narrative on the next page.)

Check one or more Project Categories as applicable:

☐ Community Housing ☐ Historic Preservation ☐ Open Space ☒ Recreation

Project Name: Stoughton Youth Baseball Field Improvements

Project Location: Street Address: Elm Street Stoughton Mass

Assessor's Map & Lot #: 029-037-0

Legal Property Owner of Record: Town Of Stoughton, Recreation Department

Project Sponsor(s)/Organization: Stoughton Youth Baseball.inc

Contact Name: Stephen Barden

Telephones: 7819011390

Email: stephen.barden1@gmail.com

Mailing Address: 15 Mahoney Ave Stoughton MA 02072

Project Sponsor's Signature:  **Date:** 10/20/2023

PROJECT COST: (Note: If projected budget is for more than three years, describe further in Project Narrative)

	First FY	Second FY	Third FY	Total
Total Project Cost	\$245,025			
Amount of Other Funding	\$4,100			
Sources of Other Funding	SYB			
CPA Funds Requested:	\$241,000			

Is this request contingent on other funding?

☐ Yes ☒ No

(If yes, explain in response to Question 5 below)

1. Project Narrative. Stoughton Youth Baseball needs support regarding the Elm and Drake field baseball complex. We are requesting scoreboards as we currently do not have working scoreboards for any fields. The walking paths for players and families need repairs, and we would like to repair much-needed safety items for all to enjoy. We request to replace the fencing of 1 field and use the material from that field to repair and maintain all other areas.
2. This project will enhance the community's character as we have over 400 kids in the program. Many kids use the fields for baseball and as a social atmosphere to build lifelong friendships and memories.
3. The community needs the project to help keep the baseball program updated with much-needed updates on the fields.
4. SYB annually awards eight scholarships to 8 graduating seniors at Stoughton High School for furthering their education. These improvements will help increase the opportunity to raise even more funds.
5. These funds will help keep the cost of registration down for all the families in our community. All efforts are made each year to keep families' costs as low as possible. This project meets the town's goals and objectives regarding the recreation plan. SYB will be stepping in and working to help sponsor this project alongside the CPC funding. Annually, we hold a dodgeball tournament and donate a % of the proceeds from that event. The players and kids will help with the fundraising. This event will be tailored around alerting the community of the approval of funds and letting them know of the upcoming project. In addition, SYB is committing to take on the cost of signage overhaul, field improvements, and an audio-visual upgrade.
6. Please see the attached letters of support from the town regarding this.
7. Permitting is TBD.
8. A detailed budget is attached.
9. Quotes attached.
10. SYB will take on all maintenance costs associated with this grant.
11. Stephen Barden from Stoughton Youth Baseball will be the designated sponsor. In addition, Heather Trocki, President of Stoughton Youth Baseball. Stephen Barden has over 15 years of Facilities and Sourcing project management experience.

Stoughton Youth Baseball Project Break Down				
Item #	Description	CPC	Funding	SYB
1	Complete fence removal, install, and signage of 1 Field	\$65,000	CPC	
2	Repair fencing as needed Oday, Kelly, Miller, Pushee, Wood, Drake, Giles, Goff	\$15,000	CPC	
3	Fence top pad replacement Oday, Kelly, Miller, Pushee, wood, Drake, Giles , Goff	\$22,000	CPC	
4	Paint and repair all dugouts as needed	\$15,000	CPC	
5	walk way repairs for labor and material hard pack	\$22,500	CPC	
6	Score Boards for three fields	\$40,000	CPC	
7	Electrical for score boards	\$7,500	CPC	
8	Miscellaneous repairs	\$10,000	CPC	
9	Point of sale area enhancement: over gate: bench, seating, painting, Dual Monitors	\$7,500	CPC	
10	Permitting	\$5,000	CPC	
10	Project Total CPC	\$209,500		
11	Field improvements such as field repairs	0	SYB	\$2,500
12	Audio upgrade for playing the national anthem	0	SYB	\$1,100
13	Field Signage on repaired fields	0	SYB	\$500
14	SYB Projec total			\$4,100
15	Contingency 15%	\$31,425.00		
16	Project total CPC without Contingency	\$209,500.00		
17	Project total CPC with Contingency	\$240,925		

Adam Badger
139 Menlo St
Brookton, MA 02301

Proposal

Cell # 508-857-7876

PROPOSAL NO. 268		DATE 10-22-23	
BID NO.		ARCHITECT	
TO Steven Barden		PHONE NO. 781-901-1390	
ADDRESS 100 Elm St		DATE OF PLANS	
Stoughton, MA 02072		WORK TO BE PERFORMED AT: 100 Elm St	
		Stoughton, MA	

We hereby propose to furnish the materials and perform the labor necessary for the completion of Remove/Replace/Dispose
of the old/Existing Fence to the GoFF Baseball Field.
(Picture Attached)

Area below for additional description and/or drawings:

- ① 80' of 22' Backstop, w/ 5' Canopy 3" Posts 40 weight, 1 5/8" Backing Rails, 80' of 86 gauge wire, 80' of 8' FB wire, 80' of 6' FB wire 2" Posts For Canopy 5' 2x9 wire 80'
- ② 101' of 12' FB Chainlink Fence, Top/Bottom and 2 middle Rail 1 5/8"
- ③ 599' of 4' FB Chainlink Fence, Top/Bottom Rail 1 5/8, 1-10' Double Drive Gate, 1-8' Double Drive Gate, 3" Terminals, 2" Line posts, Posts & Rail 20 weight, 2-12'x3" Yellow Foul Poles
- ④ 36' of 6' FB Chainlink Fence, 2-Single 6'x3' Gates, Top/Bottom Rail
- ⑤ 20' of 8' FB Chainlink Fence w/Chainlink Roof 20' of 10' FB wire, 8' Fence Has Top/Middle/Bottom Rail

All old Existing Fence will Be Removed & Disposed

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Sixty Four Thousand

Dollars (\$ 64,000.00) with payments to be made as follows.

Deposit \$34,000.00 Balance \$30,000.00 Due on Completion

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

419
Signature

Adam Badger

10-22-23

**Adam Badger
139 Menlo St
Brockton, MA 02301**

Goff Field

12' x 3" Yellow
Kouli pole

10

601109

1d'x3" 1/2 110w 5u1

10' wide Double Gate

127. of 4'

4x8 Double Gate

6x3 Gate

opening w/ transome

ad High Backstop

8-1 1/2 Backing Rails

20' of 8" w/ 10' Chainlink Roof

SYB Project Timeline

1. **Score Boards :** Month of September 2024
2. **Fencing:** Month of September 2024
3. **Strong Dust/ Hard pack:** Month of April 2024
4. **Fence top Pading:** month of September 2024
5. **Point of Sale enhancement:** Month of September 2024
6. **Paint and Repair all Dugouts:** Month of March/April 2024
7. **Field Signage:** Month of March 2024
8. **Field Improvements:** Month of March 2024
9. **Misc. Repairs:** March/ April 2024
10. **Audio Updarade:** Month of March 2024

October 17, 2023

To Whom it may concern,

I am writing this letter to show support for field improvements to the Stoughton Youth Baseball complex on Elm St. and Drake Ave. The sport of baseball is an excellent recreational outlet for the youth in our community and maintaining the fields is important for overall safety and success of the program. Any improvements to town property is a benefit to the community and future generations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Cauchon', with a long horizontal flourish extending to the right.

Matt Cauchon

Recreation Director Town of Stoughton



NEVCO

QUOTATION

Account Name	Stoughton Youth Baseball	Created Date	6/28/2023
Quote Number	00151149	Expiration Date	8/27/2023
Contact Name	Stephen Barden	Prepared By	Dan Schneider
Title	VP	Title	Display and Scoring Consultant
Phone	(781) 901-1390	Phone	(860) 859-7744
Email Address	stephen.barden1@gmail.com	Fax	(618) 664-0398
		Email Address	dschneider@nevco.com

Quantity	Model/Part #	Product Description	Dimensions L x H x W/D	Total Price
3.00	1610	Baseball/Softball LED Scoreboard with Amber/Red Digits	10'x4'x8"	USD 11,691.00
3.00	ADO 10-2	Non-illuminated Outdoor Sign	10'x2'	USD 2,361.00
3.00	235-5015	Custom Color Striping 1" - 8'-12' Outdoor models		USD 216.00
1.00	MPCX2 Rec - Outdoor x6xx	In-board Wireless Receiver Kit		USD 635.00
1.00	802-0300 - MPCX2 Baseball/Softball	Wireless Handheld Control	0.3'x0.5'x0.1'	USD 375.00
1.00	MPCX/MPCX2 Case	MPCX/MPCX2 Control Carrying Case (holds 2 controls)	12.4'x8"x4"	USD 35.00

Ttl Shipping Wt (lbs)	1,050	Subtotal	USD 15,313.00
County	Plymouth	Freight	USD 1,286.25
		Installation	USD 18,018.00
		Total	USD 34,617.25

Due to supply chain issues resulting from the pandemic, freight pricing and anticipated schedule for delivery along with performance of services are subject to change.

Customers who purchased items in this quote also purchased the following:

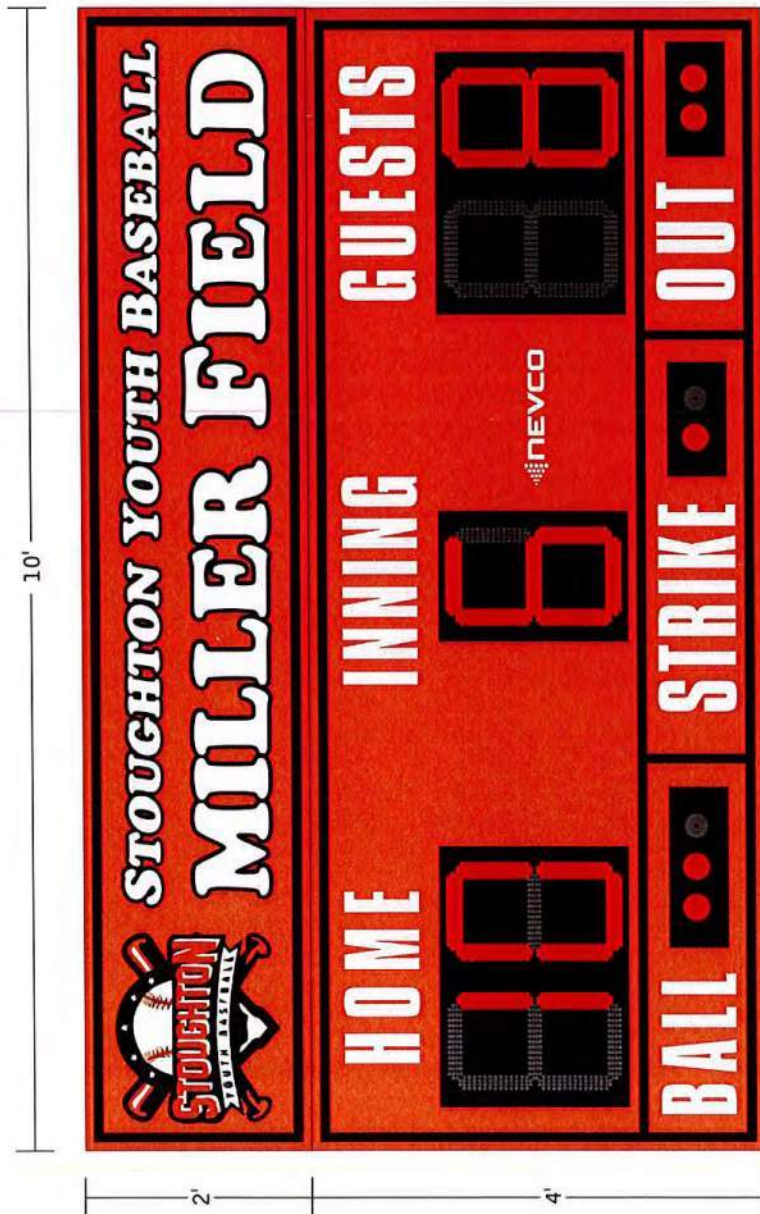
Stadium Pro Sound Series



- Stadium Pro 1000 series and Stadium Pro 2000 series available
- Custom designed for the athletic market to provide complete coverage
- Single-point sound source system located at scoreboard
- Speakers and subwoofers will deliver clear, intelligible voice and concert quality music at high decibel levels throughout your facility
- 5 Year Warranty on loudspeakers and custom designed speaker cabinet

STOUGHTON YOUTH BASEBALL, STOUGHTON, MA

PROOF #56619D



PROOF INCLUDES:

- Model 1610 Baseball/Softball LED Scoreboard
10'W x 4'H x 8"D
Scoreboard Color: #102 Team Orange
Digit Color: Red
Custom Striping: #76 Print Black

- Non-Illuminated Sign
10'W x 2'H

You may also be interested in these scoring accessories.



PITCH SPEED DISPLAY/RADAR GUN

NEVCO

INTEGRATED DISPLAY AND SCORING SOLUTIONS
WWW.NEVCO.COM

SIGNATURE OF APPROVAL _____

DATE _____

This rendering is for conceptual purposes only. It may not be to exact scale or specifications and should not be used for installation purposes. Every effort has been made to make it as accurate as possible. Beams and or pillars are for illustration only. Engineering specifications may require changes in the quantity, size and/or shape of beams and pillars to meet installation requirements. Nevco assumes no obligations or liability regarding the viability of applicability of existing structures. THIS DRAWING IS THE PROPERTY OF NEVCO INC. AND SHALL NOT BE REPRODUCED, COPIED, SHARED OR DISTRIBUTED WITH ANYONE OTHER THAN THE INTENDED STAFF OR CLIENT OF THE PROPOSED PROJECT WITHOUT THE EXPRESSED PERMISSION OF NEVCO INC.

STOUGHTON YOUTH BASEBALL, STOUGHTON, MA

PROOF #56619-PR

PROOF INCLUDES:

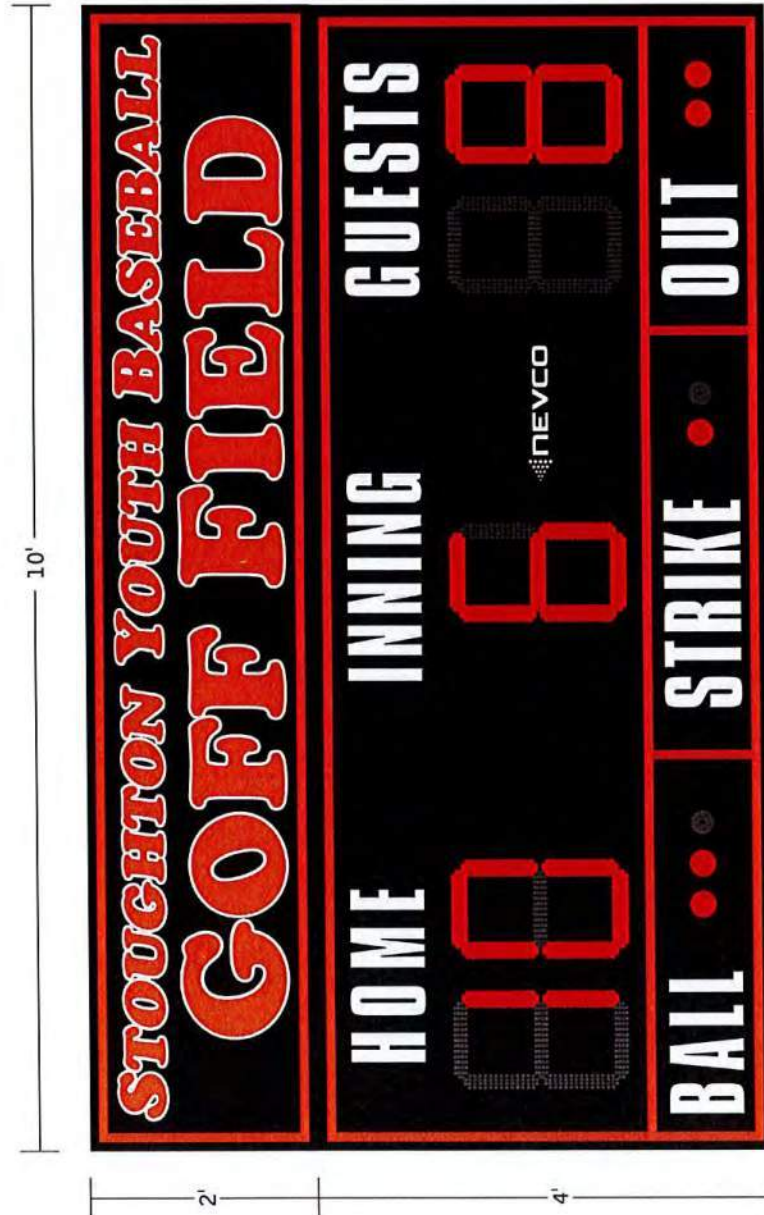
- Model 1610 Baseball/Softball LED Scoreboard
10'W x 4'H x 8"D
Scoreboard Color: #76 Print Black
Digit Color: Red
Custom Striping: #102 Team Orange
- Non-Illuminated Sign
10'W x 2'H

You may also be interested in these scoring accessories.



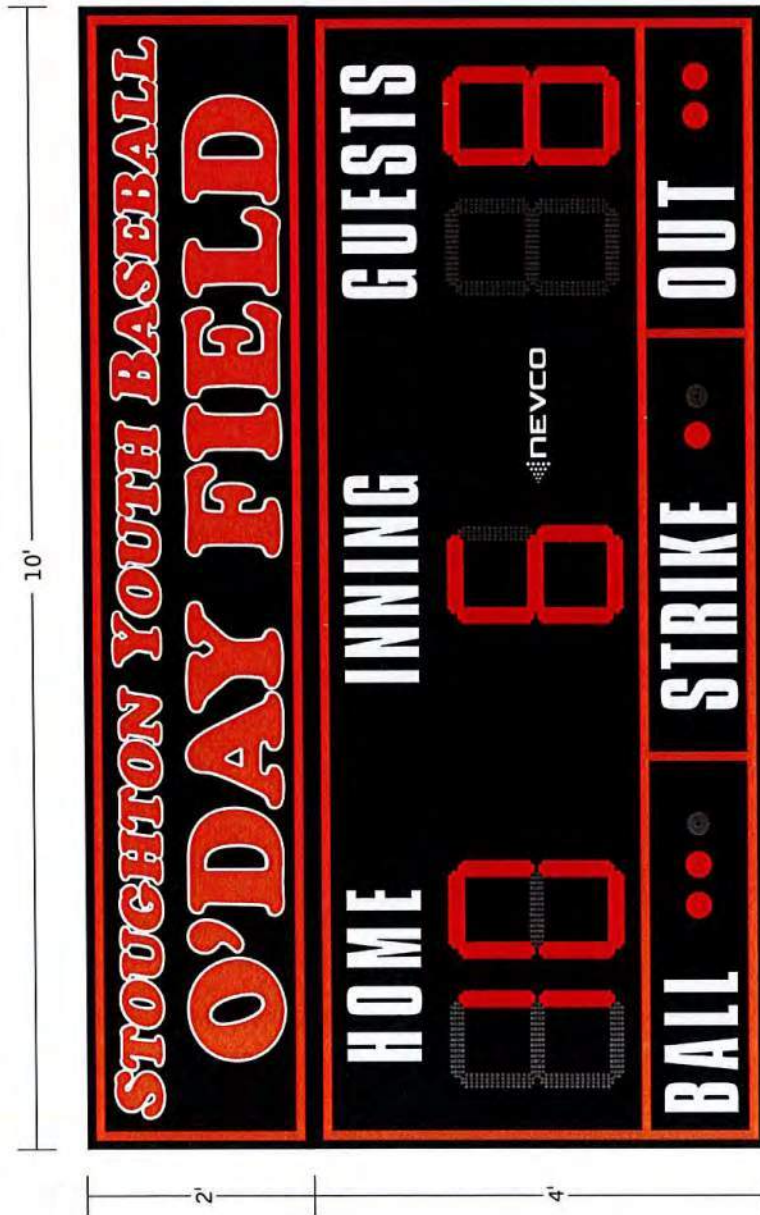
NEVCO

INTEGRATED DISPLAY AND SCORING SOLUTIONS
WWW.NEVCO.COM



SIGNATURE OF APPROVAL _____ DATE _____

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NEVCO
INTEGRATED DISPLAY AND SCORING SOLUTIONS
WWW.NEVCO.COM

SIGNATURE OF APPROVAL _____

DATE _____

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Article 41

Town of Stoughton, Massachusetts
Community Preservation Committee
Full Application to Request CPA Funds

IMPORTANT: Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at bKassler@Stoughton-MA.gov to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by September 25****, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to bKassler@Stoughton-MA.gov **at least 7 days prior to your CPC presentation**. Applications received via email **by October 25**** will be eligible for recommendation at the next Annual Town Meeting in the spring.

(**Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13 of the Project Narrative on the next page.)

Check one or more Project Categories as applicable:

☐ Community Housing ☐ Historic Preservation ☐ Open Space ☒ Recreation

Project Name: Renovation of Marks Field

Project Location: Street Address: Blackstone Street & Spring Street

Assessor's Map & Lot #: 053-023

Legal Property Owner of Record: Town of Stoughton


Project Sponsor(s)/Organization: Stoughton Youth Lacrosse

Contact Name: Mike Toupin

Telephones: 508 - 259 - 9423

Email: stolaxpresident@gmail.com

Mailing Address: 12 Atherton Street Stoughton, MA 02072

Project Sponsor's Signature:  **Date:** 11.14.23

PROJECT COST: (Note: If projected budget is for more than three years, describe further in Project Narrative)

	First FY	Second FY	Third FY	Total
Total Project Cost				\$518,180.74
Amount of Other Funding				\$1,000.00
Sources of Other Funding				StoLax Fundraiser
CPA Funds Requested:				\$517,180.74

Is this request contingent on other funding?

☐ Yes ☒ No

(If yes, explain in response to Question 5 below)

PROJECT NARRATIVE

Please provide the following information:

1. A detailed description of the project: What is the purpose and scope of the project?

- Remove all old baseball fencing
- Remove current equipment building to make room for lacrosse field
- Design field lot to allow for regulation girls & boys lacrosse and football Field
- Prep site and install grass field, construct equipment shed
- Install new fencing around field for safety and security
- Provide appropriate light landscaping for better sight lines for our neighbors

2. How does the project preserve or enhance Stoughton's community character?

Marks Field is becoming increasingly less safe place to practice and play. By rehabilitating Marks Field we'll have a beautiful field for recreation for Lacrosse. In addition, we'll have an additional field that could support and host other Stoughton town programs.

3. Demonstrate the community need for the project.

This renovation will benefit the youth of Stoughton who will have the opportunity to play safely at a renovated Marks Field.

4. How does the project achieve Town goals and objectives as laid out in the Community Preservation Plan, Affordable Housing Plan, Open Space and Recreation Plan, Community Development Plan, and any other relevant Town planning documents? Please be specific, citing document and page of each goal/object quoted.

The renovation of Marks Field ensures residents will have access to the field for recreational opportunity. By providing us with these resources the Stoughton Youth Lacrosse Board will have adequate opportunity to maintain this facility. Stoughton Youth Lacrosse will be able to provide a safe environment to kids of all ages. This project will allow a Town asset which has not been useable to meet Goal #5 of the Open Space and Recreation Plan: 'Provide adequate access to safe, well-maintained recreational facilities for all residents of Stoughton.'

5. How will this project leverage funds from other sources? Will there be in-kind contributions, donations, or volunteer labor? Are there fundraising plans? If seeking grants/loans from other funding sources please include commitment letters from funders or letters of inquiry to funders.

Stoughton Youth Lacrosse will have a fundraiser to support this project.

6. What is the nature and level of community support for this project? Please describe support in narrative and also attached letters of support.

I have meet with and have support from the director of the Community Recreation Program, Matt Cauchon. I've had discussions and a preliminary meeting with Craig Horsfall from Stoughton Town Engineering. I have many signatures of neighbors and abutters to Marks Field as well as citizens and residents of Stoughton. I have letters of support from the Select Board and community leaders.

7. Will your project need any permits? Please describe the nature of permits and inspections required and schedule of reviews, if possible.

We will obtain all needed permits to support this project.

8. Detailed budget: Identify all sources and uses of funds; Clearly distinguish among costs to be paid from CPA funds versus other sources of funding; Identify hard and soft costs, contingencies, and project management time (from contracted managers or existing staff).

All funding will come from the CPA funds, and the Stoughton Youth Lacrosse fundraiser. The entire budget will go to the design of Marks Field.

9. What are your project costs based on? Obtain written quotes for project costs whenever possible. (NOTE: For any acquisition of an interest in real estate, property value will need to be established by the Town through procedures "customarily accepted by the appraising profession as valid", per Section 5 (f) of MGL Chapter 44B. CPA funds may be requested to pay for the appraisal. Appraisals must be commissioned by the Town to comply with the statute.)

We received a written quote from Activitas that is submitted with this application.

10. What maintenance responsibilities will be required to sufficiently maintain the resource? How much will annual and long-term maintenance cost? What entity will be responsible for these responsibilities and costs? How will this revenue be generated?

Stoughton Youth Lacrosse has a partnership with Grandview Landscaping who graciously donates their time, labor, and equipment to maintaining the fields. Registrations and fund raising generates monies that would cover utilities. In addition, members of our organization provide all necessary pruning and upkeep needed at the facility.

11. Provide a project schedule showing all major project milestones and supporting information and/or explanation for the project's estimated timeline.

Applicant and Program Administrator will prepare and file a Project Close-Out at the conclusion of the project.

12. What are the qualifications/experience of the project's sponsoring organization? Provide mission statement, experience of the project manager, track record with summary of similar projects completed by the project manager and by the sponsoring organization.

A project manager has not yet been selected for this project.

13. If your project requires more immediate action than the normal deadlines would allow, you must file an Application for Urgent Review. Urgent Review will be subject to a separate CPC vote.

We are not seeking urgent review.

14. Project representatives for projects in progress will be asked to report back to the CPC on a regular basis with status updates.

LEGEND

- PROPERTY LINE
- BUILDING SETBACKS
- FEMA ZONE A (1% ANNUAL)
- WETLAND EDGE
- 50' WETLAND BUFFER (NO TOUCH ZONE)
- 75' WETLAND BUFFER (STRUCTURAL BUILDING LIMITS)
- 100' WETLAND BUFFER
- NATURAL GRASS ATHLETIC FIELD
180' X 330' WITH 10' SAFETY RUNOFF,
4" HIGH PERIMETER CHAIN LINK FENCE & GATES,
AND 20' HIGH PROTECTIVE BALL NETTING AT END LINES
- STORAGE BUILDING

1

2

432

FEMA ZONE A
(AREAS WITH A 1% ANNUAL CHANCE OF FLOODING)

WATER STREET

SPRING STREET

BLACKSTONE STREET

15' SIDE SETBACK

25' FRONT SETBACK

25' FRONT SETBACK

WETLAND EDGE

100' REAR SETBACK

50' WETLAND BUFFER

75' WETLAND BUFFER

100' WETLAND BUFFER



Marks Field - Conceptual Plan

Town of Stoughton | Stoughton, MA

ACTIVITAS

70 Wilbra Street | Dedham, MA 02026-2915
landscape-architecture / civil-engineering
(617) 328-2800 | activitas.com
OCTOBER 30, 2023



2022-2023 Stoughton Lacrosse

Cash In

7,816.70	BB - 8/01/22
17,594.79	Registration
2,000.00	State street donation
2,290.00	\$ Collected for uniforms
<u>213.70</u>	other cash deposits
29,915.19	Total Cash

Cash out

5,210.00	Practice rental
4,016.53	Practice/goalie equipment/pinnies/First aid supplies/equipment bags/speakers
3,394.80	MYL Player Membership 23
2,856.00	Uniforms
2,505.00	Refs
2,070.00	Jamboree registration
1,767.00	Stoughton Public Schools
1,537.21	Registration refund
1,100.00	Demosphere - Website creation
900.00	MYL - boys and girls registration
880.00	Coaches shirt/sweatshirts
714.48	party/celebrations
656.85	Tickets to LAX Convention for coaches
515.00	Grandview Landscaping LLC
400.00	Demosphere - Quarterly fee
240.00	South School PTO - pumpkin patch event
199.60	Helmet Logo stickers
131.88	Coaching classes
71.84	License for website
<u>50.00</u>	Gibbons Permit
29,216.19	Total Spent

699.00 Net cash balance 9/11/23

2,896.93 balance per account log

(2,197.93) Variance

889.00 Balance per bank 9/11/23

(90.00) Check 1265 - Taylor McAnress - check not cashed

(100.00) Quarterly payment - Inv 2309010188

699.00 Adjusted bank balance 9/11/23

0.00 Variance

ITEMIZED OPINION OF PROBABLE PROJECT COSTS

Project:

Town of Stoughton - Marks Field Renovations

Project No.

23034.00

Phase:

Conceptual Design

Date:

08 November 2023

NOTE:

Due to the inflationary and unpredictable construction climate, this cost opinion may not represent the actual cost of construction.

This is an Opinion of Probable Construction Cost only and is not based upon an actual design. Activitas has no control over the cost of labor, materials, equipment or services furnished. We also have no control over project schedules, contractor's means and methods of construction or their determination of prices, the competitive bidding market or negotiating conditions. Activitas cannot guarantee that this opinion will not vary from the actual bid and project costs.

There are no costs provided for client costs, financing of funding costs, legal fees, land acquisition or temporary/permanent easements, operations or any other costs associated with this project that are not specifically part of the preliminary scope.

ASSUMPTIONS:

- Sales tax exempt, prevailing wage rate construction.
- No rock or ledge excavation is required unless otherwise noted.
- Unsuitable, contaminated or hazardous materials are not contemplated unless otherwise noted.

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE PROJECT COSTS							
00001	MOBILIZATION AND SITE PREPARATION						\$47,300.00
1	Mobilization		1	ALLOW	10000.00	\$10,000.00	
2	Construction Entrance	1	1	ALLOW	5000.00	\$5,000.00	
3	Construction Fence	2	1,500	LF	8.00	\$12,000.00	
4	Silt Fence and Straw Wattle - Install, Maintain, Remove		600	LF	8.00	\$4,800.00	
5	Remove and Dispose of Existing Chain Link Fence		900	LF	10.00	\$9,000.00	
6	Existing Tree Protection		1	ALLOW	1500.00	\$1,500.00	
7	Tree Removal, Clearing, and Grubbing		1	ALLOW	5000.00	\$5,000.00	
	Item Subtotal:					\$47,300.00	
00002	EARTHWORK	3.4					\$36,341.48
1	Limit of Disturbance		71,000	SF			
2	Strip and Stockpile Existing Athletic Field Topsoil (assumes 6" profile)		1,315	CY	4.00	\$5,259.26	
3	Screen Topsoil For Reuse within Limit of Work (assumes 20% fluff)		1,578	CY	6.00	\$9,466.67	

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
4	Dispose of Tailings (assume 10% of Screened Athletic Field Soil)		158	CY	20.00	\$3,155.56	
5	Rough Grade Site		71,000	SF	0.10	\$7,100.00	
6	On-Site Move of Screened Topsoil		1,420	CY	4.00	\$5,680.00	
7	Respread Screened Topsoil		1,420	CY	4.00	\$5,680.00	
	Item Subtotal:					\$36,341.48	
00003	NATURAL GRASS ATHLETIC FIELD IMPROVEMENTS						\$235,750.00
1	Field Area		70,000				
2	Fine Grade		70,000	SF	0.15	\$10,500.00	
3	Slice Seed and Hydroseed		70,000	SF	0.40	\$28,000.00	
4	Maintenance on Seed During Grow-In Period		70,000	SF	0.50	\$35,000.00	
5	Powder Coated 4' High Chain Link Fence		1,050	LF	65.00	\$68,250.00	
6	Powder Coated 4' High - 12 Wide Double Gates		2	EA	3000.00	\$6,000.00	
7	20' Protective Ball Netting System	5	240	LF	200.00	\$48,000.00	
8	Storage Structure	6	1	ALLOW	30000.00	\$30,000.00	
9	Cement Concrete Pad and Base Materials for Storage		400	SF	10.00	\$4,000.00	
10	Cement Concrete Pavement and Base Materials for Walkway		600	SF	10.00	\$6,000.00	
	Item Subtotal:					\$235,750.00	
	Subtotal:						\$319,391.48
	8% General Conditions						\$25,551.32
	12% Contractors Overhead and Profit						\$38,326.98
	CONSTRUCTION SUBTOTAL:						\$383,269.78
	20% Project Contingency						\$76,653.96
	10% Soft Costs (Survey, Geotechnical, Design, Engineering, Bidding, Construction Administration)						\$38,326.98
	PRELIMINARY OPINION OF PROBABLE PROJECT COSTS - 2024						\$498,250.71

ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)

2025	\$518,180.74
2026	\$538,907.97
2027	\$560,464.29

NOTES:

- Assumes one (1) construction entrance
- Existing fence maybe used as temporary construction fence - contractor to supplement as required to maintain a secure site
- Earthwork costs do not assume encountering unsuitable materials or ledge
- Earthwork costs assume that materials can be reused on-site with limited off-site disposal requirements
- Protective Ball Netting system includes cabling, hardware, netting, poles
- Utilities not included for storage structure.

Tentative Timeline for StoLax Marks Field Project:

May 2024 - Town Meeting approval for funding

July 1, 2024 - Money available to contract Activitas for survey, design, permitting and bidding

July 2024 - Dec 2024 - Surveying, design, and permitting with Stoughton Conservation Commission

Jan-February 2025 - Finalize documents and go out to bid. This would also allow us to find additional funding at Town Meeting if the project comes in over budget

Summer 2025 - Commence construction following lacrosse season


Fall 2025 - Complete construction

November 6, 2023

To Whom it may concern,

I am writing this letter to show support for field improvements to Marks Field on Blackstone Street that is currently being leased out by STOLAX. This field has been unplayable for a long period of time and is in need of repair. STOLAX currently rents space from the School Department as well as the Recreation Department for practices and games as the field now is unplayable. In creating a playable Marks field for STOLAX to use, more space will then become available for other user groups in town. The renovation of Marks field is high on our list of priorities for Recreation in our community, as this town owned parcel sits unused and will become a valuable asset for the youth if rehabilitated to a playable state.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Cauchon', with a long horizontal flourish extending to the right.

Matt Cauchon
Recreation Director Town of Stoughton

Town of Stoughton



Donna M. McNamara
Chief of Police

Police Department

26 Rose Street
Stoughton, MA 02072

Tel: (781) 344-2424
Fax: (781) 341-8835

June 8, 2022

Mr. Barry Kassler
Program Administrator
Community Preservation Committee
Stoughton, MA 02072

Dear Mr. Kassler:

I have been asked by Mr. Mike Toupin, President of the Stoughton Youth Lacrosse to write a letter of recommendation for the restoration of Marks Field located at the corner of Blackstone and Spring Streets.

The Marks Field currently has over 70 boys and girls involved in the Lacrosse program. This program has been so successful that they have been able to raise funds to start boys' and girls' varsity Lacrosse teams at the Stoughton High School.

I think we can all agree that supporting youth sports programs is a worthy endeavor and aids in promoting social, emotional, and the physical health of our youth. In saying this, we need to provide the tools to help to keep this program running. I would like to ask that the Community Preservation Committee consider using some of their funds to help restore the Marks Field.

Sincerely,

Donna McNamara
Chief of Police

STOUGHTON Public Schools

Athletic Department

232 PEARL STREET
STOUGHTON, MA 02072
www.stoughtonschools.org

Christopher M. Carbone, M. Ed., CAA, CIC
Director of Athletics
P: (781) 344-7001 x.1131
E: c_carbone@stoughtonschools.org

October 3, 2022

As the Director of Athletics for Stoughton Public Schools, I am in full support of the restoration of Marks Field in Stoughton, Massachusetts. These renovations will better serve as a future home for Stoughton Youth Lacrosse. Lacrosse is one of the fastest growing sports in America over the past 10-15 years and has been the focus of substantial investment at all levels. I have witnessed firsthand the positive interest towards this sport, particularly in this community as more and more kids continue to get involved.

Marks Field is a tremendous asset to our community and will provide unlimited opportunities for our youth to participate in lacrosse, without any restrictions. While Stoughton Public Schools does their best to serve our local community, Veterans Memorial Stadium is becoming less available due to increasing participation and programming of interscholastic athletics, as well as other extracurricular activities at Stoughton Public Schools.

In closing, our community would benefit from a safe environment for our local youth to be able to not only practice, but come together and have a great time learning skills outside of school. This particular project will serve that purpose and give our community something to be proud of. I know firsthand that they will be pretty excited about it. If you have any questions beyond this letter, please do not hesitate to reach out.

Best,



Christopher M. Carbone, M.Ed., CAA, CIC
Director of Athletics
Stoughton Public Schools

STOUGHTON PUBLIC SCHOOLS

31 PIERCE STREET
STOUGHTON, MA 02072
www.stoughtonschools.org

Thomas R. Raab, Ed.D.
Superintendent of Schools

781-344-4000 Ext 51232
t_raab@stoughtonschools.org

October 3, 2022

Letter in Support of Marks Field Restoration Project

As the Superintendent of Schools, I write in support of the Stoughton Youth Lacrosse's Marks Field Restoration Project proposal. A safe playing field is critical to the success of the youth program. Students playing on a safe flat field are less likely to injure themselves. Confident in a safe playing environment, athletes can focus on the game strategy and not on getting hurt on the field. Recently, at Stoughton Day, while walking by the Stoughton Youth Lacrosse table I overheard a youth lacrosse dad refer to the current field as an, "ankle twister". In my career, I've witnessed the distraction athletes face when they are playing on a field that isn't safe. As superintendent, I've also witnessed the confidence that athletes exhibit when playing on a safe field. It makes all the difference.

Stoughton Youth Lacrosse provides an important feeder to our growing high school interscholastic lacrosse program. Teaching lacrosse at the youth level allows our young student/athletes to learn coordination, athleticism, sportsmanship, and how to be successful in a team environment. All of these skills are critical to a successful student and building a strong confident adult later in life. Last spring and this upcoming spring, we have been able to help Stoughton Youth Lacrosse allowing them to permit our turf field. As our own high school and middle school athletic programs continue to grow, we will not be able to allow Stoughton Youth Lacrosse access to our fields in the future beyond the Spring of 2023. As a result, now is a perfect time to make improvements to Marks Field while the district can still provide some support this coming spring. This opportunity will be lost if we don't take advantage now and fix Marks Field as soon as possible.

Thank you for taking the time to read this letter of support. Finishing my first year as Superintendent, I truly appreciate the strength of Stoughton's youth sports programs and the pride shown by these up and coming Black Knights.

Sincerely,

Thomas R. Raab, Ed.D.

Thomas R. Raab, Ed.D.
Superintendent of Schools



Strong Schools

Strong Community

Stoughton Recreation Department
15 Pleasant St.
Stoughton, MA 02072

Attention: Matthew Cauchon, Recreation Director

We the members of the Stoughton community would like to support the effort of both the Recreation Department and Stoughton Youth Lacrosse for design and rehabilitation of Marks Field on the corner of Spring and Blackstone St. This project will improve field conditions along with an improved parking plan at Marks Field. The community members below believe in this project and support the Recreation Departments' plans for Marks Field. Our signatures below attest to that support.

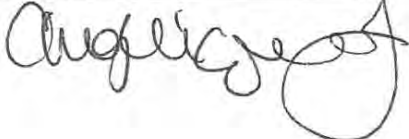
Name	Address	Signature
Scott E. Biron	544 CENTRAL ST #45	Scott E. Biron
Heather O'Hara	120 Leach St.	Heather O'Hara
Anna Leonard	164 Carey Circle	Anna Leonard
Diane D'Asi	57 CROSS ST.	Diane D'Asi
Laura Politano	219 Lucas dr	Laura Politano
Justin Politano	219 Lucas dr	Justin Politano
Jen Caffure	148 Stoughton St	Jen Caffure
Michael Yanitsoski	94 Charles Ave	Michael Yanitsoski
Kathryn Zimmerman	10 Walters Way	Kathryn Zimmerman
Roy OPPENHEIM	230 Cross St.	Roy Oppenheim
Cheryl Oppenheim	230 Cross St.	Cheryl Oppenheim
Teardislerw Gauthier	172 4th Street	Teardislerw Gauthier
Joan Conley	111 Ethyl Stoughton	Joan Conley
Tom McCross	25 Christie Murphy Dr	Tom McCross
Ruth Fitzpatrick	252 Cedar St.	Ruth Fitzpatrick
Richard Fitzpatrick	252 Cedar St.	Richard Fitzpatrick
Stacey Mayers	109 Walnut Street	Stacey Mayers
Brooke Ouro-Djoko	219 Cushing Street	Brooke Ouro-Djoko
Sprui Promisel	14 Holland Rd	Sprui Promisel
Alyson Johnston	160 Lake Drive	Alyson Johnston
Gary Carter	104 Leach St.	Gary Carter
Alicia Brzeski	4403 Stagecoach Road	Alicia Brzeski
Jennifer Aveles	90 Lincoln St	Jennifer Aveles

Stoughton Recreation Department
15 Pleasant St.
Stoughton, MA 02072

Attention: Matthew Cauchon, Recreation Director

We the members of the Stoughton community would like to support the effort of both the Recreation Department and Stoughton Youth Lacrosse for design and rehabilitation of Marks Field on the corner of Spring and Blackstone St. This project will improve field conditions along with an improved parking plan at Marks Field. The community members below believe in this project and support the Recreation Departments' plans for Marks Field. Our signatures below attest to that support.

Name	Address	Signature
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Angelique Jerome	831 Buckley Rd	
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1

BROOKE APPLEGATE

Stoughton Recreation Department
15 Pleasant St.
Stoughton, MA 02072

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Name	Address	Signature
ED APPLEGATE	65 SUMNER ST	
DAVE GUGLIA	103 WINFISKY DR	
GAYLE MARROW	165 GREENBROOK DR	
AMY WHITE	63 INDEPENDENCE AVE	
RICHARD WHITE	63 INDEPENDENCE AVE	
DAWN O'BRIEN	53 PAUL DAVID WAY	
NEAL O'BRIEN	53 PAUL DAVID WAY	
MICHELLE FORD	112 MCEACHRON DR	
KEITH FORD	112 MCEACHRON DR	
ROB ALLISON	18 ERICA DR	
ERICA ALLISON	18 ERICA DR	
Stephanie Heller	559 Plain St	
Scott Heller	559 Plain St	
Jacqueline Harrison	31 Melendy Ave.	
Caitlin Allen	166 Martin St.	
MATTHEW ISAAC		
Jesse	2 W Vesta Rd	
	(17)	

60

BROOKE APPLEGATE

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Stoughton, MA 02072

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Name	Address	Signature
Brian Driscoll	90 Broadway	Brian Driscoll
Teresa Capone	359 Park St.	Teresa Capone
Matthew O'Rilly	798 Prospect	Matthew O'Rilly
THOMAS PORTER	325 Sampson St	Thomas Porter
DAN MURTER	26 Federico Cir	Dan Murter
Patricia Anderson	309 Cushing St	Patricia Anderson
JoAnn Oviatt	43 W Walnut St	JoAnn Oviatt
Tyler Bagley	105 Ryan Road	Tyler Bagley
Kristy Barchunda	91 Whitney Ave	Kristy Barchunda
Valerie Napier	17 Porter Terrace	Valerie Napier
Richard W. Fitzgerald	56 Franklin St (3)	Richard W. Fitzgerald
Donald J. McEarchon	222 Park St	Donald J. McEarchon
Karen Moriarty	150 Ash St	Karen Moriarty
Paula Wedge	83 Ryan Rd	Paula Wedge
Michelle Edwards	56 Franklin St	Michelle Edwards
Jennifer Toren	65 Birch St Stoughton	Jennifer Toren
Elizabeth Gihlin	83 Daly Dr. Stoughton	Elizabeth Gihlin
Hercia Kimpel	216 Park St	Hercia Kimpel
Thomas Lennon	75 Deady Ave	Thomas Lennon
Rachel Weiner	219 Rogers Drive	Rachel Weiner
Diane Barry	26 Brad Rd.	Diane Barry
AMY MORUZZI	250 2ND ST	AMY MORUZZI
ANDRE MORUZZI	250 2ND ST	ANDRE MORUZZI
LILA REID	109 KENNEDY RD	LILA REID
CORY CHEBATOR	73 JAMIE LN	CORY CHEBATOR
LUN CHEBATOR	73 JAMIE LN	LUN CHEBATOR
CAROL ADOLPH	15 Cushing St	CAROL ADOLPH

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Stoughton, MA 02072

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Name	Address	Signature
Teresa Brennan	123 Kottick St	Teresa Brennan
Kerry Brennan	123 Kottick	Kerry Brennan
Edmund Porter	49 Kelsey Dr	Edmund Porter
GAGE PORTER	49 Kelsey Dr.	GAGE PORTER
Sam Hallman	10 Whiting Way	Sam Hallman
Ivet		
Kerni Silvenerio	58 Surenson Ter	Kerni Silvenerio
Robin Onuma	25 Poskus	Robin Onuma
And Ann		
Nymee Sully	81 Rosewood Drive	Nymee Sully
Pierre Sully	81 Rosewood Drive	Pierre Sully
Dennis Dorian	14 Meadowbrook LN	Dennis Dorian
Ashley Cron	25 Belmont AV	Ashley Cron
Tracey Goodwin	115 Larson Rd.	Tracey Goodwin
Tracy Bown	98 BASSICK Cir	Tracy Bown
Chris Silverio	58 Surenson Ter	Chris Silverio
Katrina Beverley	32 Pleasant Dr #15	Katrina Beverley
Kozmer	24 Rimbarr Rd	Kozmer
Vulie Richards	136 Lakeshore	Vulie Richards
Teresa Tower-Sawyer	33 Bennett Dr #9	Teresa Tower-Sawyer
Carrie H. Boake	99 Hingham MA	Carrie H. Boake
Gessie Zaza	26 Mara circle Stoughton	Gessie Zaza
Kells A Sprague	116 Dean Rd Stoughton	Kells A Sprague

(23)

Stoughton Recreation Department
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Stoughton, MA 02072

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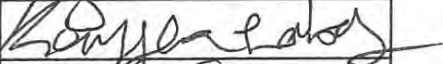

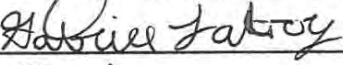



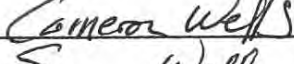
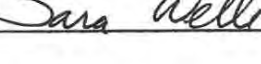
Name	Address	Signature
Dwayne Nunez	115 Cedar St. Stoughton	[Signature]
Hollis Reed	1156 Park St Lot #14	[Signature]
John P. Leukh	37 Hyman Rd.	[Signature]
Lynette F. [unclear]	44 Benson	[Signature]
Granville Smith	49 Ash	[Signature]
Ann Oziel	129 Ash St	[Signature]
Widelene D. Bumbre	17 Adenig Cir.	[Signature]
Michael Son	14 Frederick Cir	[Signature]
Matthew McLaugh	61 Benson Rd	[Signature]
Maurice Dingle	165 Lenox Street	[Signature]
Linda Thomas	40 Brewster Rd	[Signature]
WAYNE THOMAS	40 Brewster Rd	[Signature]
Teresa Hylen	53 Sumner Street	[Signature]
Masha Hylen	58 Sumner Street	[Signature]
Elisha Hylen	53 Sumner Street	[Signature]
Natalia Varcas	58 SUMNER ST	[Signature]
GARY VARGAS	58 SUMNER ST	[Signature]
RAY FIELDS	1791 CENTRAL ST #3202	[Signature]
ARON FIELDS	1791 CENTRAL #3202	[Signature]
RICARDO MILLS	15 CORBETT RD	[Signature]
CHERYL MILLS	15 CORBETT RD	[Signature]
JUSTIN POLITANO	219 LUCAS DR	[Signature]
LAURA POLITANO	219 LUCAS DR	[Signature]
CARLOS TERNON	99 ESTEN RD	[Signature]
ELLEN TERNON	99 ESTEN RD	[Signature]
LORI ARBIT	81 POWELL ST	[Signature]
V. A. A. [unclear]	81 POWELL ST	[Signature]

(2)

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Name	Address	Signature
Jay Santana	854 Washington st	
Kayla Laboy	854 Washington St	
Anny Bautista	854 Washington st	
Gabriel Laboy	854 Washington St	
Osberto Rodriguez	848 Washington st	
Dinorah Rodriguez	848 Washington st	
Darrin Wells	848 Washington st	
Cameron Wells	848 Washington st	
Sara wells	848 Washington st	

(9)

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Name	Address	Signature
Roy Lahey	854 Washington St	R.
Rachel Hysollari	92 Bradford St	Rachel Hysollari
Gentian Hysollari	Gentian Hysollari	92 Bradford St.

3

Stoughton Recreation Department
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[illegible]

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Name	Address	Signature
GEORGE W. THOMPSON	56 BLACKSTONE ST.	George W. Thompson
JUDY T. THOMPSON	56 BLACKSTONE ST	Judy T. Thompson
JORDI MACEDO	46 BRADFORD	Jordi Macedo
ZUHRA T. FAK	46 BRADFORD ST	Zuhra T. Fak
DEREK DIETRICHSEN	31 BRADFORD ST.	Derek Dietrichsen
Solomon Abdul	22 Lothrop St.	Solomon Abdul
Samantha Northrup	27 Lothrop St	Samantha Northrup
Estefania Alves	13 Blackstone St.	Estefania Alves
Melanie Travassos	19 Blackstone St	Melanie Travassos
Nghia Nguyen	26 Black Stone	Nghia Nguyen
Yahya Firdaus	36 Spring St	Yahya Firdaus
Sara Teixeira	76 Summer Ave	Sara Teixeira
Frank Morris	93 Bradford St.	Frank Morris
Lauren J. Morris	93 Bradford Street	Lauren J. Morris
KAROLYI LORDE	50 Grey Rd	Karolyi Lorde
Charmaine M. Jones	78 Polignac St	Charmaine M. Jones

Article 42

Town of Stoughton, Massachusetts
Community Preservation Committee
Full Application to Request CPA Funds

IMPORTANT: Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at bKassler@Stoughton-MA.gov to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by September 25****, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to bKassler@Stoughton-MA.gov at **least 7 days prior to your CPC presentation**. Applications received via email **by October 25**** will be eligible for recommendation at the next Annual Town Meeting in the spring.

(**Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13 of the Project Narrative on the next page.)

Check one or more Project Categories as applicable:

☒ Community Housing ☐ Historic Preservation ☐ Open Space ☐ Recreation

Project Name: Stoughton Motel Conversion

Project Location: Street Address: 1919 Washington St.

Assessor's Map & Lot #: 0600150

Legal Property Owner of Record: Father Bill's & MainSpring, Inc.

Project Sponsor(s)/Organization: Father Bill's & MainSpring, Inc.

Contact Name: John Yazwinski, CEO

Telephones: 781-308-3180 508-427-6448 x2110

Email: jyazwinski@helpfbms.org

Mailing Address: 460 Belmont St., Brockton, MA 02301

Project Sponsor's Signature:  Date: 10/24/23

PROJECT COST: (Note: If projected budget is for more than three years, describe further in Project Narrative)

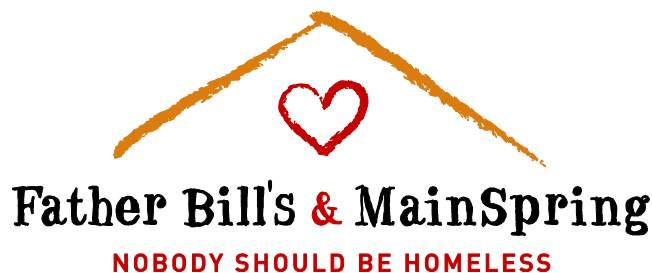
	First FY	Second FY	Third FY	Total
Total Project Cost	11,114,161			
Amount of Other Funding	10,864,161			
Sources of Other Funding	State, Federal, Private			
CPA Funds Requested:	250,000			

Is this request contingent on other funding?

☒ Yes

☐ No

(If yes, explain in response to Question 5 below)



October 24, 2023 (with highlighted revisions 11/28/23)

Stoughton Motel Conversion Project
Owner/Developer/Operator – Father Bill's & MainSpring, Inc.

Full Application for Stoughton CPC funding – Project Narrative

1. Detailed Description of the project

SUMMARY: The Stoughton Motel Conversion project will convert 16 motel rooms, an adjacent 4 bedroom house and a separate three bedroom house into 24 0BR studio apartments. All 24 apartments will provide subsidized rental housing with on-site support services for extremely low income homeless individuals with incomes at or below 30% of median income. Father Bill's & MainSpring will own, develop, manage, market and provide supportive services for the property and its tenants. Tenants will be identified through the Southeastern Massachusetts Continuum of Care's Coordinated Entry plan that prioritizes highly vulnerable individuals with disabilities who are experiencing homelessness. Tenant selection will be conducted in compliance with State and Federal Fair Housing laws.

Prior to acquisition by Father Bill's in June 2023, the property operated as a nightly motel since the 1950s, with expansion in the 1980s and a manager's house added in 2000. Some motel units are appropriately sized for easy conversion by adding a kitchenette, while other very small rooms will be combined to a more appropriate efficiency apartment size. The two houses will undergo more substantial renovations to convert to efficiency apartments. There will be no changes to the building footprints.

EXISTING PROPERTY: The Premises comprise 169,013 square feet or 3.88 acres. The Premises are improved with two-attached buildings and a separate third building with a total of 12,100 SF of existing usable building space. The front building is a two-story structure with 21 exterior surface parking spaces facing Washington Street and containing approximately 6,161 square feet of space configured and currently used as a 16-room motel with an office and laundry room. The attached rear owner/manager's residence contains an additional 8 rooms and 4 bedrooms. The third separate building is a one and a half story

single-family Cape-style home with three bedrooms in the rear of the Premises. There are a total of 23 existing bedrooms at the property and there will be 24 bedrooms upon completion of renovations.

THE PROJECT: The existing wood frame buildings will be interiorly renovated to convert all the rooms into 24 studio efficiency apartments with combined bedroom, bath, and kitchenette. Each unit will also have upgraded electric, plumbing and life safety systems, together with upgraded adjacent laundry and common area facilities. The building exteriors will be upgraded to current energy standards with an additional emphasis on improving the street façade of the motel building. All buildings will be connected to public water and sewer and the existing septic systems will be removed or decommissioned. An existing well on the property will no longer provide potable water, but will be evaluated for potential lawn irrigation purposes. The current failed septic system has long been identified as an area of concern by several town departments.

Specifically, the motel units shall be either renovated or combined into 13 studio apartments. One of the entry floor apartments will be designed to meet MAAB accessibility requirements. The attached owner's residence to the motel building will be renovated to accommodate 6 studio apartments, one of which will be wheelchair accessible. The rear Cape-Cod style house will be renovated to accommodate 5 studio apartments. The former motel office will be used for property management and overnight security and the former manager's house will include a first floor case management services area.

Father Bill's plans to use this property to provide supportive housing with on-site educational services for first-priority extremely low-income homeless individuals. On site services will be provided by case managers who are trained to assess individual needs and teach the specific skills needed to help each individual re-integrate back into the community. Father Bill's will provide these supportive services, such as teaching skills for independent living, tenant's rights and responsibilities, financial management, good nutrition, housekeeping, conflict resolution, self-advocacy skills to access social services, client education, health screening, medical care, and personal and employment counseling, all of which are designed to assist the residents with developing skills to remain housed in the community.

The Stoughton Motel Conversion builds upon our successful model where we opened 69 new units last year through its conversion of the Rodeway Motel into the Roadway Apartments in Brockton. This conversion has been recognized as the first of its kind in the state and as a creative solution to the current housing shortage.

2. How does the project preserve or enhance Stoughton's community character?

The Stoughton Motel Conversion project will preserve and enhance the character of the Stoughton Community in the following ways:

- Conversion of a transient motel property to permanent supportive housing will

replace short term motel guests with community members who have a shared interest in the Town's quality of life. The property could have been purchased by a business owner focused solely on maximizing income, however Father Bill's is a non-profit owner with a commitment to providing high quality housing and services for our needy tenants while recognizing our community responsibilities in each of the locales that we operate in.

- Improvement of a highly visible property on a main Stoughton thoroughfare, including new siding, new balconies, new windows and doors, new landscaping, improved parking plan and removal of the large motel sign. Our improvement plan seeks to transform the 1950s style motel into a more modern residential design that is compatible with the surrounding area.
- Replacement of a failed septic system with new sewer service and new water service to the rear property, protecting the adjacent wetlands and aquifer.
- Installation throughout the property of full fire sprinkler system and hard wired alarms which are not currently provided at the existing property.

3. Describe the community need for the project.

The Town of Stoughton has had very few housing projects funded by the CPC to date and is mandated to set aside 10% of annual CPC revenue for housing. This project would help address this issue with a project that is compatible in size with the community and 100% affordable single person adult units.

- Creation of 24 new units of affordable housing with 30+ year recorded use restrictions that will increase the Town's State approved inventory of affordable housing with negligible impact on traffic and zero impact on the school system.
- The new housing will be targeted to homeless individuals throughout Southeastern Massachusetts with a priority for disabled individuals with the highest level of needs and greatest level of vulnerability. When an individual is offered a housing opportunity, they may accept it or they may choose to wait for housing to open up in an area that better fits their needs. Based on our extensive experience, we expect that individuals who have lived in Stoughton, have Stoughton based relatives or are employed in Stoughton are more likely to accept this housing opportunity.
- The new housing will help individuals who are struggling to resume their identities as members of the community. We firmly believe that each of us has a shared responsibility for helping those who are less fortunate and that we are better as individuals and as communities for having done so.

4. How does the project achieve Town goals and objectives as laid out in Town planning documents?

The Town's December 2009 Affordable Housing Plan cited several goals and priorities that are addressed within the Stoughton Motel Conversion project:

- Diversify the mix of housing options – project increases extremely low income housing options;
- Promote housing rehabilitation over new construction town-wide – project involves rehabilitation and conversion of existing buildings;
- More Housing Authority rentals, targeting very low income families – this housing is rent subsidized for very low income households similar to Housing Authority rentals;
- Pursue opportunities to maintain 10% affordable housing – all 24 units will include 30-50 year recorded affordable housing use restrictions;
- Use Community Preservation Act funds to achieve Town Affordable Housing goals – project is requesting CPA funds to leverage substantial State and Federal funding;
- Pursue opportunities to turn Single Room Occupancy's (SROs) into permanently affordable housing – project converts a small scale motel property (similar in design to SROs) into permanent affordable housing.

Direct quotes from the plan include the following relevant statements:

A number of communities have found win-win solutions where SROs are purchased and rehabilitated by non-profits, often with project-based subsidies to assist with rents, and continue to provide low-end housing opportunities in perpetuity. (page 34)

In keeping with Stoughton's vision and goals, any "production" of new housing should be small scale, in a mixed use setting, and located in proximity to transit and other infrastructure. It should also take advantage of existing property opportunities and emphasize rehabilitation and reuse over new construction. (page 34)

5. How will the project leverage funds from other sources?

Father Bill's has a history of success in obtaining highly competitive State and Federal funding, bank financing and private grants and donations for our supportive housing projects including projects comparable in size to the Stoughton Motel Conversion. In the past 3 years, we have funded and completed 3 projects: Roadway Apartments total development cost \$10,376,000 and 39 Broad Street (Yawkey Housing Resource Center and Broad Street Housing combined total development cost \$24,861,000. We currently have 2 fully funded projects in construction: Manley Housing Resource Center and Manley Housing total development cost \$19,093,000. For most of these projects, local funding commitments have leveraged substantial State and Federal funding.

For the Stoughton Motel Conversion, we have already obtained the following commitments (attached) with funds already received and spent:

- \$2,550,000 EOHLC State ARPA SH (CEDAC acquisition loan to be converted to long term development subsidy)
- \$200,000 Home and Healthy grant

Based on a recently submitted pre-application, we have been invited to submit a full State application to the Executive Office of Housing and Livable Communities for a total of \$6,614,161 in development subsidies and up to 24 long term rental subsidies.

We have received proposals from 4 different banks for our targeted \$1,000,000 in construction/permanent financing and these proposals are currently under review by our team.

We have a remaining goal of \$500,000 private fundraising with several grant proposals already submitted and momentum from our ongoing capital campaigns for our new Quincy and Brockton Housing Resource Centers.

6. What is the nature and level of community support for this project?

Father Bill's met with Town officials prior to acquiring the property and we have been in ongoing meetings and conversations with various Town Boards and community organizations. We have met with several of our abutters both formally and informally after public hearings. We recently issued an invitation to our abutters to meet in early November for a focused presentation on our plans for the property with details about how we operate similar housing throughout the region and how this new housing will replicate that successful supportive housing model. We hope to be able to provide additional abutter letters following this meeting.

See attached support letters:

- Stoughton Housing Authority
- Stoughton Public Library
- The Catholic Parishes of Stoughton
- Yale Appliance store of Stoughton
- Rabbi Randy Kafka, Stoughton Resident
- Terry Schneider, Stoughton Resident
- Brian Lane, Stoughton Resident

7. Describe permits and town reviews required.

On June 1, 2023, Father Bill's purchased the Premises from the previous long terms Owners. The Property is identified by the Town of Stoughton's Assessor as a portion of parcel No. 060-015 and is located in the GB (General Business) Zoning District, although the buildings are currently exempt as legal non-conforming commercial and residential use. Father Bill's plan for the property has been deemed to be an exempt educational use and not subject to Zoning Board approval pursuant to M.G.L ch. 40A, Sec. 3, "the Dover Amendment".

The Building Inspector, who serves as the Chief Zoning Enforcement Official for the Town, has ruled that the Stoughton Motel Conversion and our plans to provide educational support services are considered an exempt educational use and therefore no zoning

variances are required. Under the so called Dover Amendment educational use exemption, a municipality may enforce “reasonable requirements” in the context of the specific project and site. Following early meetings with Town Department heads and Town Manager, we were advised to submit an application to the Planning Board for Site Plan Review. This application included 3 requested waivers, one of which has been withdrawn as we are now committed to providing 25 parking spaces at the site. The other two waivers are related to long time existing building footprints which are not being altered by the project. We will attempt to address all other issues raised by the Town’s technical review per the Town’s preferences and requirements. These revisions are still under review by the Planning Department and Department of Public Works.

To date, we have met twice with the Planning Board and have a third hearing scheduled for November 9, 2023. We have also filed with the Conservation Commission for minor work within the 100 foot wetlands buffer zone that includes disconnecting and removing an existing septic system and adding water and sewer service to the building. A hearing is scheduled for October 26, 2023 to determine if any further action is required by the Board.

In addition to the usual building permits, we will be filing our plan to enlarge the curb cut for approval from the State Highway Department since Washington Street is a State owned road.

8. Detailed budgets.

We plan to use any CPC funds received for construction expenses. We are attaching a detailed development budget with all hard and soft costs and our projected sources of funding. This budget includes both a \$450,000 construction contingency and a \$60,000 soft cost contingency. Project management is being provided by Development Consultant Emily Rothschild (resume attached) though a contract with NeighborWorks Housing Solutions. This highly experienced consultant has completed more than 10 Father Bill’s housing projects and is working on several more that are in various stages of development.

9. Basis for project costs.

For our primary project costs we are providing the following documentation:

- Acquisition – deed
- Construction – estimate from Curtis Construction Company, a Stoughton based company with substantial experience with this type of housing.
- Soft costs are projected based on recent project costs for similar projects. Over \$300,000 of these costs have already been incurred and paid.

10. Maintenance responsibilities.

Father Bill’s has a professional property management staff that addresses property maintenance, security and tenant services. Our staff is on call 24/7 for both property and tenant related emergencies and we will have 24-hour on site staffing for this

property.

Each property that we own has its own property management and maintenance plan, including plans for preventative maintenance and capital repairs. Most of these costs are covered by rental income, the majority of which is derived from government rental subsidies tied to the property along with sliding scale tenant payments. When tenants have little or no income, the rental subsidies cover the remaining rental expense up to the Fair Market standard.

Prior to developing a property, we establish a 20-year projected operating budget with ample allowances for maintenance, repairs and improvements. Funds are set aside each year for future capital improvements and if these accumulated funds are insufficient to meet immediate needs, Father Bill's has successfully raised funds for specific projects or drawn on our organization's reserves. For this property, we are making a substantial upfront investment to replace all building systems and improve building envelopes to a level that further capital improvements should not be required for at least 10-15 years.

We are providing a detailed 10 year operating budget including both annual maintenance expenses (\$84,324 in year one) and annual capital improvement reserves set aside (\$9,600 in year one). The revenue for these expenses is generated from rental subsidies and tenant rents and our multi-year budgets have projections for annual rent increases to cover operating cost inflation. Upon completion of the project, we will enter into one or more State and Federal rental subsidy contracts covering all 24 units for up to 15 years, typically with options for contract renewals.

11. Project Schedule

- See attached development schedule

12. Qualifications of Project Sponsor and Project Manager.

For 40 years, Father Bill's has been a leading innovator in ending homelessness. Our mission is to prevent and end homelessness in Southeastern Massachusetts with programs that provide emergency and permanent housing and help people obtain skills, jobs, housing, and services. We help people who are struggling with homelessness or are at risk of homelessness achieve self-sufficiency. Today, we serve a diverse mix of over 4,800 people annually across 41 cities and towns in Southeastern Massachusetts, including in the large and densely populated communities of Quincy, Randolph, Braintree, Brockton, and Plymouth.

Across programs, FBMS meets the basic needs of all participants and provides wraparound services to address the root causes of homelessness, as they work toward self-sufficiency. FBMS implements solutions to homelessness that make an impact on the individual level and are cost-effective for the public. What began with the provision of food and shelter, as a temporary response to a community need, has evolved into a

multi-service approach to preventing and ending homelessness across the region.

We are one of only a few sheltering organizations in the Commonwealth that is also a major developer and provider of permanent supportive housing. We currently own and operate 217 single person rental units with on-site support services at 14 different sites. These sites are located in 6 different communities including: Hingham, Wareham, Randolph, Weymouth, Quincy and Brockton. We have 2 sites with 62 additional units currently in construction.

Overall, FBMS operates nearly 700 housing units (both owned and leased) across the region. Through our Housing First approach, we provide participants with the greatest needs secure housing with on-site wraparound educational services to remain stably housed. In FY22, 97% of residents remained housed 12+ months, often effectively permanently ending their experience of homelessness.

See attachments:

- Father Bill's property list
- Rothschild & Associates/Emily Rothschild experience.

Additional information requested – Accommodations for disabled people

- All 24 units will provide permanent rental housing with on-site support services for individuals with disabilities who have experienced homelessness just prior to being housed. In addition, 2 units will be equipped for individuals with mobility impairments and one unit will be equipped for individuals with hearing or sight impairments. Many of the units are at ground level and will accommodate individuals with mobility impairments that do not include wheelchair use.
- Transportation for individuals who do not have vehicles will include public transport services for seniors and individuals with disabilities, coordination among tenants to share the cost of taxis or ride share for short distance shopping trips, Father Bill's will also provide property specific van services to assist tenants with scheduled appointments, off site services and grocery shopping. This is a plan that has been effective in other communities with limited or no public transportation

Additional information requested – sustainable materials and energy efficiency

Existing vinyl siding to be removed from all buildings & replaced with new insulation, house wrap & cementitious board siding to meet the current energy code. Structurally compromised existing 2nd floor exterior corridor, railing & stairs will be removed & rebuilt to meet the current building code as well. The site is to be fully developed with new trees, shrubbery, and perennials, a 6' fence along the side along with a new 13 car parking area, Outdoor seating and a patio in the courtyard, as well as a small green house & Garage.

This project will be built with durability, sustainability and energy efficiency in mind. The following is a list of parameters, goals, guidelines used in the design and construction of this building:

FATHER BILL'S & MAINSPRING, INC. AND AFFILIATES

Consolidated Statements of Financial Position

As of June 30, 2022 and 2021

Current Assets	2022	2021
Cash and cash equivalents		
Operating	\$ 8,974,659	\$ 5,820,828
Restricted for use specified by donors	4,730,145	-
Total cash and cash equivalents	<u>13,704,804</u>	<u>5,820,828</u>
Accounts receivable, net	4,904,475	5,286,084
Promises to give, current portion	2,100,417	1,400,000
Prepaid expenses	<u>43,318</u>	<u>431,055</u>
Total current assets	<u>20,753,014</u>	<u>12,937,967</u>
Fixed Assets		
Land	2,553,128	2,553,128
Buildings and improvements	24,410,320	24,097,251
Site improvements	470,130	459,230
Leasehold improvements	67,937	65,737
Furniture, fixtures and equipment	606,957	555,409
Motor vehicles	<u>278,342</u>	<u>189,622</u>
Total fixed assets	<u>28,386,814</u>	<u>27,920,377</u>
Less: accumulated depreciation	<u>(6,941,148)</u>	<u>(6,047,191)</u>
Total net fixed assets	<u>21,445,666</u>	<u>21,873,186</u>
Other Assets		
Promises to give, net of current portion, net of discount	1,077,958	681,072
Real estate development	15,562,801	5,924,808
Board designated reserve - cash	291,761	284,927
Board designated reserve - investments	<u>921,654</u>	<u>782,785</u>
Total other assets	<u>17,854,174</u>	<u>7,673,592</u>
Total Assets	<u>\$ 60,052,854</u>	<u>\$ 42,484,745</u>

The accompanying notes are an integral part of the consolidated financial statements.

FATHER BILL'S & MAINSPRING, INC. AND AFFILIATES

Consolidated Statements of Financial Position - continued

As of June 30, 2022 and 2021

Current Liabilities	2022	2021
Accounts payable	\$ 548,917	\$ 222,225
Construction payable	2,065,313	225,173
Accrued expenses	2,168,626	1,764,343
Mortgages payable, current portion	418,814	255,506
Construction loan payable	5,300,000	-
Deferred revenue	9,219	78,394
Total current liabilities	10,510,889	2,545,641
Long-Term Liabilities		
Mortgages payable, net of current portion	4,990,772	5,382,888
Less unamortized mortgage acquisition costs	(68,196)	(73,266)
Mortgages payable non-amortizing (See Note 6e)	20,413,113	19,012,188
Total long-term liabilities	25,335,689	24,321,810
Total liabilities	35,846,578	26,867,451
Net Assets		
Net assets without donor restrictions		
Available for operations	9,935,656	7,803,055
Real and personal property	3,735,651	2,995,505
Noncontrolling interest	435,118	-
Board designated	1,213,415	1,067,712
Total net assets without donor restrictions	15,319,840	11,866,272
Net assets with donor restrictions	8,886,436	3,751,022
Total net assets	24,206,276	15,617,294
Total Liabilities and Net Assets	\$ 60,052,854	\$ 42,484,745

The accompanying notes are an integral part of the consolidated financial statements.

FATHER BILL'S & MAINSPRING, INC. AND AFFILIATES

Consolidated Statements of Activities

For the Year Ended June 30, 2022

With Comparative Totals for the Year Ended June 30, 2021

	Without Donor Restrictions	With Donor Restrictions	2022 Total	2021 Total
Operating Revenue and Support				
Program service fees	\$ 32,404,935	\$ -	\$ 32,404,935	\$ 30,596,396
Grants and donations	2,066,260	345,053	2,411,313	3,065,734
In-kind contributions	983,283	-	983,283	1,007,752
Rental	870,995	-	870,995	834,215
Other	121,743	-	121,743	126,713
Interest and investment revenue (loss)	(37,573)	-	(37,573)	79,348
Net assets released from restriction for operations	365,502	(365,502)	-	-
	<u>36,775,145</u>	<u>(20,449)</u>	<u>36,754,696</u>	<u>35,710,158</u>
Operating Expenses				
Program services	29,792,844	-	29,792,844	29,274,396
Administration	3,733,999	-	3,733,999	2,992,594
Fundraising	826,984	-	826,984	811,307
	<u>34,353,827</u>	<u>-</u>	<u>34,353,827</u>	<u>33,078,297</u>
Change in Net Assets from Operations before depreciation	<u>2,421,318</u>	<u>(20,449)</u>	<u>2,400,869</u>	<u>2,631,861</u>
Depreciation	<u>893,957</u>	<u>-</u>	<u>893,957</u>	<u>883,534</u>
Change in Net Assets from Operations after depreciation	<u>1,527,361</u>	<u>(20,449)</u>	<u>1,506,912</u>	<u>1,748,327</u>
Non-operating Revenue				
Forgiveness of debt - PPP loan	-	-	-	2,107,100
Grants and donations for capital projects	-	6,800,484	6,800,484	3,972,073
Program service fees for capital projects	-	-	-	607,300
Net assets released from restriction for capital projects	1,644,621	(1,644,621)	-	-
	<u>1,644,621</u>	<u>5,155,863</u>	<u>6,800,484</u>	<u>6,686,473</u>
Change in Net Assets	<u>3,171,982</u>	<u>5,135,414</u>	<u>8,307,396</u>	<u>8,434,800</u>
Change in Net Assets Attributable to Controlling and Noncontrolling Interests				
Attributable to controlling interests	3,018,450	5,135,414	8,153,864	8,434,800
Attributable to noncontrolling interests	<u>153,532</u>	<u>-</u>	<u>153,532</u>	<u>-</u>
Change in Net Assets	<u>3,171,982</u>	<u>5,135,414</u>	<u>8,307,396</u>	<u>8,434,800</u>
Capital Contributions	<u>281,586</u>	<u>-</u>	<u>281,586</u>	<u>-</u>
Net Assets at Beginning of Year	<u>11,866,272</u>	<u>3,751,022</u>	<u>15,617,294</u>	<u>7,182,494</u>
Net Assets at End of Year	<u>\$ 15,319,840</u>	<u>\$ 8,886,436</u>	<u>\$ 24,206,276</u>	<u>\$ 15,617,294</u>

The accompanying notes are an integral part of the consolidated financial statements.

FATHER BILL'S & MAINSPRING, INC. AND AFFILIATES

Consolidated Statements of Activities - continued

For the Year Ended June 30, 2021

	Without Donor Restrictions	With Donor Restrictions	Total
Operating Revenue and Support			
Program service fees	\$ 30,596,396	\$ -	\$ 30,596,396
Grants and donations	2,750,960	314,774	3,065,734
In-kind contributions	1,007,752	-	1,007,752
Rental	834,215	-	834,215
Other	126,713	-	126,713
Interest and investment revenue (loss)	79,348	-	79,348
Net assets released from restriction for operations	214,761	(214,761)	-
	<u>35,610,145</u>	<u>100,013</u>	<u>35,710,158</u>
Operating Expenses			
Program services	29,274,396	-	29,274,396
Administration	2,992,594	-	2,992,594
Fundraising	811,307	-	811,307
	<u>33,078,297</u>	<u>-</u>	<u>33,078,297</u>
Change in Net Assets from Operations before depreciation	2,531,848	100,013	2,631,861
Depreciation	883,534	-	883,534
Change in Net Assets from Operations after depreciation	1,648,314	100,013	1,748,327
Non-operating Revenue			
Forgiveness of debt - PPP loan	2,107,100	-	2,107,100
Grants and donations for capital projects	-	3,972,073	3,972,073
Program service fees for capital projects	607,300	-	607,300
Net assets released from restriction for capital projects	500,000	(500,000)	-
	<u>3,214,400</u>	<u>3,472,073</u>	<u>6,686,473</u>
Change in Net Assets	4,862,714	3,572,086	8,434,800
Net Assets at Beginning of Year	7,003,558	178,936	7,182,494
Net Assets at End of Year	<u>\$ 11,866,272</u>	<u>\$ 3,751,022</u>	<u>\$ 15,617,294</u>

The accompanying notes are an integral part of the consolidated financial statements.

FATHER BILL'S & MAINSPRING, INC. AND AFFILIATES

Consolidated Statements of Cash Flows

For the Years Ended June 30, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Cash Flows from Operating Activities		
Change in Net Assets	\$ 8,307,396	\$ 8,434,800
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	893,957	883,534
Amortization	5,070	5,066
Contributions restricted for capital campaign	(5,583,316)	(1,591,000)
Net unrealized and realized (gains) losses on investments	39,218	(56,015)
Loss on disposal of fixed assets	-	12,201
Forgiveness of debt - PPP loan	-	(2,107,100)
Decrease (increase) in assets		
Accounts receivable, net	381,609	(2,245,000)
Promises to give, net	(1,097,303)	(2,081,072)
Prepaid expenses	387,737	(387,785)
Increase (decrease) in liabilities		
Accounts payable	326,692	(444,353)
Accrued expenses	404,283	469,977
Deferred revenue	(69,175)	(795,183)
Net Cash Provided by Operating Activities	<u>3,996,168</u>	<u>98,070</u>
Cash Flows from Investing Activities		
Purchase of fixed assets	(466,437)	(139,251)
Cash paid for real estate development	(7,797,853)	(6,121,702)
Deposits to board designated reserve - investments	(178,087)	(120,127)
Net Cash Used in Investing Activities	<u>(8,442,377)</u>	<u>(6,381,080)</u>
Cash Flows from Financing Activities		
Proceeds from capital campaign contributions	5,583,316	1,591,000
Proceeds from capital contributions	281,586	-
Repayments of long-term debt	(678,808)	(176,615)
Proceeds from long-term debt for real estate development	7,150,925	5,195,950
Net Cash Provided by Financing Activities	<u>12,337,019</u>	<u>6,610,335</u>
Net Increase in Cash, Cash Equivalents and Restricted Cash	7,890,810	327,325
Cash, Cash Equivalents and Restricted Cash - Beginning	<u>6,105,755</u>	<u>5,778,430</u>
Cash, Cash Equivalents and Restricted Cash - Ending	<u>\$ 13,996,565</u>	<u>\$ 6,105,755</u>
Cash and cash equivalents	\$ 13,704,804	\$ 5,820,828
Board designated reserve - cash	<u>291,761</u>	<u>284,927</u>
Cash, Cash Equivalents and Restricted Cash - Ending	<u>\$ 13,996,565</u>	<u>\$ 6,105,755</u>
Supplemental Disclosure of Cash Flow Information		
Cash paid during the year for interest	<u>\$ 344,881</u>	<u>\$ 284,081</u>
Supplemental Data for Noncash Investing and Financing Activities		
See Note 10		

The accompanying notes are an integral part of the consolidated financial statements.

FATHER BILL'S & MAINSPRING, INC. AND AFFILIATES

Consolidated Statements of Functional Expenses

For the Years Ended June 30, 2022 and 2021

	<u>Administration</u>	<u>Fundraising</u>	<u>Program Services</u>	<u>2022 Total</u>
Functional Expenses				
Compensation, taxes & benefits	\$ 2,491,899	\$ 513,180	\$ 10,551,602	\$ 13,556,681
Program resources	194,914	16,166	2,547,359	2,758,439
Professional fees	253,122	-	31,342	284,464
Occupancy	205,253	30,644	15,249,577	15,485,474
Other	588,811	266,994	429,681	1,285,486
In-kind expenses	-	-	983,283	983,283
Depreciation	30,789	-	863,168	893,957
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	3,764,788	826,984	30,656,012	35,247,784
Reconciliation to consolidated statement of activities:				
Depreciation	(30,789)	-	(863,168)	(893,957)
	<hr/>	<hr/>	<hr/>	<hr/>
Total Functional Expenses	<u>\$ 3,733,999</u>	<u>\$ 826,984</u>	<u>\$ 29,792,844</u>	<u>\$ 34,353,827</u>

	<u>Administration</u>	<u>Fundraising</u>	<u>Program Services</u>	<u>2021 Total</u>
Functional Expenses				
Compensation, taxes & benefits	\$ 2,105,076	\$ 471,991	\$ 11,249,549	\$ 13,826,616
Program resources	69,246	13,381	2,638,646	2,721,273
Professional fees	159,365	1,456	2,809	163,630
Occupancy	207,486	28,152	14,299,375	14,535,013
Other	410,138	296,327	119,059	825,524
In-kind expenses	41,283	-	964,958	1,006,241
Depreciation	52,355	-	831,179	883,534
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	3,044,949	811,307	30,105,575	33,961,831
Reconciliation to consolidated statement of activities:				
Depreciation	(52,355)	-	(831,179)	(883,534)
	<hr/>	<hr/>	<hr/>	<hr/>
Total Functional Expenses	<u>\$ 2,992,594</u>	<u>\$ 811,307</u>	<u>\$ 29,274,396</u>	<u>\$ 33,078,297</u>

The accompanying notes are an integral part of the consolidated financial statements.



4 Capen Street
STOUGHTON, MA 02072-2579

COMMISSIONERS
BARRY CRIMMINS, CHAIRMAN
WILLIAM LARKIN, VICE CHAIRMAN
DONALD BRADY, TREASURER
GEOFFREY HANSEN, MEMBER

EXECUTIVE DIRECTOR
COLLEEN M. DOHERTY

October 23, 2023

John Yazwinski, CEO and President
Father Bill's & MainSpring
460 Belmont Street
Brockton, MA 02301

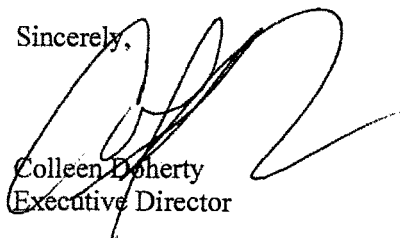
RE: Stoughton Motel Conversion project

Dear Mr. Yazwinski:

I am writing in support of the Stoughton Motel Conversion project and your efforts to create 24 new apartments with on-site support services for formerly homeless individuals. I understand that the redevelopment of this longstanding motel property will not only provide quality affordable housing for some of our most vulnerable neighbors, but will also enhance the community with a newly refurbished property on a prominent Stoughton thoroughfare.

Your organization has built a solid reputation throughout the region for effective, well-managed programs that help people in need while also respecting the needs of the host community. I am confident that this new supportive housing will also become an asset to the community.

Sincerely,



Colleen Doherty
Executive Director



Stoughton Public Library

84 Park St • Stoughton, MA 02072 • (781) 344-2711 • www.stoughton.org/library

September 22, 2023

John Yazwinski, CEO and President
Father Bill's & MainSpring
460 Belmont Street
Brockton, MA 02301

RE: Stoughton Motel Conversion project

Dear Mr. Yazwinski:

I am writing in support of the Stoughton Motel Conversion project and your efforts to create 24 new apartments with on-site support services for formerly homeless individuals. I understand that the redevelopment of this longstanding motel property will not only provide quality affordable housing for some of our most vulnerable neighbors, but will also enhance the community with a newly refurbished property on a prominent Stoughton thoroughfare.

The Stoughton Public Library has been happy to provide services to residents of the Evelyn House family shelter in Stoughton, and I know that your organization has built a solid reputation throughout the region for effective, well-managed programs that help people in need while also respecting the needs of the host community. I am confident that this new supportive housing will also become an asset to the community.

Best Regards,

Christopher B. McGhee
Library Director



THE CATHOLIC PARISHES OF STOUGHTON

October 18, 2023

John Yazwinski, CEO and President
Father Bill's & MainSpring
460 Belmont Street
Brockton, MA 02301
RE: Stoughton Motel Conversion project

Dear Mr. Yazwinski:

I am writing in support of the Stoughton Motel Conversion project and your efforts to create 24 new apartments with on-site support services for formerly homeless individuals. I understand that the redevelopment of this longstanding motel property will not only provide quality affordable housing for some of our most vulnerable neighbors but will also enhance the community with a newly refurbished property on a prominent Stoughton thoroughfare.

I am grateful for the work of your organization, and for the support our Saint Vincent De Paul Conference has received from My Brother's Keeper/Fr. Bill's. Your organization has built a solid reputation throughout the region for effective, well-managed programs that help people in need while also respecting the needs of the host community. I am proud to support the mission of Father Bill's & MainSpring's mission, various ministries from our parishes have supported the Evelyn House family shelter in Stoughton. I am confident that this new supportive housing will also be a blessing and an asset to our community.

Peace,

Rev. Carlos. Suarez
Pastor

Immaculate Conception Parish
122 Canton Street
Stoughton, MA 02072
781-344-2073

www.stoughtoncatholic.org

Saint James Parish
560 Page Street
Stoughton, MA 02072
781-344-9121



October 20, 2023

John Yazwinski, CEO and President
Father Bill's & MainSpring
460 Belmont Street
Brockton, MA 02301

RE: Stoughton Motel Conversion project

Dear Mr. Yazwinski:

I am writing in support of the Stoughton Motel Conversion project and your efforts to create 24 new apartments with on-site support services for formerly homeless individuals. As a Stoughton business invested in the well-being of the town, the team at Yale Appliance understands that the redevelopment of this longstanding motel property will not only provide quality affordable housing for some of our most vulnerable neighbors, but will also enhance the community with a newly refurbished property on a prominent Stoughton thoroughfare.

Your organization has built a solid reputation throughout the region for effective, well-managed programs that help people in need while also respecting the needs of the host community. Yale Appliance, a business celebrating its 100th anniversary this year, is proud to be a supporter of Father Bill's & MainSpring's mission, and I am confident that this new supportive housing will also become an asset to the community.

Sincerely,

Marilyn Newman
Director Of the Yale Appliance Foundation

September 14, 2023

John Yazwinski, CEO and President
Father Bill's & MainSpring
460 Belmont Street
Brockton, MA 02301

RE: Stoughton Motel Conversion project

Dear Mr. Yazwinski:

I am writing in strong support of the Stoughton Motel Conversion project and your efforts to create 24 new apartments with on-site support services for formerly homeless individuals. I understand that the redevelopment of this longstanding motel property will not only provide quality affordable housing for some of our most vulnerable neighbors, but will also enhance the community with a newly refurbished property on a prominent Stoughton thoroughfare. Your organization has built a solid reputation throughout the region for effective, well-managed programs that help people in need while also respecting the needs of the host community. I am delighted to hear of and support this new project in my town.

As a resident of Stoughton, and through my work as Rabbi of Temple Kol Tikvah in Sharon and as a community organizer in the greater Brockton area, I am proud to be a longtime supporter of Father Bill's & MainSpring. My temple has a long standing connection with and affection for your Evelyn House family shelter in Stoughton. I am confident that this new supportive housing will also become an asset to the community.

Warm regards,

A handwritten signature in black ink that reads "Rabbi Randy Kafka". The signature is written in a cursive, flowing style.

Rabbi Randy Kafka
27 Millfarm Road, Stoughton MA

Terry Schneider

219 Curtis Ave, Stoughton, MA 02072

Mobile & Text 781-888-1400

e-mail address: terry@stoughtonma.com

Date: 10/20/23

*John Yazwinski, CEO and President
Father Bill's & MainSpring
460 Belmont Street
Brockton, MA 02301*

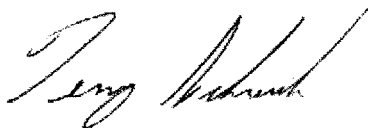
RE: *Stoughton Motel Conversion project*

Dear Mr. Yazwinski:

I am writing in support of the *Stoughton Motel Conversion project* and your efforts to create 24 new apartments with on-site support services for formerly homeless individuals. I understand that the redevelopment of this longstanding motel property will not only provide quality subsidized housing for some of our most vulnerable neighbors but will also enhance the community with a newly refurbished property on a prominent Stoughton thoroughfare.

Your organization has built a solid reputation throughout the region for effective, well-managed programs that help people in need while also respecting the needs of the host community. I am proud to be a supporter of *Father Bill's & MainSpring* and their mission. As the former *Executive Director of the Stoughton Chamber of Commerce*, and the current chair of *Food Pantry Foundation of Stoughton, Inc.*, it was a pleasure to support the *Evelyn House family shelter* in Stoughton. I am confident that this new supportive housing will also become an asset to the community.

Sincerely,



Terry Schneider
Founding Board Member
Food Pantry Foundation of Stoughton, Inc.
Previous Executive Director
Stoughton Chamber of Commerce

October 9, 2023

John Yazwinski, CEO and President
Father Bill's & MainSpring
460 Belmont Street
Brockton, MA 02301

RE: Stoughton Motel Conversion project

Dear Mr. Yazwinski:

My name is Brian Lane. I'm a Stoughton resident that has lived here 40 years. I am writing in support of the Stoughton Motel Conversion project and your efforts to create 24 new apartments with on-site support services for formerly homeless individuals. I understand that the redevelopment of this longstanding motel property will not only provide quality affordable housing for some of our most vulnerable neighbors, but will also enhance the community with a newly refurbished property on a prominent Stoughton thoroughfare.

Your organization has built a solid reputation throughout the region for effective, well-managed programs that help people in need while also respecting the needs of the host community. I am proud to be a longtime supporter of Father Bill's & MainSpring's mission, and I also have been working as part time support staff at the Evelyn House family shelter in Stoughton. I am confident that this new supportive housing will also become an asset to the community.

Sincerely,

Brian Lane

Name :
Brian Lane
149 DeCota Dr.
Stoughton, MA 02072

QUITCLAIM DEED

Locus: 1919 Washington Street Stoughton, MA

Joseph J. Hannon and Kathleen M. Hannon, husband and wife, married to each other, of Stoughton, Massachusetts

For consideration and in full consideration of TWO MILLION FIVE HUNDRED THOUSAND DOLLARS AND 00/100 (\$2,500,000.00) paid, receipt of which is hereby acknowledged,

Grant to Father Bill's & Mainspring, Inc., a Massachusetts non-profit corporation with an address of 430 Belmont Street, Brockton, MA 02301,

With Quitclaim Covenants,

The land with the buildings thereon, situated in Stoughton, Norfolk County, Massachusetts, being shown as Map 60 Plot 015 on a plan entitled "Definitive Plan of Land in Stoughton, MA #1919 Washington Street – Stoughton MA" prepared by Curley & Hansen Surveyors, dated March 4, 2009, Scale 1:40, recorded with Norfolk County Registry of Deeds ("Registry") in Plan Book 591, Page 48 of 2009 ("Premises").

Being part of the same premises conveyed to Grantors by that deed dated November 15, 1985 recorded with the Registry in Book 6858, Page 280 and that deed dated November 15, 2005 recorded with the Registry in Book 23117, Page 279, as affected by that deed dated March 31, 2009 recorded with the Registry in Book 26507, Page 331.

Subject to and with the benefit of all easements, rights of way, covenants and restrictions of record, including, without limitation, that Sewer Easement Agreement recorded in Book 41158, Page 165.

The Grantors hereby release any and all rights of homestead in the Premises being conveyed hereby and certify under pains and penalties of perjury that there are no other persons entitled to rights of homestead in said Premises.

[Signatures Page Follows]

MASSACHUSETTS STATE EXCISE TAX

Norfolk Registry of Deeds

Date: 06-01-2023 @ 12:30pm

Ctl#: 369 Doc#: 33176

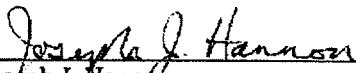
Fee: \$11,400.00 Cons: \$2,500,000.00


WILLIAM P. O'DONNELL, REGISTER

NORFOLK COUNTY REGISTRY OF DEEDS

RECEIVED & RECORDED ELECTRONICALLY

Signed and sealed this 1st day of June, 2023.


Joseph J. Hannon



Kathleen M. Hannon

COMMONWEALTH OF MASSACHUSETTS

 , ss

On this 1st day of June, 2023, before me, the undersigned notary public, personally appeared Joseph J. Hannon and Kathleen M. Hannon, proved to me through satisfactory evidence of identification, which was: personal knowledge, to be the persons whose names are signed hereinabove or on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Wayne R. Mathews
Notary Public
Commonwealth Of Massachusetts
My commission Expires : 10 /4/ 2024


Wayne R. Mathews, Notary Public
My Commission Expires: October 4, 2024

Development Timeline – Stoughton Motel Conversion
Update: 10/23/23

DEVELOPMENT TIMELINE

Project feasibility analysis and offer to purchase	complete
Early meetings with Town Officials	complete
Zoning Enforcement Officer approval of Educational Use Exemption	complete
Appraisal of existing value for purchase	complete
Predevelopment funding committed	complete
Phase I environmental study with no findings	complete
Asbestos survey and radon testing	complete
New Sewer line installed to property	complete
Survey and site plan	complete
Construction documents	complete
Construction estimate	complete
Property acquisition with State ARPA-SH funding	6/1/23
Community outreach	ongoing
Site Plan Review	hearings underway
Conservation Commission Review	hearings underway
Application for CPC funding	10/24/23
Review 4 bank proposals and select project lender	11/2023
Application for State development and operating subsidies	12/7/23
Presentation to CPC Board	12/2023
State funding commitment	2/2024 TBD
CPC funding commitment by Town Meeting vote	4/2024 TBD
Solicit competitive construction bids	3/2024
Select general contractor	4/2024
Execute construction contract	5/2024
Building permit	5/2024

Close on all financing	7/2024
Start construction	7/2024
Commence tenant selection through Coordinated Entry	8/2025
Construction completed	9/2025
Certificate of Occupancy	9/2025
Furniture installed	9/2025
MRVP Voucher Payment Contract executed	9/2025
Occupancy commences	10/2025
Full occupancy	12/2025

Section 3

SOURCES AND USES OF FUNDS

Sources of Funds										
Private Equity:					<i>Optional user calculations</i>					
81 .	Developer's Cash Equity			\$700,000						
82 .	Tax Credit Equity (net amount) <small>(see 360, Section 5, page 18.)</small>			\$						
83 .	Developer's Fee/Overhead, Contributed or Loaned			\$						
84 .	Other Source			\$						
Public Equity:										
85 .	HOME Funds, as Grant			\$						
86 .	Grant:	Stoughton CPC		\$250,000						
87 .	Grant:			\$						
88 .	Total Public Equity			\$250,000						
Subordinate Debt (see definition):					<i>Amount</i>	<i>Rate</i>	<i>Amortiz.</i>	<i>Term</i>		
89 .	Home Funds-DHCD, as Subordinate Debt			\$0	%	yrs.	yrs.			
	Source:									
90 .	Home Funds-Local, as Subordinate Debt			\$0	%	yrs.	yrs.			
	Source:									
91 .	Subordinate Debt			\$2,550,000	%	yrs.	yrs.			
	Source: ARPA-SH									
92 .	Subordinate Debt			\$2,200,000	%	yrs.	yrs.			
	Source: HOME ARP - 11 units									
93 .	Subordinate Debt			\$4,414,161	%	yrs.	yrs.			
	Source: HIF, HSF and AHTF									
94 .	Total Subordinate Debt			\$9,164,161						
Permanent Debt (Senior):					<i>Amount</i>	<i>Rate</i>	<i>Override</i>	<i>Amortiz.</i>	<i>Term</i>	<i>MIP</i>
95 .	MHFA	MHFA Program 1		\$	%	%	yrs.	yrs.	%	
96 .	MHFA	MHFA Program 2		\$	%	%	yrs.	yrs.	%	
97 .	MHP Fund Permanent Loan			\$	%		yrs.	yrs.	%	
98 .	Other Permanent Senior Mortgage			\$1,000,000	7.00%		30.00	20.00	%	
	Source: to be determined									
99 .	Other Permanent Senior Mortgage			\$	%		yrs.	yrs.	%	
	Source:									
## .	Total Permanent Senior Debt			\$1,000,000						
## .	Total Permanent Sources			\$11,114,161						
Construction Period Financing:					<i>Amount</i>	<i>Rate</i>	<i>Term</i>			
## .	Construction Loan			\$650,000	5.00%	12.0				
	Source: same as permanent lender									
	Repaid at: stabilized rents			(event)						
## .	Other Interim Loan			\$0	%	mos.				
	Source:									
	Repaid at:			(event)						
## .	Syndication Bridge Loan			\$0	%	mos.				
	Source:									
	Repaid at:			(event)						

Uses of Funds

The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.

Direct Construction:

. Who prepared the estimate: Curtis Construction Company

Name

Signature

. Basis for estimates? full construction documents

DV	Trade Item	Amount	Description
## . 3	Concrete	\$47,500	
## . 4	Masonry		
## . 5	Metals	\$127,000	
## . 6	Rough Carpentry	\$214,700	
## . 6	Finish Carpentry	\$78,600	
## . 7	Waterproofing	\$45,100	sealants
## . 7	Insulation	\$191,400	insulation, sealants, waterproofing
## . 7	Roofing	\$40,400	
## . 7	Sheet Metal and Flashing		
## . 7	Exterior Siding	\$252,900	
## . 8	Doors	\$97,000	
## . 8	Windows	\$49,100	
## . 8	Glass		
## . 9	Lath & Plaster		
## . 9	Drywall	\$248,200	
## . 9	Tile Work	\$50,700	
## . 9	Acoustical	\$4,000	
## . 9	Wood Flooring		
## . 9	Resilient Flooring	\$83,800	
## . 9	Carpet		
## . 9	Paint & Decorating	\$77,000	
## . 10	Specialties	\$41,000	bath accessories, signage
## . 11	Special Equipment	\$14,900	
## . 11	Cabinets	\$97,000	
## . 11	Appliances	\$60,800	
## . 12	Blinds & Shades	\$7,500	
## . 13	Modular/Manufactured		
## . 13	Special Construction	\$40,000	generator
## . 14	Elevators or Conveying Syst.		
## . 15	Plumbing & Hot Water	\$695,000	
## . 15	Heat & Ventilation	\$643,600	
## . 15	Air Conditioning		
## . 15	Fire Protection	\$202,100	
## . 16	Electrical	\$810,000	
## .	Accessory Buildings		
## .	Other/misc	\$30,000	utility backcharges
## .	Subtotal Structural	\$4,249,300	
## . 2	Earth Work		
## . 2	Site Utilities		
## . 2	Roads & Walks		
## . 2	Site Improvement		
## . 2	Lawns & Planting		
## . 2	Geotechnical Conditions		
## . 2	Environmental Remediation	\$20,000	radon system
## . 2	Demolition	\$73,700	
## . 2	Unusual Site Cond	\$663,300	All site work with seller installing sewer easement
## .	Subtotal Site Work	\$757,000	
## .	Total Improvements	\$5,006,300	
## . 1	General Conditions	\$533,300	GC, insurance, bond
## .	Subtotal	\$5,539,600	
## . 1	Builders Overhead	\$226,300	
## . 1	Builders Profit	\$226,300	
## .	TOTAL	\$5,992,200	
##	Total Cost/square foot:	\$495.22	Residential Cost/s.f.: \$495.22

Development Budget:

	Total	Residential	Commercial	Comments
## . Acquisition: Land	\$0			
## . Acquisition: Building	\$2,455,214	\$2,455,214		
## . Acquisition Subtotal	\$2,455,214	\$2,455,214	\$0	
## . Direct Construction Bu	\$5,992,200	\$5,992,200		(from line 159)
## . Construction Continger	\$450,000	\$450,000		7.5% of construction
## . Subtotal: Constructio	\$6,442,200	\$6,442,200	\$0	

General Development Costs:

## . Architecture & Engineer	\$480,000	\$480,000		architect, civil, structural
## . Survey and Permits	\$66,747	\$66,747		survey \$6347, permits \$60,400
## . Clerk of the Works	\$60,000	\$60,000		
## . Environmental Engineer	\$15,000	\$15,000		
## . Bond Premium	\$0			included in construction
## . Legal	\$120,000	\$120,000		
## . Title and Recording	\$35,000	\$35,000		
## . Accounting & Cost Cert	\$10,000	\$10,000		
## . Marketing and Rent Up	\$10,000	\$10,000		
## . Real Estate Taxes	\$0			in carrying costs
## . Insurance	\$100,000	\$100,000		
## . FF&E	\$100,000	\$100,000		furnishings, security equipment, IT
## . Appraisal	\$15,000	\$15,000		existing value and completed value appraisals
## . Security	\$0			
## . Construction Loan Inter	\$40,000	\$40,000		predevelopment interest and construction loan interest
## . Inspecting Engineer	\$28,000	\$28,000		
## . Fees to: Bank	\$20,000	\$20,000		predevelopment, construction and perm fees
## . Fees to: DHCD	\$2,000	\$2,000		
## . MIP	\$0			
## . Credit Enhancement Fee	\$0			
## . Letter of Credit Fees	\$0			
## . Other Financing Fees	\$0			
## . Development Consultan	\$150,000	\$150,000		
## . Other: const. testin	\$10,000	\$10,000		
## . Other: carrying co	\$95,000	\$95,000		
## . Soft Cost Contingency	\$60,000	\$60,000		4.4% of soft costs
## . Subtotal: Gen. Dev.	\$1,416,747	\$1,416,747	\$0	

## . Subtotal: Acquis., Co	\$10,314,161	\$10,314,161	\$0
and Gen. Dev.			

## . Capitalized Reserves	\$100,000	\$100,000	
## . Developer Overhead	\$350,000	\$350,000	
## . Developer Fee	\$350,000	\$350,000	

## . Total Development C	\$11,114,161	\$11,114,161	\$0	TDC per unit	\$463,090
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## . TDC, Net	\$11,014,161	\$11,014,161	\$0	TDC, Net per unit	\$458,923
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Curtis Construction Company, Inc.

FBMS-Stoughton Motel

1919 & 1919R Washington Street

Stoughton, MA

Version-5

25-Aug-23

Schedule of Values

DESCRIPTION	Site, Hotel Building & Owners Wing 9183sf	1919R Rear Building 2738sf	Combined Total 11,921 sf
General Conditions	\$ 336,600	\$ 99,800	\$ 436,400
Interior Building Demolition	\$ 55,000	\$ 18,700	\$ 73,700
Hazardous Materials	Excluded	Excluded	Excluded
Site Work	\$ 663,300	w/Hotel Building	\$ 663,300
Radon Systems	\$ 10,000	\$ 10,000	\$ 20,000
Concrete Work	\$ 36,600	\$ 10,900	\$ 47,500
Concrete Flatwork	With Concrete Work	With Concrete Work	With Concrete Work
Rebar and Mesh Materials	With Concrete Work	With Concrete Work	With Concrete Work
Concrete Materials	With Concrete Work	With Concrete Work	With Concrete Work
Masonry	No Work	No Work	No Work
Steel and Misc. Metals	\$ 127,000	No Work	\$ 127,000
Rough Carpentry Material and Labor	\$ 164,600	\$ 50,100	\$ 214,700
Finish Carpentry and Millwork	\$ 55,900	\$ 22,700	\$ 78,600
Building Insulation	\$ 149,700	\$ 41,700	\$ 191,400
Building Sealants, Compartmentalization, Etc.	\$ 31,500	\$ 13,600	\$ 45,100
Metal and Shingled Roofing	\$ 37,300	\$ 3,100	\$ 40,400
Exterior Siding and Trim	\$ 196,000	\$ 56,900	\$ 252,900
Doors, Frames & Hardware	\$ 64,200	\$ 32,800	\$ 97,000
Aluminum and Glass	No Work	No Work	No Work
Windows	\$ 38,500	\$ 10,600	\$ 49,100
Gypsum Systems	\$ 192,500	\$ 55,700	\$ 248,200
Ceramic Tile	\$ 39,700	\$ 11,000	\$ 50,700
Flooring	\$ 60,700	\$ 23,100	\$ 83,800
Acoustical Tile Ceilings	\$ 4,000	No Work	\$ 4,000
Painting	\$ 51,300	\$ 25,700	\$ 77,000
Bath Accessories	\$ 25,600	\$ 6,900	\$ 32,500
Signage, Fire Extinguishers, USPS Mail Boxes, Attic Hatches, Etc.	\$ 21,100	\$ 2,300	\$ 23,400
Window Treatment	\$ 5,700	\$ 1,800	\$ 7,500
Kitchen Cabinets and Counters	\$ 78,300	\$ 18,700	\$ 97,000
Residential Appliances	\$ 48,300	\$ 12,500	\$ 60,800
Elevator	No Work	No Work	No Work
Fire Protection	\$ 164,500	\$ 37,600	\$ 202,100
Plumbing	\$ 535,000	\$ 160,000	\$ 695,000
HVAC	\$ 498,600	\$ 145,000	\$ 643,600
Electrical	\$ 600,000	\$ 210,000	\$ 810,000
Emergency Generator's	\$ 30,000	\$ 10,000	\$ 40,000
Utility Company Back charge Fee's	\$ 30,000	w/Hotel Building	\$ 30,000
SUB-TOTAL	\$ 4,351,500	\$ 1,091,200	\$ 5,442,700
Overhead & Fee	\$ 355,500	\$ 97,100	\$ 452,600
Insurance	\$ 43,500	\$ 10,900	\$ 54,400
Building Permit	\$ 48,400	\$ 12,000	\$ 60,400
P. & P. Bond	\$ 34,000	\$ 8,500	\$ 42,500
TOTAL BUDGET	\$ 4,832,900	\$ 1,219,700	\$ 6,052,600
Contingency	By Owner	By Owner	By Owner
TOTAL WITHOUT CONTINGENCY.	\$ 4,832,900.00	\$ 1,219,700.00	\$ 6,052,600.00

Estimate Prepared By: *Louis C. Bryant, Jr.*

Curtis Construction Company, Inc.



Kimberly Martin-Epstein, Esq.
kle@bostonbusinesslaw.com

Angel Kozeli Mozina, Esq.
akm@bostonbusinesslaw.com

April Connolly, Chief Operating Officer
Father Bill's & Mainspring, Inc.
460 Belmont Street
Brockton, Massachusetts 02301

January 4, 2023

Re: Stoughton Motel: Studio Efficiency Units of Supportive Housing ("Project")
Owner: Father Bill's & Mainspring, Inc.
Property: Stoughton Motel, 1919 Washington Street, Stoughton, MA 02072 ("Premises")

Dear Ms. Connolly:

You have asked us to provide you with a preliminary opinion as to the applicability of Massachusetts General Laws, Chapter 40A, Section 3, the so-called Dover Amendment, with respect to the proposed acquisition of the property known and numbered as 1919 Washington Street, Stoughton, Massachusetts, the current Stoughton Motel, hereinafter, the "Premises", and use thereof by Father Bill's & Mainspring, Inc., hereinafter, "Father Bill's", a Massachusetts non-profit educational corporation, for 24 studio efficiency units of permanent affordable housing with educational services for low income homeless individuals.

In connection with this opinion, we have made such investigation of law and other inquiries as we deemed necessary. Because of the complex nature of the regulatory pattern which could possibly affect the Premises, there may be other laws and regulations which are applicable, but only those addressed herein below are those which are customarily of concern to us in rendering such opinions.

We have also examined and relied upon any plans and documents hereinafter specifically listed which are based upon the professional expertise and knowledge of the authors thereof.

We have assumed that the factual information contained in the plans, documents and other sources of factual information is true and the statements made and conclusions set forth therein are accurate. We have made no independent examination of facts except for a review of documents expressly set forth herein. We have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, and the conformity with the original of all documents submitted to us as copies.

We have assumed the completeness and validity of all public documents, laws, ordinances, rules and regulations. We have assumed that all decisions and permits issued and other actions taken by any public authority referenced herein have been duly authorized.

Except as specifically stated herein, we render no opinion on any other matters, including, without limitation, title to the premises or compliance with building codes, health codes, regulations of Occupational Safety and Health Act, Federal Fair Housing Act, Housing Bill of Rights for Persons with Disabilities, or other similar rules and regulations

This opinion is solely for use by the parties addressed above for the purpose of acquisition of the Premises and financing of the Project, and the issuance of owner's and lender's title insurance. It may not be relied upon by any other party without our written consent.

Based on our review of the various documents and statements identified hereinbelow, we are of the opinion that the Project, once completed, will comply with zoning as a result of (a) ownership of the Premises by Father Bill's and Mainspring, Inc., a non-profit educational corporation, (b) use of the Premises for educational purposes, and (c) renovation of the Premises without any modifications to the existing non-conforming building footprints and no substantive changes to the existing building envelopes and utilizing reasonable values concerning the bulk and height of structure, yard sizes, lot area, setbacks, open space, parking and building coverage requirements as permitted under said Chapter 40A §3.

DOCUMENTS

We have examined and relied upon the documents listed below and relied on the statements referenced herein:

1. Articles of Organization for Father Bill's & Mainspring, Inc., filed with the Secretary of the Commonwealth of Massachusetts.
2. Current Deeds to the Property dated 11/15/1985 and recorded with Norfolk Registry of Deeds in Book 6858, Page 280 and dated 11/15/2005 and recorded with Norfolk Registry of Deeds in Book 23117, Page 279.
3. A title abstract for the Property dated December 2, 2022 and rundown through date hereof.
4. Relevant portions of the Town of Stoughton Zoning By-Law and Zoning Map, as amended through Town Meeting of December 2, 2020.



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5. Plan entitled "Definitive Plan of Land in Stoughton, MA #1919 Washington Street – Stoughton MA" by Curley & Hansen Surveyors dated March 4, 2009 recorded in Norfolk County Registry of Deeds in Plan Book 591, Page 48 of 2009.
6. DRAFT ALTA/NSPS Land Title Survey dated January 4th, 2023 and titled "Plan of Land in Stoughton, Mass. 1919 Washington Street" and prepared by DeCelle-Burke-Sala & Associates, Inc.
7. A Schematic Set of Existing Conditions Drawings prepared by West Work dated December 12, 2022 titled "1919 Washington Street, Stoughton MA 02072, Feasibility Study, December 12, 2022" and containing 9 pages of Drawings.
8. Relevant records in the offices of the Town of Stoughton's Assessor's Office.
9. Information provided to us by Father Bill's & Mainspring, Inc, with respect to the intended use and operation of the Premises, and regarding the services to be provided to the residents.

PROPERTY DESCRIPTION AND CURRENT USE

The Premises comprise 169,013 square feet or 3.88 acres. The Premises are improved with two-attached buildings and a separate third building. The front building is a two-story structure with 21 exterior surface parking spaces facing Washington Street and containing approximately 6.161 square feet of space configured and currently used as a 16-room motel with an office and laundry room. The attached rear owner/manager's residence contains an additional 8 rooms and 4 bedrooms. The third separate building is a residential one and a half story single-family Cape-style home with three bedrooms in the rear of the Premises.

Father Bill's is scheduled to purchase the Premises from the current Owners, Kathleen and Joseph Hannon, pursuant to an Offer to Purchase dated October 27, 2022.

The Property is identified by the Town of Stoughton's Assessor as a portion of parcel No. 060-015 and is located in the GB (General Business) Zoning District, although the buildings are currently exempt as legal non-conforming commercial and residential use.

PROPOSED USE

The buildings will be interiorly renovated to convert all the rooms into 24 studio efficiency apartments with combined bedroom, bath, and kitchenette. Each unit will also have upgraded electric, plumbing and life safety systems, together with upgraded adjacent laundry and common area facilities.



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Specifically, the motel units shall be either renovated or combined into 13 studio apartments. One of the entry floor apartments will be designed to meet MAAB accessibility requirements. The attached owner's residence to the motel building will be renovated to accommodate 6 studio apartments, one of which will be handicap accessible. The rear Cape-Cod style house will be renovated to accommodate 5 studio apartments.

The buildings will be utilized for affordable housing and supportive services for high priority homeless individuals (hereinafter, the "Project"). Funds for the Project may include state, town and private sources and the Property will be subject to the usual and customary state affordable housing restrictions.

Father Bill's is generally engaged in and has a long history of providing supportive services to homeless individuals. Father Bill's will use the Project to provide housing for first-priority extremely low-income homeless individuals. Father Bill's will also use the Project to provide supportive services, such as teaching skills for independent living, tenant's rights and responsibilities, financial management, good nutrition, housekeeping, conflict resolution, self-advocacy skills to access social services, client education, health screening, medical care, and personal and employment counseling, all of which are designed to assist the residents with developing capabilities to break the cycle of homelessness.

MASSACHUSETTS GENERAL LAWS CHAPTER 40A, Sec. 3
(the "Dover Amendment")

M.G.L. Ch. 40A §3 provides in relevant part that:

"No zoning ordinance or by-law shall...prohibit, regulate or restrict the use of land or structures for...educational purposes on land owned...by...*a non-profit educational corporation*, provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements..."

Use for Educational Purposes:

Massachusetts courts have relied upon the long-held view that education is a "broad and comprehensive term." *See Campbell v. Town Council of Lynn*, 32 Mass App. Ct. 152,154(1992):

"the act or process of providing with knowledge, skill, competence,
or usually desirable qualities of behavior or character or of being so



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provided especially by a formal course of study, instruction or training."

The protection for educational uses has been extended by the Massachusetts courts to numerous non-profit corporations and their residential facilities in a variety of settings, including inter alia: a community residence for former patients of a state hospital where they will be trained for independent living, see *Fitchburg Housing Authority N. Board of Appeals of Fitchburg*, 380 Mass. 869 (1980); a residential facility for adults with mental and other disabilities at which they will be taught daily living and vocational skills, see *Campbell, supra.*; a residence with educational programs for homeless families, see *Congregation of Sisters of St. Joseph of Boston & Bethany School, Inc. v. Town of Framingham*, 2 Land Ct. Rptr. 125 (1994); and a residence for adolescents who have been abused, see *Caldiera v. Zoning Board of Appeals of Taunton*, 3 Land Ct. Rptr. 195 (1995). In all these cases the proponent was a non-profit educational corporation that sought to construct and use residential housing in conjunction with an educational program and services.

Non-Profit Educational Corporation:

A nonprofit corporation need not have education as its dominant purpose or primary activity as a "nonprofit educational corporation" to be exempt from zoning, where educational activities are among the corporate purposes set forth in such Corporation's articles of organization. See *Gardner-Athol Area Mental Health Association, Inc. v. Zoning Board of Appeals of Gardner*, 401 Mass. 12 (1987).

Father Bill's corporate purpose is set forth in its Articles of Organization, which state in relevant part the following:

"The Corporation will provide the homeless with knowledge, skill and competence and shape their behavior through formal and informal instruction, training and education in order to develop their powers and capabilities so as to break the cycle of homelessness and prepare such individuals for activity and usefulness in life. In furtherance of the foregoing, the Corporation will provide temporary shelter, including, but not limited to: food and clothing, case management, social services, client education, health screening and access to medical care, personal and employment counseling, child care, and any such related services as may be necessary from time to time. The Corporation will provide advocacy services to stabilize strengthen and build support systems for homeless families and individuals, including services to help families and individuals preserve existing



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housing. The Corporation will work toward the provision of stable and permanent housing alternatives to individuals and families. The Corporation will use appropriate opportunities to educate and raise the consciousness and awareness of the general public concerning the issues of homelessness."

Similar to the purpose cited in the cases above, which were determined to be educational, the residents of this Project have the same need to be trained for independent living and they will be provided with counseling and instruction of basic life skills such as skills for independent living, tenant's rights and responsibilities, cultural competency, self-sufficiency, home economics, good nutrition, conflict resolution, health screening and the proficiency to access health, and other available services. Clearly the proposed use of the Premises for the Project falls squarely within the foregoing definition of "educational purpose".

Reasonable Regulations:

MGL c. 40A §3 does permit reasonable regulations concerning the bulk and height of structures, yard sizes, lot area, setbacks, open space, parking and building coverage requirements.

Massachusetts courts have interpreted such reasonable regulations in several cases:

In *Radcliffe College v. Town of Cambridge*, 350 Mass. 613 (1966) the Court upheld a parking requirement saying that the requirement did not preclude the use of the land for "educational purposes."

In *The Bible Speaks v. Board of Appeals of Lenox*, 8 Mass. App. Ct. 19 (Mass. App. Ct. 1979), the Town of Lenox adopted a zoning by-law that required a special permit for all new educational uses or changes thereto. The by-law also required that a site plan be submitted with any application together with an information statement designed "to minimize the probable impact of such uses upon the Town and upon the character of the specific neighborhood". Moreover, the by-law imposed specific regulations regarding bulk, dimensional and parking restrictions on all non-municipal educational uses and religious uses. Although it upheld the dimensional regulations of the Lenox by-law, the Appeals Court found that the special permit regulations and the site plan review requirements went beyond the reasonable bulk and dimensional regulations permitted by MGL c. 40A § 3. In discussing the site plan requirement, the Court said that the requirement of a site plan and the informational statement would be perfectly appropriate for a proposed subdivision under the Subdivision Control Law or for the evaluation of cluster and planned unit developments, but there is nothing in the language of the statute which contemplates the requirement of site plans and informational statements for exempt uses.



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However, the Appeals Court in a more recent case left open the possibility that under some set of circumstances separate site plan review may be consistent with the reasonable regulations provision contained in MGL c. 40A § 3. See *Bay Farm Montessori Academy v. Duxbury*, 75 Mass, App. Cl. 1103(2009) (unpublished).

Town of Stoughton Zoning By-Law

As previously stated, the Premises are located in a General Business Zoning District and are currently used for lodging and residential purposes as legally non-conforming. Under Town of Stoughton Zoning By-Law, Section 3.1.3, Table of Use Regulations, Father Bill's, as a nonprofit education corporation, would be permitted as of right to use the Premises for residential and ancillary educational purposes in a General Business Zoning District:

Use of land or structures for *educational purposes* on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a *nonprofit educational corporation* (emphasis added). See *Stoughton Zoning By-Law, Section 3.1.3, B2.: Principal Uses, Community and Exempt Facilities*.

The following table shows the dimensional and off-street parking requirements required pursuant to Section 4.1.2 and Section 6.1.6 of Town of Stoughton's Zoning By-Law for a Multifamily Residential House vis a vis the existing ones and those proposed by Father Bill's as applicable to the Premises:

TOWN OF STOUGHTON TABLE OF DIMENSIONAL AND DENSITY REGULATIONS AND OFF-STREET PARKING FOR MULTIFAMILY APARTMENTS			
MOTEL/Attached Owner's Residence	Required	Existing Non-Conforming	Proposed
Maximum Stories	4	2	Same
Max Height	40 feet	23.24	Same
Min Lot Frontage	150 feet	142.18	Same
Min Lot Area	12,000 sq. ft. per dwelling unit	169,013 sq. ft	Same



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Min Lot Width	150 feet	254.10 feet	Same
Min Front Yard Setback	25 feet	37.6 feet	Same
Min Side Yard Setback	10 feet	26.5 feet	Same
Min. Rear Yard Setback	30 feet	N/A	N/A
Minimum Open Space	30%	>30%	Same
Off-street parking	Two for each single bedroom unit occupied by two persons	21 spaces	21 spaces (proposed single room units designed for single person occupancy)
Rear Cape-Cod Residence	Required	Existing Non-Conforming	Proposed
Maximum Stories	4	2	Same
Max Height	40 feet	25.95	Same
Min Lot Frontage	150 feet	> 150 feet	Same
Min Lot Area	12,000 sq. ft. per dwelling unit	169,013 sq. ft	Same
Min Lot Width	150 feet	> 150 feet	Same
Min Front Yard Setback	25 feet	>25 feet	Same
Min Side Yard Setback	10 feet	>10 feet	Same
Min. Rear Yard Setback	30 feet	> 30 feet	Same
Minimum Open Space	30%	>30%	Same



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 Fax: 617-422-0383

bostonbusinesslaw.com

Re: Stoughton Motel: Studio Efficiency Units of Affordable Housing ("Project")

Page 9

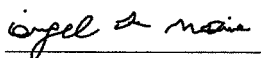
Off-street parking	Two for each single bedroom unit occupied by two persons	Garage	N/A
--------------------	--	--------	-----

The foregoing analysis makes it clear that, upon acquisition and the proposed interior renovation of the Premises, Father Bill's, as a non-profit educational corporation, will be able to utilize the Premises as an exempt educational use as a matter of right and will comply with the existing non-conforming height, yard size, lot area, setbacks, open space, parking and building coverage requirements consistent with "reasonable regulations" as permitted by MGL c. 40A § 3.

Sincerely yours,



Kim Martin-Epstein, Esq.



Angel K. Mozina, Esq.



155 Federal Street, 9th Floor
Boston, MA 02110
Tel: 617-422-0200
Fax: 617-422-0383

bostonbusinesslaw.com

Brief description of the organization's principal activities and programs

For 40 years, Father Bill's & MainSpring (FBMS) has been a leading innovator in ending homelessness. Our mission is to prevent and end homelessness in Southern Massachusetts with programs that provide emergency and permanent housing and help people obtain skills, jobs, housing, and services. We help people who are struggling with homelessness or are at risk of homelessness achieve self-sufficiency. Today, FBMS serves a diverse mix of over 4,800 people annually across 41 cities and towns in Southern Massachusetts, including in the large and densely populated communities of Quincy, Randolph, Braintree, Brockton, and Plymouth.

Across programs, FBMS meets the basic needs of all participants and provides wraparound services to address the root causes of homelessness, as they work toward self-sufficiency. FBMS implements solutions to homelessness that make an impact on the individual level and are cost-effective for the public. What began with the provision of food and shelter, as a temporary response to a community need, has evolved into a multi-service approach to preventing and ending homelessness across the region. Our primary services include:

Emergency Shelter: FBMS operates three low-barrier emergency shelters for individuals – MainSpring House in Brockton, Father Bill's Place in Quincy, and Overnights of Hospitality, open seasonally in Plymouth. Last year, we provided safe shelter to 1,177 individuals. In 2023, Father Bill's Place will move across the street into the newly constructed Yawkey Housing Resource Center (HRC). The HRC has been under construction for the past year and when completed will be a new, modern facility providing emergency shelter, as well as permanent supportive housing and a day center with wraparound services, including access to health care and behavioral health support. The agency will break ground on its second HRC development in spring of next year to replace the MainSpring House shelter with a new HRC facility on Manley Street in Brockton.

FBMS also operates two congregate family shelters – Evelyn House in Stoughton and Conway House in Middleborough, and shelter apartments throughout the region, which served 217 families last year.

Street Outreach: FBMS case managers conduct regular outreach to people living outdoors across our service region, bringing them into shelter and connecting them to wraparound services. In FY22 our Street Outreach team connected with 269 unsheltered individuals throughout the region.

Housing: We are one of a few sheltering organizations that is also a major developer and provider of permanent supportive housing. FBMS opened 69 new units last year through its conversion of the Rodeway Hotel into the Roadway Apartments in Brockton – this conversion has been recognized as the first of its kind in the state and as a creative solution to the current housing shortage. FBMS now operates nearly 700 housing units across the region. Through our Housing First approach, we provide participants with the greatest needs secure housing with on-site wraparound services to remain stably housed. In FY22, 97% of residents remained housed 12+ months, often effectively permanently ending their homelessness.

We endeavor to continue to develop new properties to fill the gap in housing available the region's most vulnerable residents. We anticipate needing to develop at least 20-50 new housing units per year to meet demand.

Hunger Relief: In FY22, we served 231,000+ meals to shelter guests and community members struggling with food insecurity. We are continuing to serve three meals a day at our shelter sites and have expanded the program to include new temporary shelter sites as well.

Healthcare Access: We are committed to ensuring all participants receive the healthcare they need. Our shelters in Brockton and Quincy include on-site health clinics, operated in partnership with local healthcare partners, where participants receive free primary and preventative care. The Agency has longstanding partnerships with healthcare providers across the region and can rapidly connect participants to more specialized care. Staff also help participants access insurance and medical benefits. Since the onset of the pandemic, we have been connecting all participants in need to COVID-19 testing, care, and vaccination.

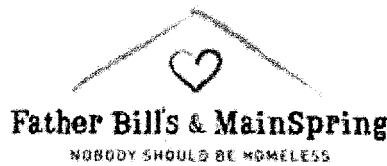
Essentials: FBMS is committed to providing all participants with they may not be able to afford or access otherwise. We regularly distribute PPE, personal hygiene products, clothing, and cleaning products to shelter guests, housing participants, and all those we serve.

Prevention: FBMS provides a range of services and programs designed to help families and individuals at risk of becoming homeless avoid shelter and remain in their homes. Avoiding shelter saves public resources and these services spare people who are struggling financially from the trauma and heartache that often accompany losing their homes. In FY22, 97% of households assisted by the Tenancy Preservation Program, our largest preservation program, avoided homelessness.

Outcome-focused across program areas that include, Prevention/Diversion, Emergency Shelter and Housing, a summary of our FY22 outcomes include:

- ☐ 97% in our housing remained in their homes one year or more
- ☐ 1,177 adult individuals and 217 families sheltered
- ☐ 68% of families and 30% of individuals exited shelter for housing or other systems of care
- ☐ More than 50% of our shelter beds were privately funded to meet need
- ☐ 238 Veterans served
- ☐ More than 230,000 meals served

Even during the height of the pandemic, FBMS kept our doors open and expanded our housing capacity and services with two new projects: the conversion of the Roadway Inn motel into permanent supportive housing and beginning construction of the Yawkey Housing Resource Center in Quincy. The pandemic made clear that the HRC model's priority on housing-based solutions and safe provision of emergency services is the only successful path forward to prevent and end homelessness in Southern Massachusetts.



Housing Properties Owned by Father Bill's & MainSpring

Housing Owned by Father Bill's: 247 units

Owned:

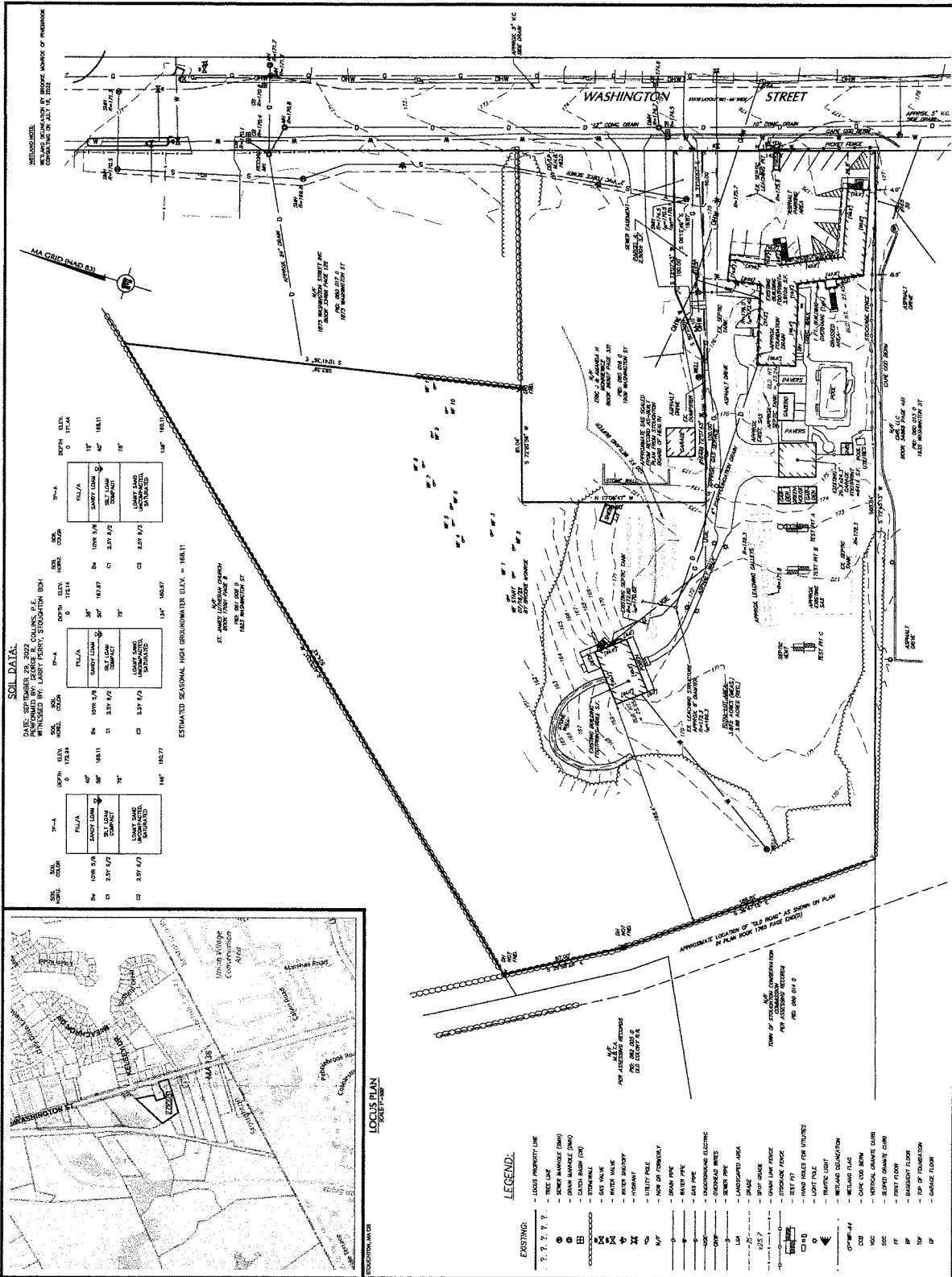
111 Fort Hill Street - Anderson House-Hingham, 6 units for veterans
15-17 Erie Avenue-Brockton, 3 units for families
111 Green Street-Brockton, 14 units
278 Grove Street-Brockton, 3 units for families
695 North Main Street - Jack's Place-Brockton, 20 units
26 Spring Street - Jeff's Place-Brockton, 32 units
28 Lexington Street-Brockton, 3 units for families
257 North Street-Weymouth, 12 units
152 Quincy Street - O'Neil House-Quincy, 3 units for women
Patti's Place-Brockton, 2 units for families
256 Perkins Avenue-Brockton, 2 units for families
191 Burgin Parkway - Sheila McIntyre House-Quincy, 8 units for Veterans
29 Central Street - Tom's House-Weymouth, 3 units for men
118 Tribou Street-Brockton, 3 units for families
66 Main Street - Rust House-Hingham, 5 units for women
682 North Main Street – MWHII-Brockton, 23 units
950 Main Street – Walton House – Wareham, 6 units
48 Warren Street-Brockton, 2 units for 6 chronically homeless individuals
26 Moulton Street – Envision Bank Home for Veterans – Randolph, 10 units for veterans
1005 Belmont Street – Roadway Apartments – Brockton, 69 units
39 Broad Street, unit 2 – Broad Street Housing – Quincy, 30 units

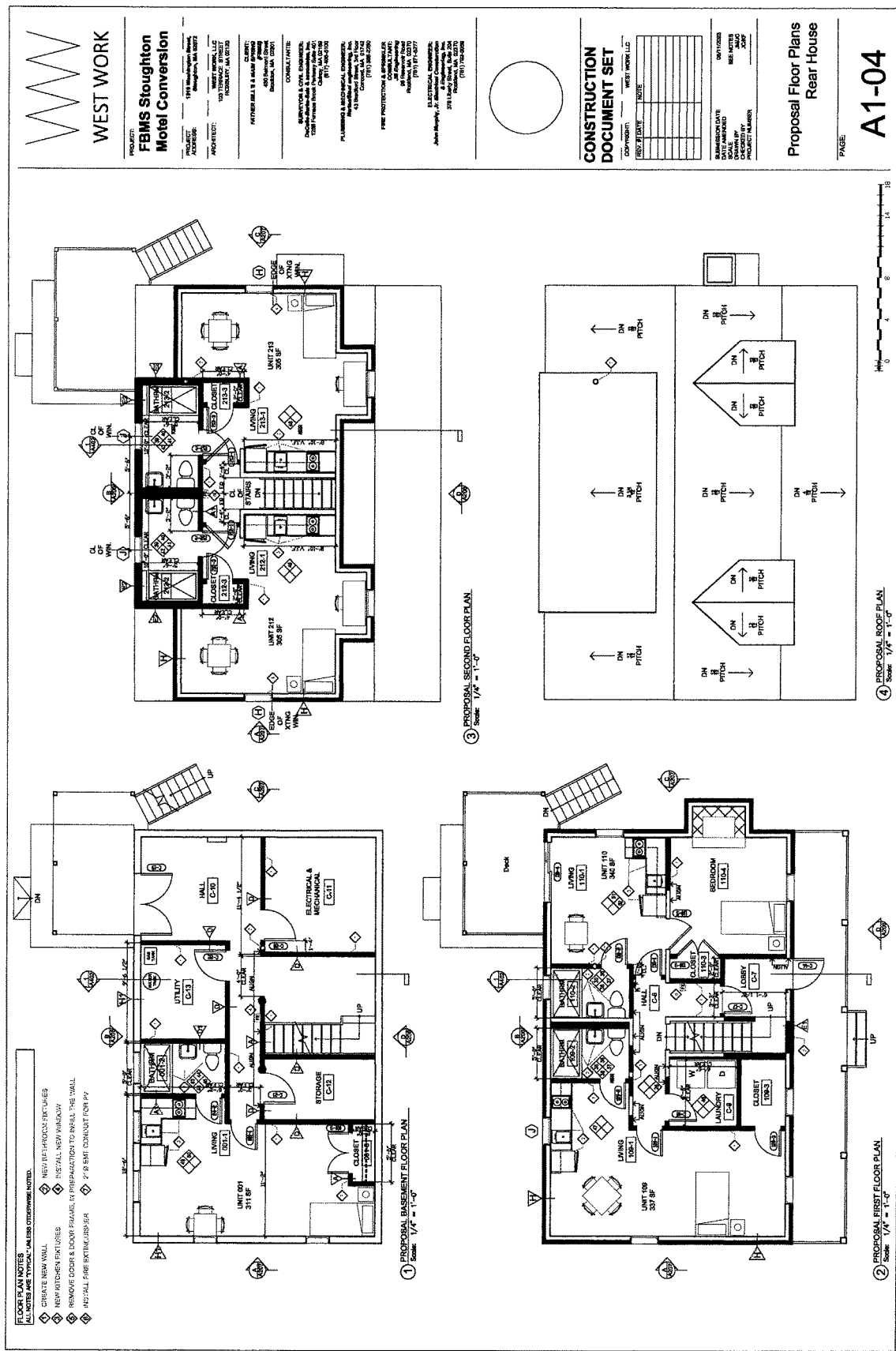
Property Owned and currently in development by Father Bill's: 88 units

124 Manley Street – Manley Street Supportive Housing – Brockton, 32 units
1919 Washington Street – Stoughton Motel Conversion – Stoughton, 24 units
150-156 Quincy Street – Quincy Street Apartments – Quincy, 32 units

Over 450 additional units owned by others with support services provided by Father Bill's

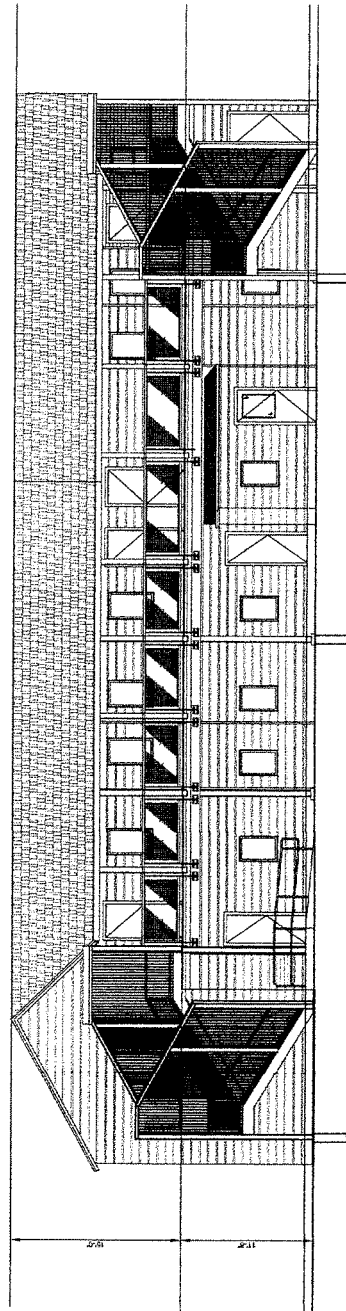
Updated: 10/23/23



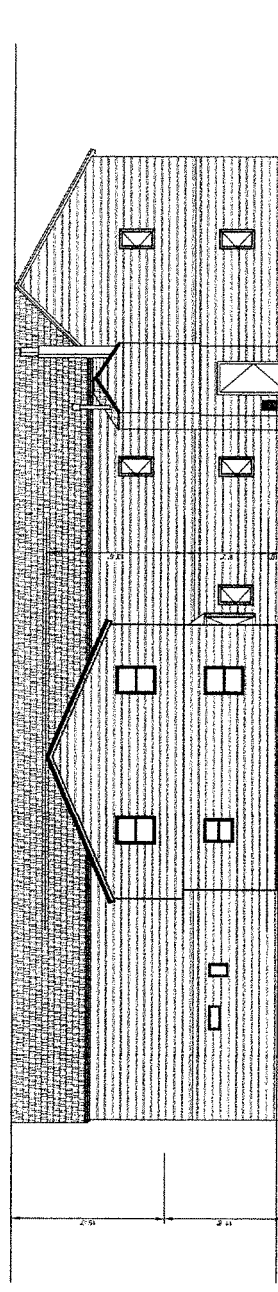


WV

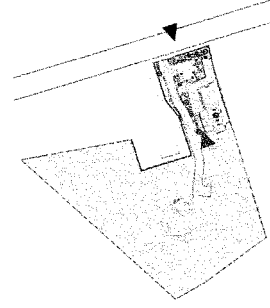
MAIN BUILDING ELEVATIONS



SOUTH ELEVATIONS

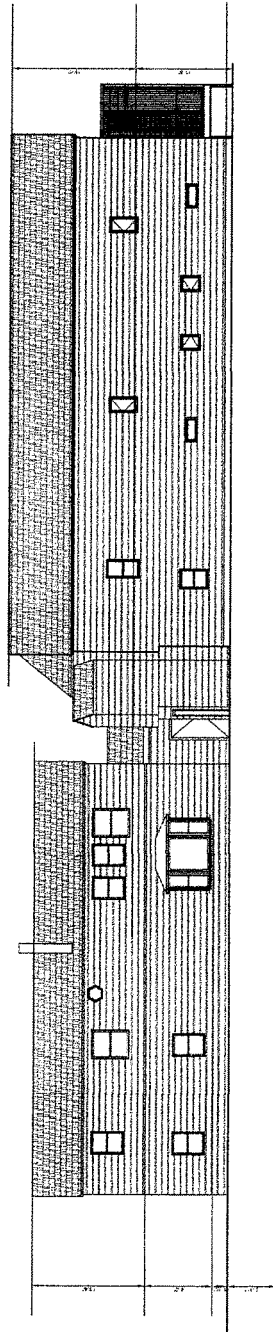


NORTH ELEVATIONS

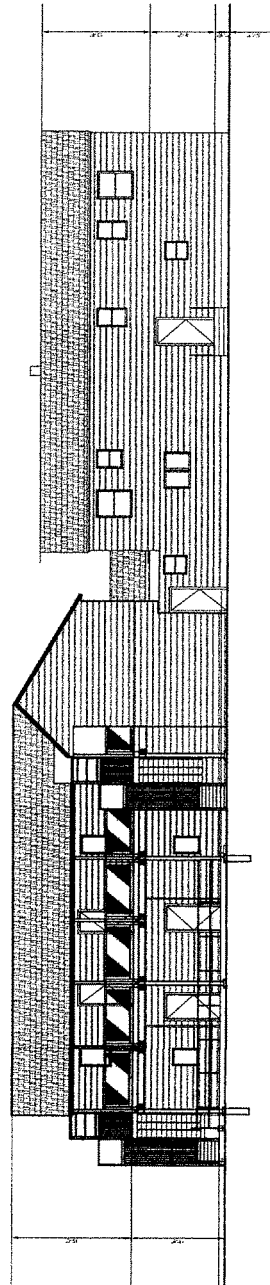


WWW

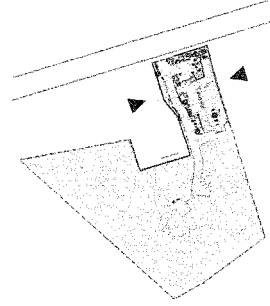
MAIN BUILDING ELEVATIONS



EAST ELEVATIONS

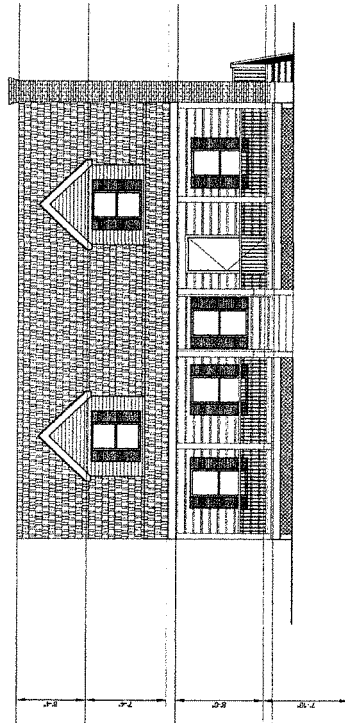


WEST ELEVATIONS

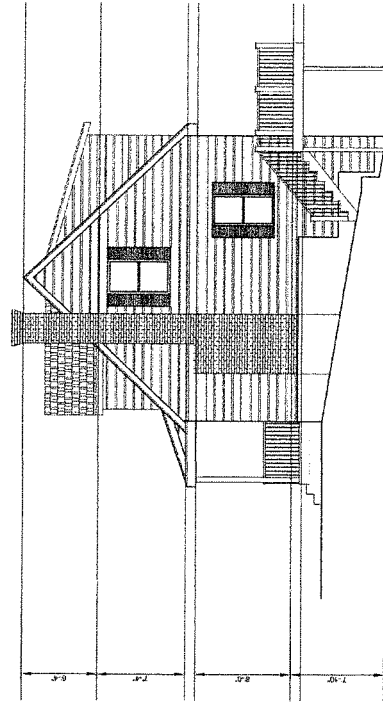


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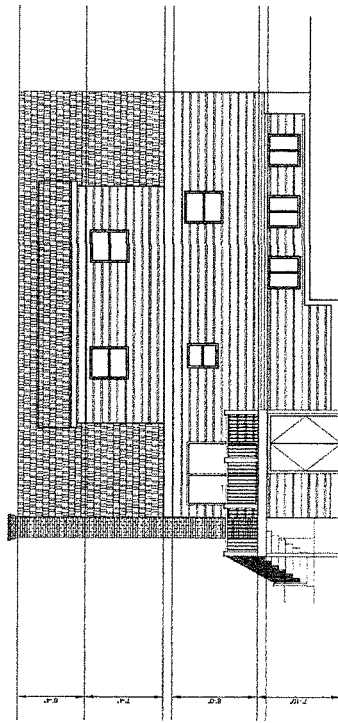
REAR HOUSE ELEVATIONS



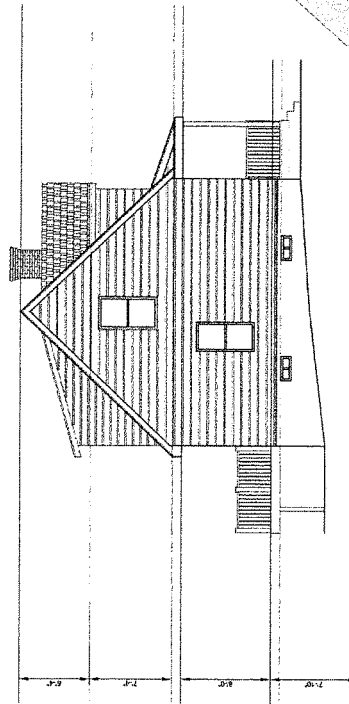
SOUTH ELEVATIONS



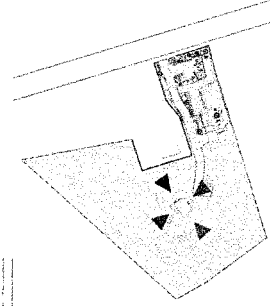
WEST ELEVATIONS



NORTH ELEVATIONS



EAST ELEVATIONS



Article 43

Town of Stoughton, Massachusetts
Community Preservation Committee
Full Application to Request CPA Funds

IMPORTANT: Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at bKassler@Stoughton-MA.gov to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by September 25****, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to bKassler@Stoughton-MA.gov **at least 7 days prior to your CPC presentation**. Applications received via email **by October 25**** will be eligible for recommendation at the next Annual Town Meeting in the spring.

(**Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13 of the Project Narrative on the next page.)

Check one or more Project Categories as applicable:

☐ Community Housing ☐ Historic Preservation ☐ Open Space ☒ Recreation

Project Name: Bird Street - Access Improvements

Project Location: Street Address: Bird St Conservation Land

Assessor's Map & Lot #: 051-048

Legal Property Owner of Record: Town of Stoughton

Project Sponsor(s)/Organization: Conservation Commission

Contact Name: Gerry McDonald. Con Com Chair

Telephones: 617-784-1802

Email: mchop2@msn.com

Mailing Address: 14 McPherson Rd, Stoughton, MA

Project Sponsor's Signature:  **Date:** 12/11/23

PROJECT COST: (Note: If projected budget is for more than three years, describe further in Project Narrative)

	First FY	Second FY	Third FY	Total
Total Project Cost	\$110,000			
Amount of Other Funding	\$0			
Sources of Other Funding	NA			
CPA Funds Requested:	\$110,000	\$0	\$0	\$110,000

Is this request contingent on other funding?

☐ Yes ☒ No

(If yes, explain in response to Question 5 below)

December 17, 2023

TO: CPC

RE: **CPC Application: Bird Street Conservation Land
Entrance Improvement Project**

1.Project/Purpose: The purpose of this project is to improve the entrance at the end of Bird Street to the Bird St Conservation Area. It is proposed to add an electronic/automatic gate and camera system to provide ease of access during daylight hours. And to prevent access off-hours. Work to cleanup and beautify the entrance area and vicinity may also be incorporated. (this may include brush and tree work, landscaping). A new wooden sign may also be included (to replace the large wooden sign that has deteriorated completely).

2.Community Character: The Town secured a “Mass Trail Grant” for various other improvements at Bird St (fixing water crossings), including a new gravel parking area. The trail work completed under the grant so far has been extremely well received by residents. Community Character is improved by access to open spaces.

3.Community Need: Funds were not secured to provide adequate entrance improvements and access control under the “Mass Trail Grant”.

4.Open Space and Recreation Plan:

Section 8:

Goal 4: Manage conservation lands effectively to ensure user access & safety

Goal 5 a: ensure residents have access to parks

5.Leverage Funds: No other funds sources are expected. We expect a small amount of support for project management from the Town’s engineering and purchasing departments.

6.Community Support: The conservation committee held a meeting in October 2023 to advise residents within the area of the coming parking lot project. Many expressed concerns over access off-hours. Some expressed concern about

potential dumping (especially in light of the town's new solid waste program). For support for an electronic gate and camera system was strong. This equipment has been successful at Glen Echo

7.Permits: It is not expected that any Permits will be needed.

8.Budget: See attached

9.Costs: Principal cost is for the gate and camera system and installation. We expect to duplicate the systems (and costs) that the Glen Echo project installed.

10.Maintenance: It is not expected that any maintenance would normally be needed. If any would be needed, it would be handled the same way the town handles the electronic gate operating at Glen Echo Park.

11.Project Schedule: It is expected that with CPC and Town Meeting approval, the Conservation Commission, Engineering and Procurement department could bid out and complete the project in the fall of 2024.

12.Financials: NA

13.Experience: The Conservation Commission will be working with the Stoughton Engineering and Procurement departments. These town employees have extensive experience in successfully assisting various town departments, committee and Task Force on project of the nature proposed.

Gerry McDonald
Conservation Commission, Chair

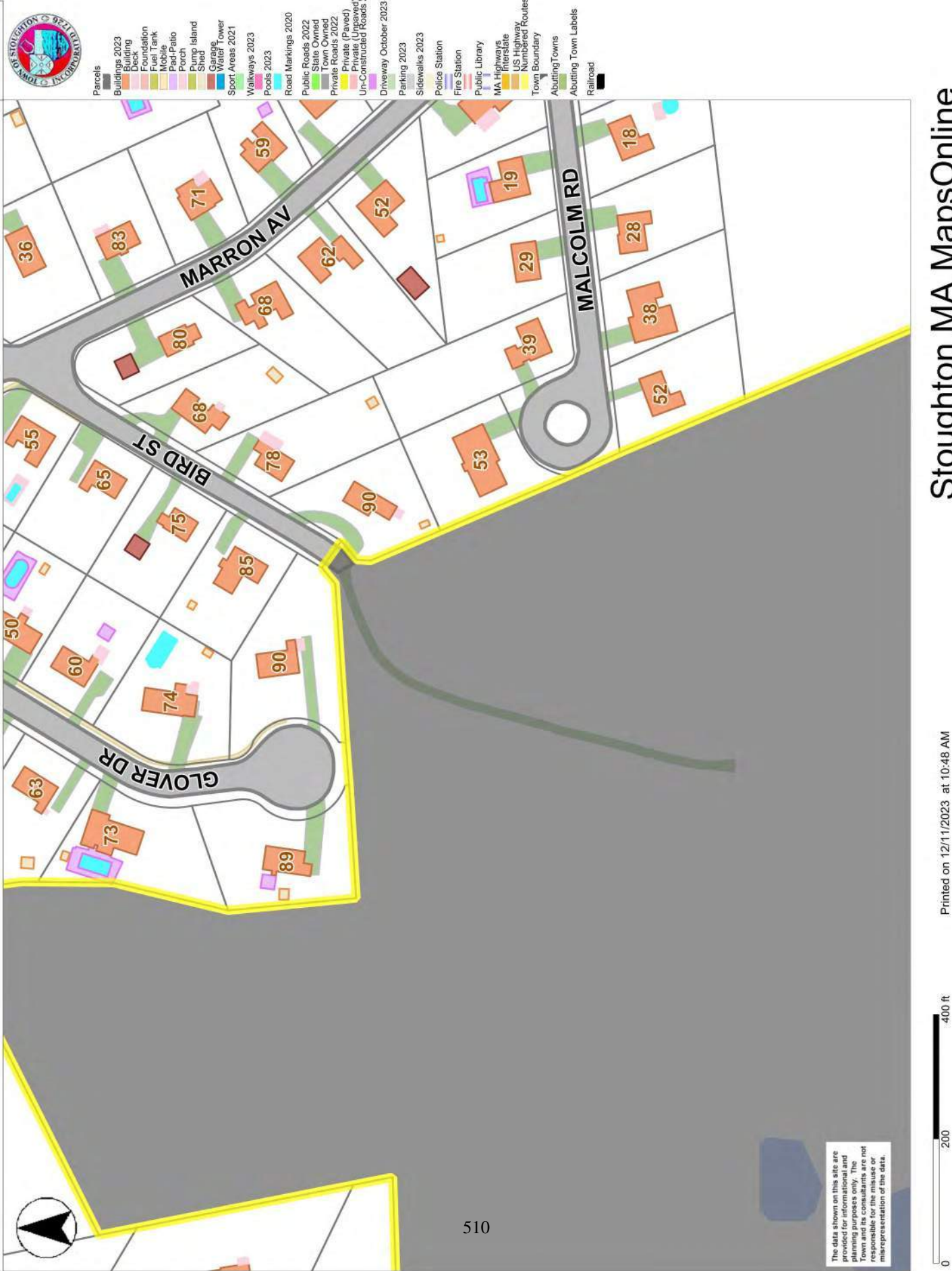
**Bird Street Conservation Area
Entranceway Improvements
CPA Application**

**Budget
(as of 12 27 23)**

	<u>Source of Funds</u>		<u>Amount</u>
	CPC Article	\$	110,000
	<u>Costs (estimates)</u>		<u>Amount</u>
A	Gate/Camera		
	Electronic/Automatic Gate	\$	32,000
	Camera System	\$	12,500
	Electrical/cabling Work	\$	12,500
		\$	57,000
B	Tree and Bush work	\$	15,000
C	Landscaping (mulch, loan/seed, shrubs)	\$	10,000
D	New Wooden Entrance Sign	\$	5,000
		\$	87,000
	Contingency (25%)	\$	21,750
	Total	\$	108,750

Notes:

All materials/work to be subcontracted
Project of overseen by town engineering dept
(similar to trail grant work, and Glen Echo)



- Parcels
- Buildings 2023
 - Deck
 - Foundation
 - Fuel Tank
 - House
 - Pod-Panel
 - Porch
 - Pump Island
 - Shed
 - Garage
 - Water Tower
 - Sport Areas 2021
 - Walkways 2023
 - Pools 2023
 - Road Markings 2020
 - Public Roads 2022
 - State Owned
 - Local Owned
 - Private Roads 2022
 - Private (Paved)
 - Private (Unpaved)
 - Un-Constructed Roads 2020
 - Driveway October 2023
 - Parking 2023
 - Sidewalks 2023
 - Police Station
 - Fire Station
 - Public Library
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
 - Town Boundary
 - Abutting Towns
 - Abutting Town Labels
 - Railroad

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 12/11/2023 at 10:48 AM



TOWN OF STOUGHTON

10 Pearl Street • Stoughton, MA 02072 • (781) 341-1300 • FAX (781) 341-1032

January 04, 2024

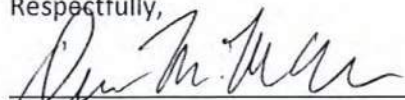
Gerry McDonald, Chair
Conservation Commission
10 Pearl St.
Stoughton, MA 02072

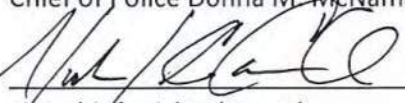
Dear Sir,

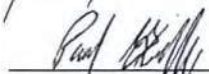
Please accept this letter of support on behalf of the below listed department heads of the Town of Stoughton in regards to the proposed parking lot and gate /camera system to be installed at the Bird Street Conservation. It is our collective recommendation that the gate/camera system be consistent with the similar access control the Town installed at the Glen Echo recreation area. The system would need to have a gate which has time restriction access with the ability to access during off hours via a passcode or key fob, a lockbox for the fob or key, the gate will need to automatically open and close on a daily basis. We would need the vegetation in the area of the gate to be maintained for the proper function of the gate and camera system. We would recommend clear signage at the entrance of the gate that indicates the hours of use for the parking area and the closure of the gate as well as proper signage for handicap parking spaces. We recommend the installation of security cameras similar to the CAPP playground and Glen Echo which will monitor the gate area specifically to monitor vehicles entering and exiting the parking area.

If you have any further questions, comments and/or concerns please do not hesitate to contact the appropriate department head member.

Respectfully,


Chief of Police Donna M. McNamara


Fire Chief Michael Carroll


Superintendent of Public Works
Paul Giffune


Executive Director of Development Services
Marc Tisdelle

Article 44



Vaughan Enokian <venokian@stoughton-ma.gov>

CAP Committee: Horsely Witten Group

1 message

Molly Cochran <mollyccochran@gmail.com>
To: Vaughan Enokian <venokian@stoughton-ma.gov>

Sun, Feb 25, 2024 at 1:39 PM

----- Forwarded message -----

From: **Krista Moravec** <kmoravec@horsleywitten.com>
Date: Fri, Aug 25, 2023 at 5:06 PM
Subject: RE: Climate Action Plan Committee
To: James Conlon <jconlon@stoughton-ma.gov>
Cc: Marc Tisdelle <mtisdelle@stoughton-ma.gov>

Good afternoon James,

I'm following up with you regarding the costs of a Climate Action Plan. Costs can range from \$50-\$150,000. A colleague broke it down a bit, and this could help you determine the level of effort needed.

- Collecting and establishing baseline data, such as through an energy audit/GHG inventory for municipal buildings and fleet, and identifying indicators, with public engagement, about \$50,000.
- Adding to that the development of goals and how those goals will be measured, with municipal departments/officials and public engagement, perhaps another \$30,000.
- A code audit is about \$20,000
- Developing strategies with municipal departments/officials and creating a mechanism (such as a dashboard) to track indicators and measure progress, with public engagement, about \$50,000

Perhaps somewhere in the middle would be a doable option for Stoughton.

Best regards,

Krista

Krista Moravec, AICP | Senior Planner
(she/her)

Horsley Witten Group

One Turks Head Place | Suite 300

Providence, RI 02903

Office: 401-272-1717 x 307





CAP Committee: Fuss & O'Neill, Inc.

1 message

Molly Cochran <mollyccochran@gmail.com>

To: Vaughan Enokian <venokian@stoughton-ma.gov>

S

RE: Stoughton climate action plan consultant

Inbox

D

Diane Mas <DMas@fando.com>

to me, Alex

Thu, Dec 28, 2023, 7:54 AM

Hi Molly,

Below is an outline for a project scope of work that would help the town and committee to advance your action plan goals.

Rather than create a "plan," this would be more of a roadmap that would focus on actions for reduction and adaptation. Understanding current "levers" in your bylaws, regulations, and p opportunities for energy savings or transition would be the critical first steps to help prioritize the more feasible and impactful actions and establish the roadmap. We envision that the roa based GIS storymap. We mentioned in our description of our work in Belchertown, we find that these are more accessible than traditional report-style plans.

We've included a community engagement task, but that could be reduced if the committee/town felt comfortable with the content of the plan and wanted to take over the final public enga

You'll also see where we have made assumptions about information provided by the town. For example, we do not include a GHG analysis or vulnerability assessment since our convers GHG assessment might be able to be updated by the town and that there were already vulnerability/adaptation studies that could be used.

Let us know if you have any questions. I am out the rest of the week, retuning Jan 2. Alex is in today and Friday and could respond to any questions you may have.

Happy New Year!

Best,

Diane

Task	Brief task description	Estimated fees
100 – Plan review	Conduct a review of the Town's existing plans, policies, and bylaws/regulations to: (1) identify elements that incorporate climate resilience and carbon emissions mitigation and/or energy savings strategies/actions & (2) establish an initial list of responsible parties/authorities and champions that can be leveraged to drive forward implementation of current and future actions. (Assumes Town will supply consultant with relevant plans, policies, bylaws/regulations for review)	\$12,000 - \$15,000
200 – Energy conservation analysis	With data supplied by the Town's contracted energy manager/consultant, complete an analysis of existing energy conservation practices to identify additional priority energy savings measures for municipal buildings.	\$15,000 - \$18,000
300 – Energy and Climate Adaptation Roadmap	Develop a draft and final visual <i>Energy and Climate Adaptation Roadmap</i> that outlines priority near- and long-term actions for carbon emissions mitigation and climate adaptation based on the anticipated magnitude of impacts – along with responsible implementation parties and key funding mechanisms to support action. (Note: This does not include the development of a greenhouse gas emissions inventory, nor does it include a climate vulnerability assessment.)	\$22,000 - \$25,000
400 – Community engagement	Host one (1) virtual project kickoff meeting with members of the Town's Climate Action Plan Committee to review project goals, objectives, timeline, and	\$10,000 - \$12,000

	deliverables	
	Host one (1) in-person project workshop to review the draft <i>Energy and Climate Adaptation Roadmap</i> and receive input/feedback on key actions identified	
	Host one (1) virtual public meeting with members of the public and Climate Action Plan Committee to present the final <i>Energy and Climate Adaptation Roadmap</i>	
500 – Project management	Invoicing, progress updates, internal meetings with the project team	\$3,000
	TOTAL	\$62,000 - \$73,000

Diane Mas, PhD, REHS/RS, CC-P (she / her)

Chief Resilience and Sustainability Officer

Fuss & O'Neill, Inc. | DMas@fando.com

(413) 333-5464 | cell: (413) 348-9738

www.fando.com | [Instagram](#) | [vimeo](#) | [facebook](#) | [linkedin](#)

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MEMORANDUM

TO: Molly Cochran, Chair of the Climate Action Plan Committee, Town of Stoughton
FROM: Ariel Patterson and Dave Peterson, Kleinfelder
DATE: Friday, December 15, 2023
SUBJECT: Town of Stoughton's Climate Action Plan

1 BACKGROUND

The Town of Stoughton's Climate Action Plan Committee intends to prepare a comprehensive Climate Action Plan (CAP) by June 2025, with interim recommendations by May/June of 2024. The Committee seeks a comprehensive, forward-thinking CAP that has measurable and achievable goals and strategies to meet the Town's sustainability and resiliency objectives. This memorandum contains a proposed scope of services with Core Services and Additional Services identified in order to provide a range of options and estimated costs.

2 PROPOSED SCOPE OF SERVICES

The proposed scope of services for the Climate Action Plan has nine tasks. key tasks:

Task 1: Vision Statement for the Climate Action Plan (CAP)

- The Consultant Team will work with the CAP Committee, relevant Town Departments and Committees, and key stakeholders to create a vision statement for the Climate Action Plan. The vision statement will be shared and confirmed with all parties to ensure buy-in. (Core Service)
- Deliverables: Vision statement.

Task 2: Townwide Greenhouse Gas (GHG) Inventory

- If there is a GHG Inventory in place, the Consultant Team will review the Town's existing GHG Inventory and produce a summary of key findings. (Core Service, Option A)
- If the existing GHG Inventory requires significant updating or a new one needs to be developed altogether, the Consultant Team will conduct a GHG Inventory. (Additional Service, Option B)
 - The Metropolitan Area Planning Council (MAPC) developed a tool specifically for communities to develop their own community GHG inventories independently. More information on MAPC's Community GHG

Inventory Tool is available [here](#). If a Committee (ESC, CAP, or otherwise) or Department in Town can take this on, it would be a cost-effective and time-saving measure.

- Note, the Stoughton Energy and Sustainability Committee (ESC) is currently discussing the matter of updating the Town's 2013 GHG Inventory. If the ESC Committee can share their process and report with the CAP Committee, this would be a cost-effective and time-saving measure.
- If the Town *does not* conduct a Greenhouse Gas (GHG) Inventory (or update its current one) under this scope of services (Core Service, Option C), the final product would be more similar to the Town of Sudbury's '[Climate Mobilization Action Plan](#)' (2023) than the Town of Acton's [Climate Action Plan](#) (2022) for example. Option C would be a cost-effective measure. A GHG inventory could be done in a future phase if need be.
- The GHG Inventory (if developed using the MAPC tool) will account for emissions resulting from your community's homes, businesses and industries, municipal operations, large energy production facilities, passenger and commercial vehicles, public transportation, natural gas leaks, electricity line losses, municipal solid waste, and wastewater.
- Deliverables:
 - If selecting Option A, a summary memo and a PowerPoint Presentation summarizing findings to be presented at one (1) community engagement meeting.
 - If selecting Option B, a GHG Inventory and its supporting materials, as well as a PowerPoint Presentation summarizing findings to be presented at one (1) community engagement meeting.
 - If selecting Option C, a description of GHG Inventory will be included in the final deliverable as part of Task 9.

Task 3: Document Existing Conditions

- The Consultant Team will review past and current initiatives that inform the Town's CAP. Such initiatives may include: State or local policies or GHG reduction goals, previous climate or sustainability plans and studies, and existing GHG emission reduction efforts. (Core Service)
- Deliverables: A written summary of past and current initiatives related to climate action planning, mitigation, and adaptation.

Task 4: Set Emission Reduction Goals and Targets

- Outline the Town's goals (typically two to five goals) for reducing GHG emissions for key sectors: Stationary Energy, Transportation, and Water. (Core Service)
- Establish specific GHG emission reduction targets for key sectors. (Core Service)
- Propose additional and/or updated goals and targets for sectors where needed. (Core Service)

- Deliverables: Table identifying goals and targets.

Task 5: Identify Strategies and Actions

- For each goal identified in Task 4, develop strategies and actions the Town will take to achieve the goal and target, including both short-term and longer-term strategies. (Core Service)
- Identify strategies that will help achieve the Town's climate action goals. (Core Service). These should include efforts to change planning processes, policies and design standards, land use, physical infrastructure, green infrastructure, individual behavior, education, capacity building, technology, and research.
- Identify actions to reduce emissions. (Core Service)
- Identify actions to advance climate resilience in the Town. (Core Service)
- Deliverables: Table identifying actions and strategies.

Task 6: Implementation Plan

- The Consultant Team will develop an implementation plan that provides timeframes, responsibilities, strategic partnerships, and funding and engagement strategies to advance the recommended actions identified in Task 5. (Core Service)
- Create a matrix for organizing and prioritizing recommended actions with criteria. (Core Service)
- Evaluate/rank recommended actions based on criteria. (Core Service)
- Deliverables:
 - Table listing enabling actions, timeframe, responsibilities, implementation mechanism, and indicators for prioritization.
 - One (1) meeting with the CAP Committee and key stakeholders (in conjunction with Task 7).

Task 7: Monitoring and Evaluation Plan

- The Consultant Team will provide the Town with data sources and methodologies to track and report on key performance indicators (KPIs). (Core Service)
- Develop the process the Town will follow to track implementation of the strategies and actions, and monitor progress towards meeting its GHG emission goals and reduction targets. (Additional Service)
- Deliverables:
 - Table listing KPIs and data sources to be used for monitoring and evaluation (in conjunction with Task 6).
 - Appendix in Final Report providing data sources and methodologies to track and report on KPIs, including processes used in the GHG Inventory and GHG emissions estimates (in conjunction with Task 9).
 - One (1) meeting with the CAP Committee and key stakeholders (in conjunction with Task 6).

Task 8: Outreach and Engagement

- The Consultant Team will develop a community engagement approach for review by the client. (Core Service)
 - Note: It is assumed that MAPC will lead the community engagement component of the project, with support from the CAP Committee and the Consultant Team, according to an established engagement plan.
- The Consultant Team's support of community engagement efforts includes planning and facilitating meetings (2 in total), defining methods of collecting stakeholder input, and conducting engagement activities. The quantity of each one will be determined by the client and Consultant Team. (Core Service)
- Should the Consultant Team lead the Community Engagement effort, versus supporting it, they would have more responsibilities for outreach and engagement. (Additional Service)
- Deliverables: Develop a Community Engagement Approach, Present at three (3) public meetings

Task 9: Stoughton Climate Action Plan

- The Consultant Team will develop a CAP encompassing Tasks 1-8 deliverables. (Core Service)
- Create an outline of the CAP and share it with the client for review, prior to submitting the draft CAP. (Core Service)
- Climate mitigation discussion will be broken down by sector: water system, waste, natural systems, built environment (buildings & facilities), energy, mobility & transportation, public health, historic & cultural assets, public services, equity, and resilience. (Core Service)
 - Topics of interest to the Town include: energy efficient heating and cooling systems, building codes, electrifying thermal demands, zero emission energy sources (such as nuclear energy), renewable sources, electrical grid, solar arrays, electric vehicles (EV), alternatives to personal vehicles, protection of natural and working lands, and climate resiliency.
- Deliverables: CAP Outline for Client review; Draft CAP; One (1) round of edits; and, Final CAP.

3 ESTIMATED FEE BY TASK

The Estimated Fee table below shows the options when a Greenhouse Gas (GHG) Inventory is conducted under this scope of work (Option A or Option B).

Task Name	Budget (Core Services)	Budget (Additional Services)	Total Budget
Task 0: Project Management	\$8,500	\$0	\$8,500
Task 1: Vision Statement for the Climate Action Plan (CAP)	\$3,800	\$0	\$3,800
Task 2: Townwide Greenhouse Gas (GHG) Inventory	\$8,300 (Option A)	+ \$8,000 (Option B)	\$16,300
Task 3: Document Existing Conditions	\$8,600	\$0	\$8,600
Task 4: Set Emission Reduction Goals and Targets	\$10,000	\$0	\$10,000
Task 5: Identify Strategies and Actions	\$14,400	\$0	\$14,400
Task 6: Implementation Plan	\$14,800	\$0	\$14,800
Task 7: Monitoring and Evaluation Plan	\$3,200	+ \$3,800	\$7,000
Task 8: Outreach and Engagement	\$11,800	+ \$3,000	\$14,800
Task 9: Stoughton Climate Action Plan	\$10,400	\$0	\$10,400
TOTAL	\$93,800	\$14,800	\$108,600

The Estimated Fee table below shows the option where no Greenhouse Gas (GHG) Inventory is conducted (or updated) under this scope of services (Option C), but could be done in a future phase. The final deliverable would resemble the Town of Sudbury's '[Climate Mobilization Action Plan](#)' (2023).

Task Name	Budget (Core Services)	Budget (Additional Services)	Total Budget
Task 0: Project Management	\$8,500	\$0	\$8,500
Task 1: Vision Statement for the Climate Action Plan (CAP)	\$3,800	\$0	\$3,800
Task 2: Townwide Greenhouse Gas (GHG) Inventory	\$0 (Option C)	\$0	\$0
Task 3: Document Existing Conditions	\$8,600	\$0	\$8,600
Task 4: Set Emission Reduction Goals and Targets	\$10,000	\$0	\$10,000
Task 5: Identify Strategies and Actions	\$14,400	\$0	\$14,400
Task 6: Implementation Plan	\$14,800	\$0	\$14,800
Task 7: Monitoring and Evaluation Plan	\$3,200	+ \$3,800	\$7,000



Task Name	Budget (Core Services)	Budget (Additional Services)	Total Budget
Task 8: Outreach and Engagement	\$11,800	+ \$3,000	\$14,800
Task 9: Stoughton Climate Action Plan	\$10,400	\$0	\$10,400
TOTAL	\$85,500	\$6,800	\$92,300

Article 45



TOWN OF STOUGHTON

-Planning Department-

Town Hall
10 Pearl Street, 2nd Floor
Stoughton, MA 02072
(781) 341-1300, Ext. 9201

MEMORANDUM

TO: Finance Committee
Select Board
Town Meeting Members

FROM: William D. Roth, Jr., AICP, Town Planner

DATE: December 29, 2023

CC: Planning Board

RE: **ATM 2024 Planning Board Articles**
Washington Street Rezone
Stoughton Center District Text Amendment
New I2 Zoning District

The Planning Board is proposing three articles for the 2024 Annual town meeting warrant. The explanation and purpose are as follows.

Washington Street Rezone:

Rezoning of these properties is to remove a small isolated Industrial Zone that was originally for the Phillips Screw Machine Products facility. Now that the industrial use has ceased to exist, the Planning Board feels that rezoning it to the adjacent GB Zone will allow for more redevelopment opportunities that are compatible with the surrounding GB Zone neighborhood.

Stoughton Center District – Text Amendment:

This Zoning Bylaw Text Amendment is to remove the limit on 3 or more bedroom multifamily dwellings. In order to comply with the State's Section 3A (MBTA Zoning) requirements, the Town cannot restrict the number of bedrooms. If the Town chooses to not comply with this state requirement, we will not be eligible for a list of state grants and possible fines.

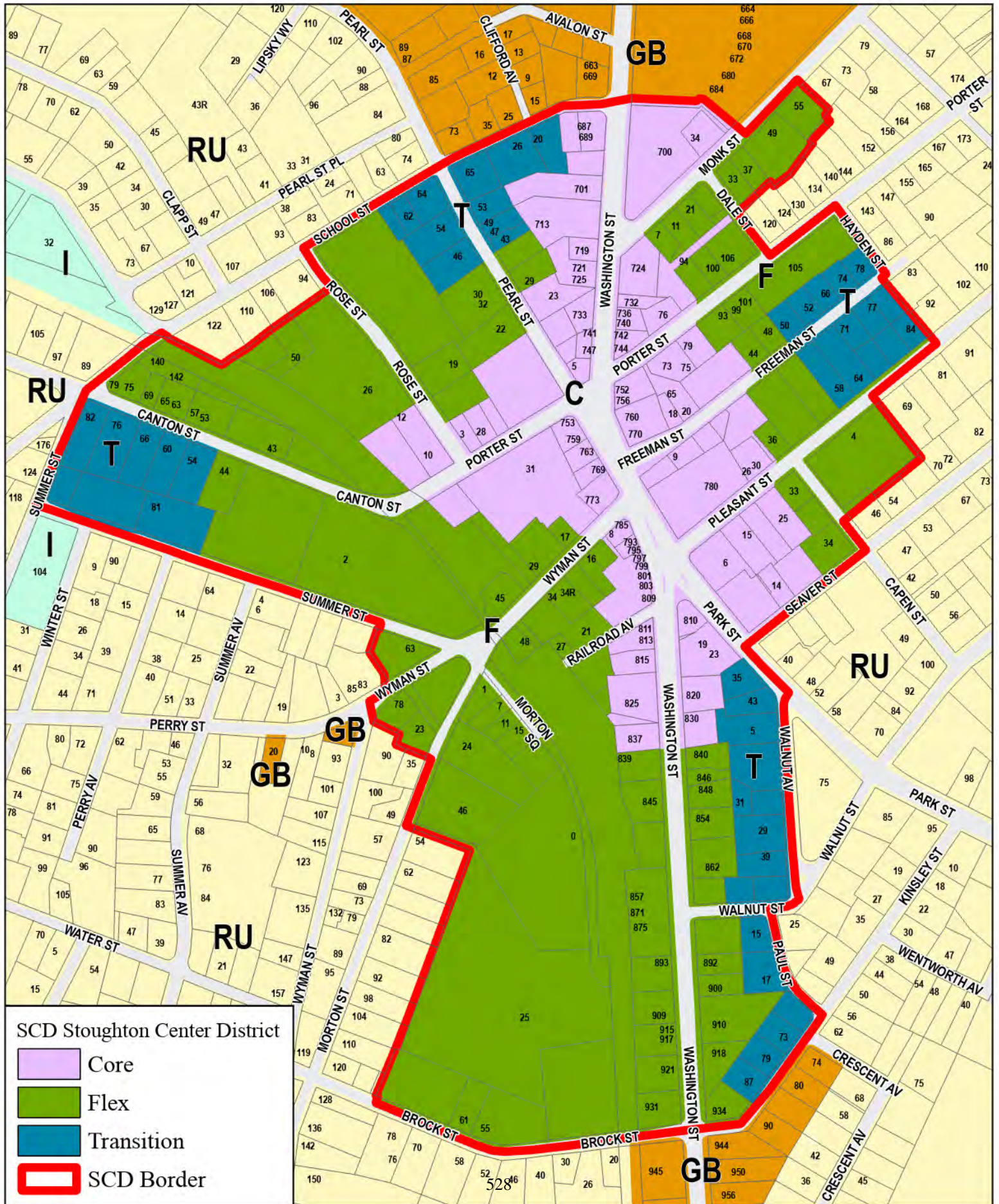
New I2 zoning:

The purpose and intent of the Industrial-2 zoning district ("I-2") is to: (a) leverage Town of Stoughton investments in sewer improvements along the southeastern Route 27 corridor for economic and community growth, as well as implement zoning changes pursuant to the results from the planning and rezoning analysis and process; (b) provide a purposeful industrial business growth district for the retention and growth of industrial uses, and expand allowed uses to those that are compatible with the primary industrial uses of the Campanelli industrial business park; (c) leverage the BAT Bus Route #14 regional transit and commuter rail service; and (d) document for posterity and awareness of the general public all of the investments and analysis that led up to the I-2 zoning district.

Stoughton Center District Bylaw Text Amendment

Stoughton Center District Area

Article xx



Article 46



TOWN OF STOUGHTON

-Planning Department-

Town Hall
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Select Board
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Washington Street Rezone Map

10/12/2023

Article 47



TOWN OF STOUGHTON

-Planning Department-

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Stoughton, MA 02072
(781) 341-1300, Ext. 9201

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Select Board
Town Meeting Members

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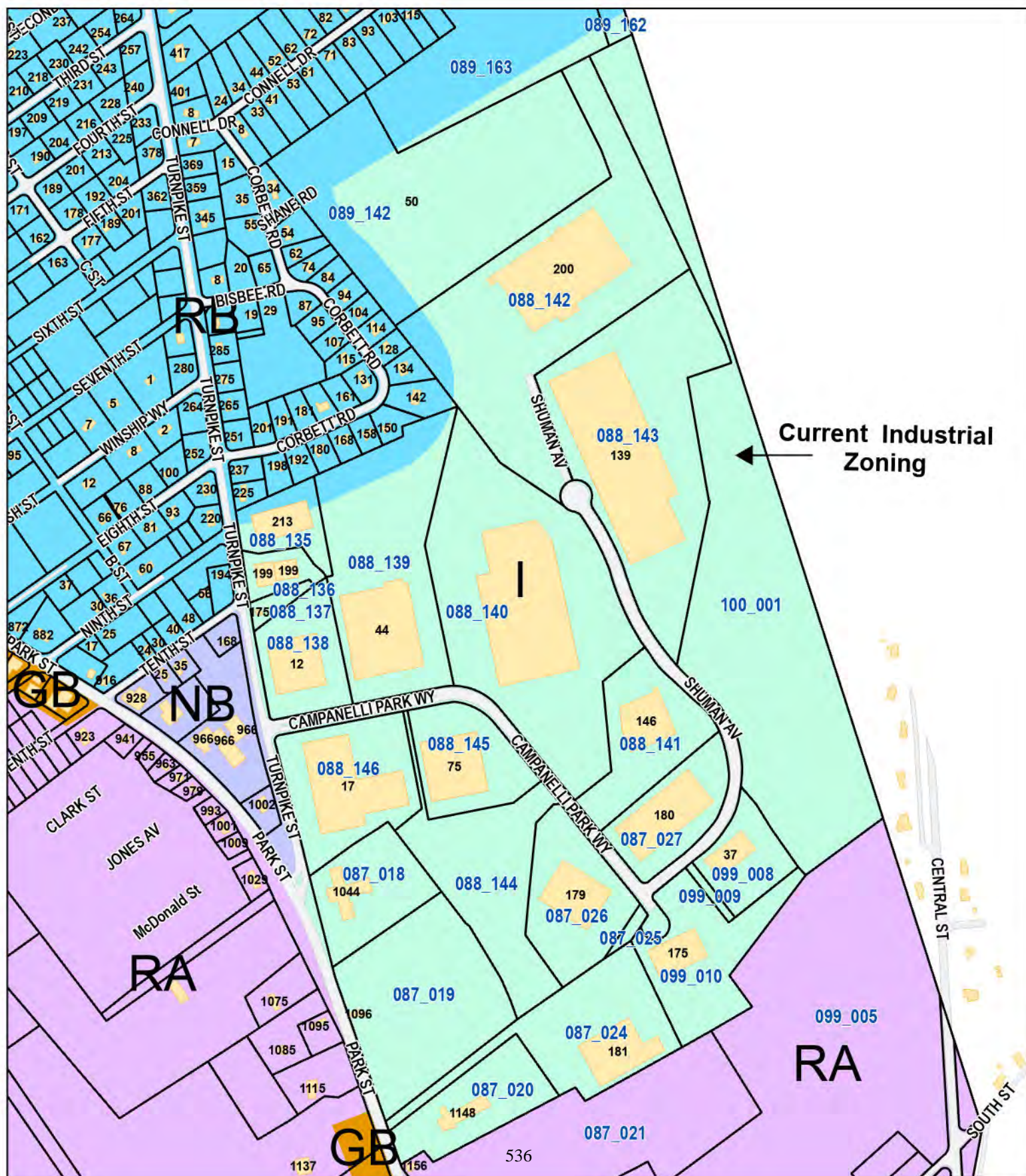
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New I2 Zoning District Map

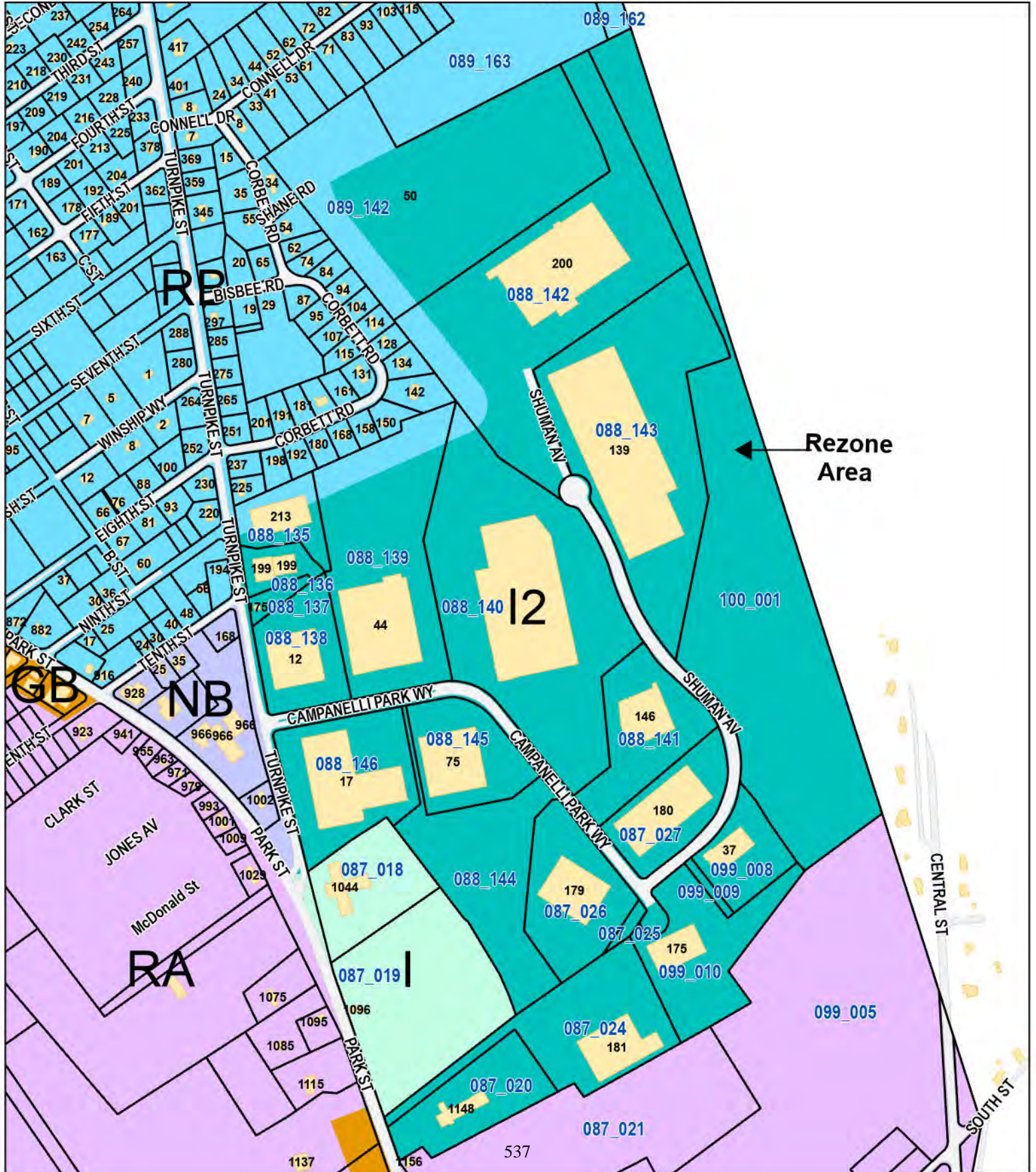
Current Zoning



I2 Zoning Map Amendment

The Industrial-2 District ("I-2") is comprised of 22 parcels totaling approximately 169 gross acres of land and is comprised of the following twenty-two (parcels of record as referenced by Town of Stoughton Assessors records' map and parcel identification numbers: Map 087 Lots (20, 24, 25, 26, 27), Map 088 Lots (135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146), Map 089-142, Map 099 Lots(9, 10) , Map 100-001. The I2 Zoning District shall be setback 125-feet for the residential properties along the north and northwestern boundary as illustrated on Exhibit A.

Proposed Zoning - Exhibit A



Article 48

Bulletin

BUL-2023-7

G.L. c. 44, § 53 Clause 4: Opioid Settlement Receipts

TO: Local Officials
FROM: Deborah A. Wagner, Director of Accounts
DATE: December 2023

This guidance supersedes BUL-2023-6 and the July 7, 2022 edition of *City and Town, Ask DLS: Treatment of Opioid Settlement Payments*.

On December 4, 2023, Governor Healey signed [Chapter 77 of the Acts of 2023](#), Section 9 of which provides, in part, for the following exception to the general rule that all receipts are to be recorded as general fund revenue per [G.L. c. 44, § 53](#):

“(4) non-recurring, unanticipated sums received by multiple cities, towns or districts and not otherwise provided for by general or special law, may, upon the approval of the director of accounts, be expended at the direction of the chief executive officer without further appropriation only for the singular purpose for which the monies were received” (emphasis added)

The Director of Accounts has determined that cities and towns that have received or will receive funds in Fiscal Year 2024, or thereafter, pursuant to settlement agreements entered into by the Commonwealth with opioid distributors and opioid-makers for prevention, harm reduction, treatment, and recovery, may place said funds into a special revenue fund. The proceeds can then be expended, without further appropriation, at the direction of the chief executive officer only for the purpose identified in said settlement agreements.

Section 197 of the Act further allows a community to consolidate all monies previously received for this purpose into the special revenue fund, mentioned above, in the following ways.

1. If prior year settlement funds have not otherwise been reserved (i.e., dedicated to a stabilization fund) or become part of certified free cash, then those funds may be placed directly into the special revenue fund.
2. If already dedicated to a stabilization fund, said dedication can be revoked at any time by vote of the legislative body. Upon revocation, all statewide opioid settlement receipts previously received may be placed in the special revenue fund.
3. If a community has settlement funds in a stabilization fund but did not dedicate future settlement receipts, the money currently in stabilization can be placed directly into the special revenue fund.

In the case of #2 or #3 above, once funds are moved from the stabilization fund, by virtue of having no remaining balance the stabilization fund can be removed from the balance sheet.

4. Settlement funds that have become part of free cash may be appropriated into the special revenue fund by vote of the community's legislative body.

Once placed in the special revenue fund, monies can be spent without further appropriation for purpose identified in the settlement agreements. Any interest belongs to the general fund.

The transfers of funds, noted in #1-#4 above, represent a limited ability to consolidate previously received opioid settlement monies into the newly allowed special revenue fund. These transfers are permitted only for this express purpose and should not be considered a general change to how monies are otherwise accounted for under the General Laws.

If you have any further questions, please contact your BOA field representative.

MASSACHUSETTS ABATEMENT TERMS

I. STATEWIDE COMMITMENT TO ABATEMENT

The Commonwealth and its municipalities have a shared commitment to using abatement funds recovered from statewide opioid settlements to supplement and strengthen resources available to Massachusetts communities and families for substance use disorder prevention, harm reduction, treatment, and recovery in a manner that:

- ❖ reflects the input of our communities, of people who have personal experience with the opioid crisis, of experts in treatment and prevention, and of staff and organizations that are carrying out the abatement work;
- ❖ addresses disparities in existing services and outcomes and improves equity and the health of individuals and communities disadvantaged by race, wealth, and stigma, including through efforts to increase diversity among service providers;
- ❖ addresses mental health conditions, substance use disorders, and other behavior health needs that occur together with opioid use disorder (“OUD”);
- ❖ leverages programs and services already reimbursed by state agencies and programs, including direct care reimbursed by MassHealth and the state’s Bureau of Substance Addiction Services (“BSAS”); and
- ❖ encourages innovation, fills gaps and fixes shortcomings of existing approaches; supplements rather than supplants resources for prevention, harm reduction, treatment, and recovery; includes evidence-based, evidence-informed, and promising programs; and takes advantage of the flexibility that is allowed for these funds.²

This document sets forth: how abatement funds from these settlements must be used by the state and its municipalities (Sections II and III); how the state will support municipal abatement initiatives (Section IV); and state and municipal reporting requirements (Section V).

II. STATE USE OF ABATEMENT FUNDS

Abatement funds directed to the state shall be deposited into the [statewide Opioid Recovery and Remediation Fund](#) to supplement prevention, harm reduction, treatment, and recovery programs throughout Massachusetts. The Fund is overseen by the Commonwealth’s Executive Office of Health and Human Services (“EOHHS”) together with a [Council comprised of 10 municipal appointees appointed by the Massachusetts Municipal Association and 10 state](#)

² In this document, the words “fund” and “support” are used interchangeably and mean to create, expand, or sustain a program, service, or activity. References to persons with opioid use disorder are intended in a broad practical manner to address the public health crisis, rather than to require a clinical diagnosis, and they include, for example, persons who have suffered an opioid overdose. It is also understood that OUD is often accompanied by co-occurring substance use disorder or mental health conditions, and it is intended that the strategies in this document will support persons with OUD and any co-occurring SUD and mental health conditions.

[appointees](#) qualified by experience and expertise regarding opioid use disorder. Appointees serve for two years. The Council holds public meetings every quarter to identify priorities for addressing the opioid epidemic in Massachusetts.

III. MUNICIPAL USE OF ABATEMENT FUNDS

Abatement funds allocated to municipalities shall be used to implement the strategies set forth below. Municipalities are encouraged to pool abatement funds to increase their impact, including by utilizing the [Office of Local and Regional Health's Shared Service infrastructure](#). Municipal abatement funds shall not be used to fund care reimbursed by the state, including through MassHealth and BSAS, although local or area agencies or programs that provide state-reimbursed services can be supported financially in other ways that help meet the needs of their participants.

1. Opioid Use Disorder Treatment

Support and promote treatment of persons with OUD, including through programs or strategies that:

- a. Expand mobile intervention, treatment, telehealth treatment, and recovery services offered by qualified providers, including peer recovery coaches.
- b. Support evidence-based withdrawal management services for people with OUD and any co-occurring mental health conditions.
- c. Make capital expenditures to rehabilitate and expand facilities that offer treatment for OUD, in partnership with treatment providers.
- d. Treat trauma for individuals with OUD (e.g., violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (e.g., surviving family members after an overdose).

2. Support People In Treatment And Recovery

Support and promote programs or strategies that:

- a. Provide comprehensive wrap-around services to individuals with OUD, including job placement, job training, or childcare.
- b. Provide access to housing for people with OUD, including supportive housing, recovery housing, housing, rent, move-in deposits, and utilities assistance programs, training for housing providers, or recovery housing programs that integrate FDA-approved medication with other support services.
- c. Rehabilitate properties appropriate for low-threshold and recovery housing, including in partnership with DHCD-funded agencies and OUD-specialized organizations.
- d. Provide peer support specialists that support people in accessing OUD treatment, trauma-informed counseling and recovery support, harm reduction services, primary healthcare,

or other services, including support for long-term recovery encompassing relapse, treatment, and continued recovery.

- e. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD.
- f. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD.
- g. Provide transportation to treatment or recovery services for persons with OUD.
- h. Provide employment training or educational services for persons with OUD, such as job training, job placement, interview coaching, community college or vocational school courses, transportation to these activities, or similar supports.
- i. Increase the number and capacity of high-quality recovery programs to help people in recovery.
- j. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to support the person with OUD in the family.
- k. Support programs for recovery in schools and/or standalone recovery high schools.
- l. Support bereaved families and frontline care providers.

3. Connections To Care

Provide connections to care for people who have, or are at risk of developing, OUD through programs or strategies that:

- a. Support the work of Emergency Medical Systems, including peer support specialists and post-overdose response teams, to connect individuals to trauma-informed treatment recovery support, harm reduction services, primary healthcare, or other appropriate services following an opioid overdose or other opioid-related adverse event.
- b. Support school-based services related to OUD, such as school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people. This should include alternatives to suspension or interaction with school resource officers such as restorative justice approaches.
- c. Fund services or training to encourage early identification and intervention for families, children, or adolescents who may be struggling with use of drugs or mental health conditions, including peer-based programs and Youth Mental Health First Aid. Training programs may target families, caregivers, school staff, peers, neighbors, health or human services professionals, or others in contact with children or adolescents.

- d. Include Fire Department partnerships such as Safe Stations.³

4. Harm Reduction

Support efforts to prevent overdose deaths or other opioid-related harms through strategies that:

- a. Increase availability of naloxone and other drugs that treat overdoses for first responders,⁴ overdose patients, individuals with OUD and their friends and family, schools, community-based organizations, community navigators and outreach workers, persons being released from jail or prison, or the public.
- b. Provide training and education regarding naloxone and other drugs that treat overdoses.
- c. “Naloxone Plus” strategies to ensure that individuals who receive naloxone to reverse an overdose are linked to treatment programs or other appropriate services.
- d. Approve and fund syringe service programs and other programs to reduce harms associated with drug use, including supplies, staffing, space, peer support services, referrals to treatment, fentanyl checking, syringe collection and disposal, connections to care, and the full range of harm reduction and treatment services provided by these programs.
- e. Support mobile units that offer or provide referrals to harm reduction services, treatment, recovery supports, primary and behavioral health care, recovery support, or other appropriate services to persons with OUD.
- f. Promote efforts to train health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD in crisis training and harm reduction strategies.
- g. Active outreach strategies such as the Drug Abuse Response Team model or the Post Overdose Support Team model.
- h. Provide outreach and services for people who use drugs and are not yet in treatment, including services that build relationships with and support for people with OUD.

5. Address The Needs Of Criminal-Justice-Involved Persons

Support diversion and deflection programs and strategies for criminal-justice-involved persons with OUD, including:

- a. Programs, that connect individuals involved in the criminal justice system and upon release from jail or prison to OUD harm reduction services, treatment, recovery support, primary healthcare, prevention, legal support, or other supports, or that provide these

³ Safe Stations currently operate in Fall River and Revere. See, e.g., <https://www.mma.org/fall-river-fire-stations-become-safe-stations-for-people-seeking-addiction-treatment/>.

⁴ Municipalities can purchase discounted naloxone kits from the State Office of Pharmacy Services. See <https://www.mass.gov/service-details/bulk-purchasing-of-naloxone>.

services.

- b. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater OUD expertise.
- c. Public safety-led diversion strategies such as the Law Enforcement Assisted Diversion model.
- d. Participate in membership organizations such as the Police Assisted Addiction Recovery Initiative for training and networking and utilize law enforcement training opportunities such as the Safety and Health Integration in the Enforcement of Laws on Drugs (SHIELD) model.⁵

6. Support Pregnant Or Parenting Women And Their Families, Including Babies With Neonatal Abstinence Syndrome

Support pregnant or parenting women with OUD and their families, including babies with neonatal abstinence syndrome, through programs or strategies that provide family supports or childcare services for parents with OUD, including supporting programs such as:

- a. FIRST Steps Together, a home visiting program for parents in recovery that currently has seven sites serving cities and towns across the state;
- b. Pregnant/post-partum and family residential treatment programs, including and in addition to the eight family residential treatment programs currently funded by DPH; and
- c. the Moms Do Care recovery support program that has grown from two to ten programs in the state.

7. Prevent Misuse Of Opioids And Implement Prevention Education

Support efforts to prevent misuse of opioids through strategies that:

- a. Support programs, policies, and practices that have demonstrated effectiveness in preventing drug misuse among youth. These strategies can be found at a number of existing evidence-based registries such as Blueprints for Health Youth Development (<https://www.blueprintsprograms.org/>).
- b. Support community coalitions in developing and implementing a comprehensive strategic plan for substance misuse prevention. There are a number of evidence based models for strategic planning to consider including but not limited to the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration (<https://www.samhsa.gov/sites/default/files/20190620-samhsa-strategic-prevention-framework-guide.pdf>) and Communities That Care developed by the University of Washington (<https://www.communitiesthatcare.net/programs/ctc-plus/>).
- c. Engage a robust multi-sector coalition of stakeholders in both the development and implementation of the above stated strategic plan (<https://www.prevention->

⁵ See <https://paariusa.org>

first.org/centers/center-for-community-engagement/about-this-center/).

- d. Support community-based education or intervention services for families, youth, and adolescents at risk for OUD.
- e. Support greater access to mental health services and supports for young people, including services provided in school and in the community to address mental health needs in young people that (when not addressed) increase the risk of opioid or another drug misuse.
- f. Initiate, enhance, and sustain local youth health assessment through the implementation of a validated survey tool to develop localized strategic plans that will inform the best ways to institute or enhance strategies to reduce and prevent youth substance misuse, including mental health services and supports for young people, intervention services for families, and youth-focused programs, policies, and practices that have demonstrated effectiveness in reducing and preventing drug misuse.

IV. STATE SUPPORT FOR MUNICIPAL ABATEMENT AND INTER-MUNICIPAL COLLABORATION

EOHHS and the Department of Public Health (DPH), including through its [Office of Local and Regional Health](#) (OLRH), will support municipal abatement initiatives by providing strategic guidance to help Massachusetts municipalities select and implement abatement strategies and [effectively pool their resources through inter-municipal Shared Service Agreements](#), as well as other technical assistance. By pooling resources, functions, and expertise, a consortium of cities and towns can expand the public health protections and services they offer residents.

In addition, EOHHS/DPH will collect information regarding municipal abatement and publish an annual report to provide the public with information about the municipal abatement work and to highlight effective strategies, lessons learned, and opportunities for further progress. The support for municipal abatement described in this Section IV will be funded by the state abatement funds described in Section II, above.

V. REPORTING AND RECORD-KEEPING REQUIREMENTS

A. STATE REPORTING. Annually, not later than October 1, the secretary of EOHHS shall file a report on the activity, revenue and expenditures to and from the statewide Opioid Recovery and Remediation Fund in the prior fiscal year with the clerks of the senate and the house of representatives, the house and senate committees on ways and means and the joint committee on mental health, substance use and recovery and made available on the executive office of health and human services' public website. The report shall include, but not be limited to: revenue credited to the fund; expenditures attributable to the administrative costs of the executive office; an itemized list of the funds expended from the fund; data and an assessment of how well resources have been directed to vulnerable and under-served communities. EOHHS filed its [first Annual Report](#) on October 1, 2021.

B. MUNICIPAL REPORTING. Cities and towns that receive annual abatement distributions of \$35,000⁶ or more, whether individually or pooled through OLRH Shared Service arrangements, will be required to submit annual reports of their Municipal Abatement Fund expenditures in the prior fiscal year to EOHHS, starting in FY2023. The reports shall include, but not be limited to: municipal abatement funds received; an itemized list of the funds expended for abatement and administrative costs, if applicable; the unexpended balance; a brief description of the funded abatement strategies and efforts to direct resources to vulnerable and under-served communities. Additional reporting-related guidance shall be provided. All municipalities must: maintain, for a period of at least 5 years after funds are received, documents sufficient to reflect that Municipal Abatement Funds were utilized for the Municipal Abatement Strategies listed herein.⁷

⁶ EOHHS retains the right to modify this reporting threshold.

⁷ Nothing in this document reduces obligations under public records law.

Article 50

MGL CHAPTER 41, SECTION 110A

Any public office in any city or town may remain closed on any or all Saturdays as determined from time to time, in a city by the city council, subject to the provisions so the city charter, or, in a town, by vote of the town at a special or regular town meeting, and the provisions of M.G.L. Chapter 4, Section 9 shall apply in the case of such closing of any such office on any Saturday to the same extent as if such Saturday were a legal holiday.

EXECUTIVE SUMMARY

MGL Chapter 4, Section 9 provides that when the day or the last day for the performance of any act, including the making of any payment or tender of payment, authorized or required by statute or by contract, falls on Sunday or a legal holiday, the act may, unless it is specifically authorized or required to be performed on Sunday or on a legal holiday, be performed on the **next succeeding business day**.

MGL Chapter 51 Section 31 provides that if the final day for **registration of voters** falls on Sunday or on a holiday, the **preceding day shall be the final day for such registration**.

IMPLICATIONS

Acceptance of this will essentially authorize all public offices in the Town to remain closed for all Saturdays and to treat Saturdays as a legal holiday for the purposes of calculating the time frame for filing matters in the Town.

Most specifically for the deadline for voter registration for an annual or special election or town meeting where the 10th or 20th day prior falls on a Saturday the voter registration deadline would be held on the previous Friday. The law requires the Office of the Town Clerk to be open from 9am to 8pm on voter registration deadline dates.

Part I	ADMINISTRATION OF THE GOVERNMENT
Title VII	CITIES, TOWNS AND DISTRICTS
Chapter 41	OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS
Section 110A	OFFICE HOURS ON SATURDAY

Section 110A. Any public office in any city or town may remain closed on any or all Saturdays as may be determined from time to time, in a city by the city council, subject to the provisions of the city charter, or, in a town, by vote of the town at a special or regular town meeting, and the provisions of section nine of chapter four shall apply in the case of such closing of any such office on any Saturday to the same extent as if such Saturday were a legal holiday.

Article 51

WARRANT ARTICLE PETITION

OK
15
Signs
Verf.
12/19/23
(30)

TO THE PETITIONER: Petitions for articles to appear in a warrant for a Town Meeting shall be signed by registered voters of the Town of Stoughton, showing their names, address and precinct number, if known. The number of signatures required for inclusion in a warrant are as follows: ANNUAL TOWN MEETING – minimum of ten; SPECIAL TOWN MEETING – 100 for inclusion in a warrant opened at the discretion of the Board of Selectmen; MANDATED SPECIAL TOWN MEETING – 200 or more will require the Board of Selectmen to call a Special Town Meeting within 45 days of receipt of the petition. It is advised to obtain twenty-percent additional signatures to allow for unqualified signatures. The complete text of the article must appear on each sheet bearing signatures and each sheet shall be numbered consecutively. The name of the PETITIONER of Record and his or her address shall be clearly indicated; otherwise the first person to sign the petition will be designated as the petitioner.

To the honorable Board of Selectmen:

We the undersigned registered voters of the Town of Stoughton do respectfully request the following article to be included in a warrant for the next Annual or Special Town Meeting:

Article ____ (ID ____)

Single-serving Drinking Water Plastic Bottle Reduction Bylaw

It shall be unlawful to sell non-sparkling, unflavored drinking water in plastic bottles of 1 liter (34 ounces) or less in the Town of Stoughton.

RECEIVED
STOUGHTON, MASS
2023 NOV 28 P 1:01
OFFICE OF
TOWN CLERK

Co-Petitioner: Robin Zoll Address: 167 Cross Street

Petitioner: Steven Wilkinson Address: 145 Smith Avenue

Date Submitted: , 2023

Page 1 of 1

	Signature	Address	Precinct
✓	Robin Zoll	167 Cross St	7
✓	Steven Wilkinson	145 Smith Avenue	4
✓	[Signature]	527 PLAIN STREET	4
✓	[Signature]	111 Greenbrook Dr	
✓	[Signature]	19 Hahn Road	4
✓	[Signature]	36 Winsky Dr	
✓	[Signature]	145 Smith Ave	4
✓	[Signature]	167 Cross St	
✓	[Signature]	77 Tamarack Dr	2
✓	Lawrence E. Sauer	77 Tamarack Dr	2
✓	Michael Hanan	47 Green St	5
✓	[Signature]	47 Green St	5
✓	[Signature]	803 Central St	1
✓	Alicia Rinaldi	49 Sparrow Rd	4
✓	[Signature]	49 Sparrow Rd	4

Article -- Single-serving Drinking Water Plastic Bottle Reduction Bylaw -- Citizen Petition

To see if the Town will vote to amend the Town Code by adding the Article as printed in the warrant below:

Single-serving Drinking Water Plastic Bottle Reduction Bylaw

Purpose and Intent

The production and use of single-serving drinking water plastic bottles has significant impact on our environment including: littering, long-term pollution of our land and water, burden to our landfills and recycling facilities, clogging of storm drains, death to wildlife and marine animals through ingestion, consumption of millions of barrels of crude oil for their manufacture and greenhouse gas emissions that impact climate change. The purpose of this bylaw is to eliminate the sale of single-serving drinking water plastic bottles by all retail establishments in the Town of Stoughton. The purpose is not to prohibit consumption of water in any container within our town.

Definitions

Single-serving Drinking Water Plastic Bottles

Non-sparkling, unflavored drinking water in any variety of plastic bottles of 1 liter (34 ounces) or less.

Retail Establishment

A facility selling new or used goods to an end user within the Town of Stoughton, Massachusetts, including, without limitation, restaurants, bakeries, supermarkets, convenience stores and any establishment where products or goods are dispensed to a consumer for off-site use or consumption.

Use Regulations-

A. Single-serving drinking water plastic bottles shall not be distributed or sold for checkout or other purposes at any retail establishment within the Town of Stoughton.

B. Customers are encouraged to bring their own clean, reusable bottles to stores. Retail establishments may provide facilities for refill of customer supplied bottles. Retailers are encouraged to make refillable bottles available for sale to consumers at a reasonable price.

Administration and Enforcement

A. The Board of Health and its Health Agent / Inspector shall have the authority to administer and enforce this bylaw. The Board of Health may adopt and amend rules and regulations to effect the purposes of this bylaw.

B. The Board of Health and its Health Agent / Inspector shall be responsible for enforcing this bylaw through issuance of a non-criminal citation notice. A non-criminal citation notice may be re-issued for each day that the activity persists until the violation is corrected.

C. Non-criminal Dispositions -- Fines assessed under Paragraph B. of this section of the bylaw may be made through non-criminal process in accordance with Massachusetts General Law Chapter 40, Section 21D. Any such fines shall be paid to the Town of Stoughton. The availability of non-criminal process under this Article shall not preclude the use of criminal process or other means of enforcement allowable under law.

D. Violations under this Article shall be punishable as follows:

Bylaw	Fine Schedule	Fine Allowed	Enforcement Agency
Single-serving Drinking Water Plastic Bottle Reduction	1st offense 2nd offense 3rd and each subsequent offense	Written Warning \$50.00 \$100.00	Board of Health and its Health Agent / Inspector

Effective Date

This bylaw shall become effective 90 days after its approval by the Attorney General of the Commonwealth of Massachusetts.

Article 52

WARRANT ARTICLE PETITION

We the undersigned registered voters of the Town of Stoughton do respectfully request the following article to be included in a warrant for the 2024 Annual Town Meeting:

Article _____ (ID _____)

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, State/federal Grants, or borrow a sufficient sum of money per G.L. c.44, §7 to pay for the Engineering survey, design services for **Sidewalk(s) on Turnpike Street from Central Street to Park Street. Approximately 1.2 Miles**, including, if necessary, land acquisition and/ or easements and all other work required to complete the design of the new sidewalk, or take any other action relative thereto.

This scope of services includes all phases of design including Project Development through Construction Engineering for the Intersection Improvements at Central Street at Turnpike Street and along Turnpike Street from Central Street to Campanelli Parkway in Stoughton, Massachusetts.

Est Cost: One Million Four Hundred One Thousand Four Hundred Forty-Four (\$1,401,444)

This Article to be excluded from Sunset Bylaw Restrictions.

Petitioner: Peter E. Murphy 60 Peters Drive Stoughton, MA 02072

Precinct 2 Town Meeting Representative.

Date Submitted _____

RECEIVED
STOUGHTON, MASS.
2023 NOV -7 P 12:50
OFFICE OF
CLERK

Page 1 of 2

	Signature	Address	Precinct
✓ 1.	Clare Murphy	60 Peters Dr	2
✓ 2.	Peter Murphy	60 Peters Dr.	2
✓ 3.	Mary Ann Kellogg	12 Pierce St	2
✓ 4.	John DiStefano	31 Jones Terr #4	2
✓ 5.	Ed P. Dughey	256 Prospect St.	2
✓ 6.	Robert P. Sousa	130 BERGERMAN way	3
✓ 7.	Pat H	63 Chapman Rd	3
✓ 8.	Paul Belue	33 Campanelli Drive	3
✓ 9.	Deanne Dolan	37 Workbine Rd	7
✓ 10.	Angela F. Zee	167 Cross St	7
✓ 11.	[Signature]	65 Christie Murphy Dr	2
✓ 12.	Margaret Voluntary	58 CHAPMAN Rd	2

Sidewalk(s) on Turnpike Street from Central Street to Park Street. Approximately 1.2 Miles

Continued Signatures

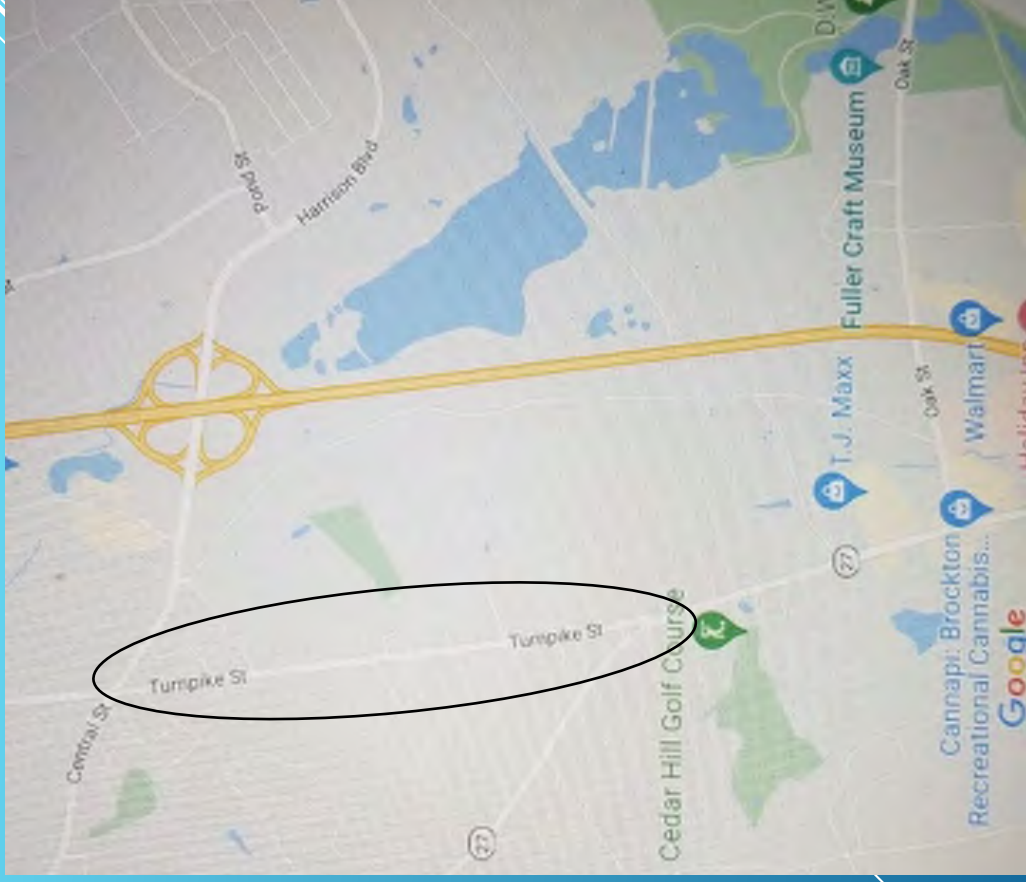
Page 2 of 2

13.	Jagoree E. Sauer	17 TAMARACK Dr	2
14.	Peter E. Bean	41 Walnut Ct	2
15.	JOE SOARES	390 CENTRAL ST	2
16.	Donna Brown	63 Chapman Rd.	3
17.	peter ventresco	587 Canton ST	8
18.	Elliot Housen	576 Pleasant ST	1
19.	David Lurie	18 Robinette Rd.	6
20.	Mary Cole Bet	55 Burnham Ct	3
21.	Vendall Kennell	50 Connie Lane	1
22.	Al	50 Connie Lane	1
23.	Ann Fiske	20 Bisbee Rd	3
24.	David Baker	36 Charles cir	
25.	Ian Tulin	47 Seaver St	2
26.	David WALSH	52 CENTRAL ST	3
27.	Marthe Searcy	72 Curtis Av	2
28.	Juan Fox	524 Pleasant St	1
29.	Scott R. Carrara	540 PARK ST.	2
30.	Butte Muller	19 Clow Lane	2
31.			
32.			
33.			
34.			
35.			
36.			
37.			
38.		559	

NEED FOR SIDEWALKS ON TURNPIKE STREET

Stoughton 2024 Annual Town Meeting
Article 52

Submitted by P Murphy Precinct 2
Town Meeting Representative



2024 ANNUAL TOWN MEETING ARTICLE 52

Goal:

- ▶ To have the Town design and have ready for construction sidewalks on Turnpike Street, from Central Street to Park Street, approximately 1.2 miles.

RESIDENTS OF THE AREA IMPACTED BY

- ▶ On a daily basis there is an average of 5364 Vehicles traveling on Turnpike Street*
- ▶ Several School Bus routes with multiple bus stops on Turnpike St. Students crossing street and standing on the street at intersections while waiting for the bus.
- ▶ Turnpike street is heavily traveled with Cars, Box Trucks 25,000 Gross Weight, 53' long semi-Trailer Trucks, 10 Wheel Dump trucks loaded with asphalt
- ▶ Pedestrians and joggers need to be mindful of traffic at speeds in excess of 30MPH.

* Old Colony Planning Council Road Safety Audit – 2019 Park Street (Route 27) at Turnpike Street (including Campanelli Parkway and Surrounding Area)



TRAFFIC HAS INCREASED OVER THE YEARS:

- ▶ Turnpike Street has become a known bypass for Route 24 “during rush hour” especially if there is an accident on Rt. 24
- ▶ With Ikea, Costco, Jordans Furniture, Home Depot being a large draw accessing the back entrance off of Turnpike Street.
- ▶ Amazon with a 53’ long trailer holding parking lot (approximately 75 +) on Maple Street, Semi Tracker Trailer going to Campanelli Parkway to their other Amazon warehouse.
- ▶ Newly approved (2023) Distribution Center w/ 3 buildings, totaling 168 loading docks, 400+ employee parking spaces utilizing Turnpike Street. And large trucks entering on Page Street.
- ▶ Franklin Sporting Goods Warehouse added to their building
- ▶ Electrical Wholesalers of New England warehouse
- ▶ Intensity Spray Foam INC.
- ▶ Bob’s Furniture Warehouse and delivery trucks
- ▶ Increase use in emergency Ambulances/Fire Trucks



NUMEROUS ACCIDENTS AT TURNPIKE STREET AND CENTRAL STREET

BENEFITS

- ▶ Get pedestrians out of travel lanes
- ▶ Give students a safe passage way to and from bus stops, This is critical since peak travel times for students and traffic is from 7-8AM and 2:30-4:30PM
- ▶ Allow joggers not to worry about cars and large trucks doing 30+ MPH
- ▶ With line stripping add bike travel lanes (current width of paved street is 27 ft, travel lanes 24 ft. Dirt buffers on both sides range from 4-8 ft each side.
- ▶ Improve the quality of life environment for the abutters and surrounding neighbors of Turnpike Street
- ▶ Able to seek State and Federal Funding for Sidewalk Construction

ROAD SAFETY AUDIT

- 2019 Town Meeting Warrant Article 35 \$375K
- Park Street (Route 27) at Turnpike Street (including Campanelli Parkway and Surrounding Area)
- Prepared By: Old Colony Planning Council 70 School Street Brockton, MA. 02301, under Mass DOT Contract #108210 through the Old Colony Metropolitan Planning Organization FFY 2020 Unified Planning Work Program (UPWP)

Road Safety Audit - Park Street (Route 27) at Turnpike Street (including Campanelli Parkway and Surrounding Area), Town of Stoughton - Prepared by Old Colony Planning Council **FINAL**

Participating Audit Team Members

Date: October 28, 2019

Location: Park Street at Turnpike Street (including Campanelli Parkway and surrounding area, Stoughton, MA)

Audit Team Members		Agency/Affiliation	Email Address
James O'Connor	Cynthia Walsh	Stoughton Police	jconnor@stoughton-ma.gov
John Charbonneau	Marc Tisdelle	Town of Stoughton Resident	(not available)
Craig Horsfall	Tom Fitzgerald	Town of Stoughton Planning	jcharbonneau@stoughton-ma.gov
Jason Walters	William McNulty	Stoughton Engineering	mtisdelle@stoughton-ma.gov
Ray Guarino	Paul Chenard	Stoughton Engineering	chorsfall@stoughton-ma.gov
		Stoughton DPW	tfitzgerald@stoughton-ma.gov
		MassDOT District 5 Projects	Jason.walters@dot.state.ma.us
		OCPC	wmcnulty@ocpcrpa.org
		OCPC	rguarino@ocpcrpa.org
		OCPC	pchenard@ocpcrpa.org

Traffic Count September 18/19, 2019

Page 1
Station ID:
Site Code: 285
Date Start: 18-Sep-19
Date End: 19-Sep-19
Tumpleke St, north of Campanelli Pkwy

Old Colony Planning Council
70 School Street
Brockton, MA 02301
(508) 583-1833
www.ocpcrpa.org

Community: Stoughton
Cont#_UR/FC: 285_U6
Recorder #: 25236
Layout: L6 Basic (2')

Start Time	16-Sep-19		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	*	*	*	*	8	18	15	14	*	*	*	*	*	*	12	16
01:00	*	*	*	*	6	10	8	8	*	*	*	*	*	*	7	9
02:00	*	*	*	*	5	8	2	6	*	*	*	*	*	*	4	7
03:00	*	*	*	*	7	8	6	14	*	*	*	*	*	*	6	11
04:00	*	*	*	*	23	14	19	15	*	*	*	*	*	*	21	14
05:00	*	*	*	*	156	90	151	87	*	*	*	*	*	*	154	88
06:00	*	*	*	*	414	107	420	82	*	*	*	*	*	*	417	94
07:00	*	*	*	*	404	134	280	125	*	*	*	*	*	*	342	130
08:00	*	*	*	*	211	143	217	144	*	*	*	*	*	*	214	144
09:00	*	*	*	*	130	118	157	132	*	*	*	*	*	*	144	125
10:00	*	*	*	*	124	116	126	101	*	*	*	*	*	*	125	108
11:00	*	*	*	*	146	128	145	95	*	*	*	*	*	*	146	112
12:00 PM	*	*	*	*	164	155	177	156	*	*	*	*	*	*	170	156
01:00	*	*	*	*	159	157	157	170	*	*	*	*	*	*	158	164
02:00	*	*	*	*	181	161	192	156	*	*	*	*	*	*	186	158
03:00	*	*	*	*	192	167	188	164	*	*	*	*	*	*	190	166
04:00	*	*	*	*	207	187	194	188	*	*	*	*	*	*	200	188
05:00	*	*	*	*	245	170	255	195	*	*	*	*	*	*	250	182
06:00	*	*	*	*	153	101	120	143	*	*	*	*	*	*	136	122
07:00	*	*	*	*	90	91	103	101	*	*	*	*	*	*	96	96
08:00	*	*	*	*	65	58	61	54	*	*	*	*	*	*	63	56
09:00	*	*	*	*	38	37	48	43	*	*	*	*	*	*	43	40
10:00	*	*	*	*	27	26	20	34	*	*	*	*	*	*	24	30
11:00	*	*	*	*	19	19	20	21	*	*	*	*	*	*	20	20
Lane	0	0	0	0	3174	2223	3031	2248	0	0	0	0	0	0	3128	2236
Day	0	0	0	0	5397		5329		0	0	0	0	0	0	5364	
AM Peak	-	-	-	-	06:00	08:00	06:00	08:00	-	-	-	-	-	-	06:00	08:00
Vol	-	-	-	-	414	143	420	144	-	-	-	-	-	-	417	144
PM Peak	-	-	-	-	17:00	16:00	17:00	17:00	-	-	-	-	-	-	17:00	16:00
Vol	-	-	-	-	245	187	255	195	-	-	-	-	-	-	250	188

Project 613277

STOUGHTON- INTERSECTION IMPROVEMENTS AT ROUTE 27 (PARK STREET) AND TURNPIKE STREET

Project Description:	<p>Work on this project will include geometric, safety and traffic operational improvements at the intersection of Park Street and Turnpike Street. The proposed design incorporates turning lanes on all approaches; geometric improvements that will provide a shorter crossing distance to minimize pedestrian exposure; bicycle accommodations; a new sidewalk along the northwest side of Turnpike Street and a Shared Use Path along the southeast side up to Campanelli Parkway.</p>
Location:	Town of Stoughton
Design Responsibility:	Municipality
Project Manager:	Joseph Gyujong Yoo
Estimated Total Contract Cost:	\$3,032,414.75
Estimated Total Federal Participating Construction Cost:	\$3,264,123.25
District:	District 5
Current Status:	This project is in the preliminary design phase.

ROAD SAFETY AUDIT - PARK STREET (ROUTE 27) AT TURNPIKE STREET (INCLUDING CAMPANELLI PARKWAY AND SURROUNDING AREA), TOWN OF STOUGHTON - PREPARED BY OLD COLONY PLANNING COUNCIL FINAL REPORT (PAGE 10/46)

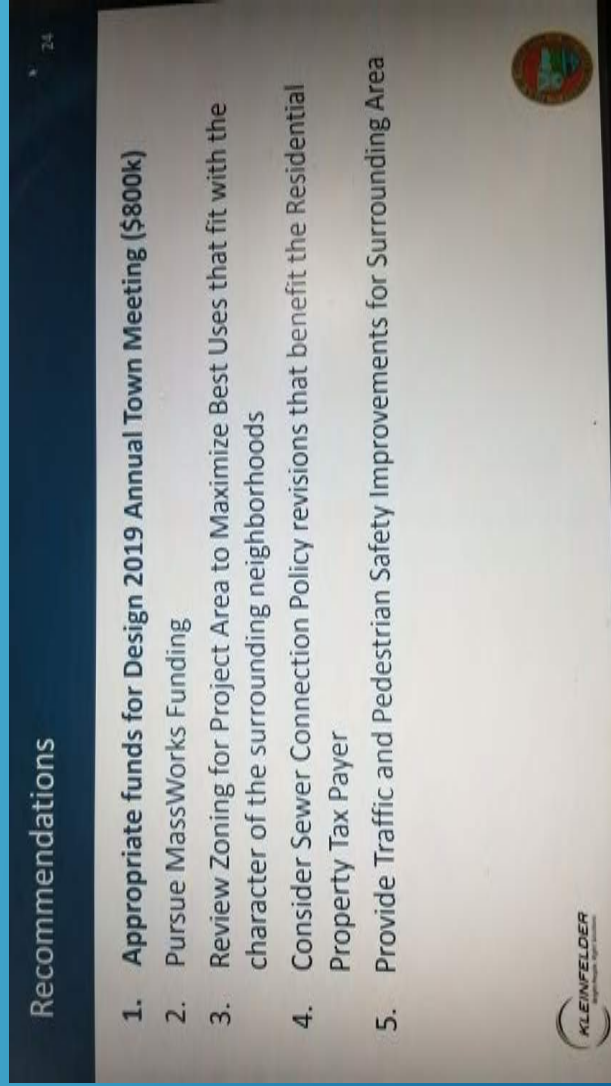
<p>Sidewalks at this location are limited and there are no crosswalks across Park Street</p>	<p>Sidewalks at this location are limited and there are no crosswalks across Park Street.</p> <p>Consider sidewalk improvements including extending existing sidewalks and adding a sidewalk from Park Street to Campanelli Parkway. In addition, restripe the existing crosswalk and consider additional crosswalks across Park Street.</p>	<p>Town of Stoughton/ MassDOT</p>

PARK STREET SEWER EXTENSION

PROJECT

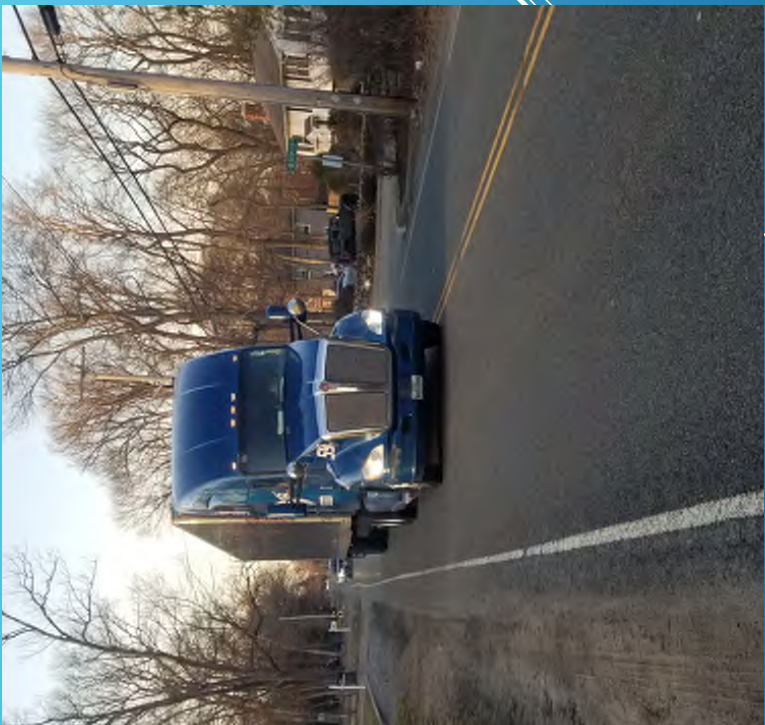
FINANCE COMMITTEE PRESENTATION

MARCH, 2019



Chapter 90 past funding apportionment Stoughton Highway District 5

Fiscal Year	Apportionment Amount
2022	\$767,011
2021	\$773,954
2020	\$775,233
2019	\$773,185
2018	\$778,695
2017	\$767,239
2016	\$766,598
2015	\$1,156,098
2014	\$770,920

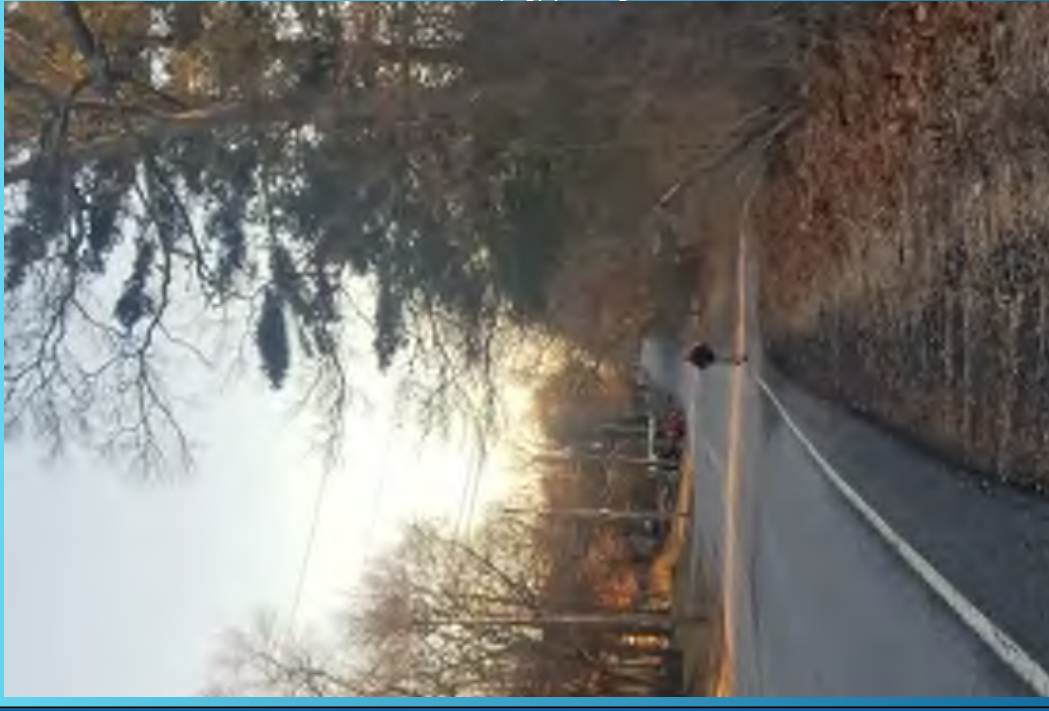


Keep in Mind

- Turnpike Street is a Thickly Settled Residential Area
- Several School Bus routes with multiple bus stops, students have to walk and cross along Turnpike St.
- Joggers /walkers, also people walking their dogs.
- Average of 5, 364 vehicles traveled by cars, 25,000 Gross Weight Box Trucks, 53' long Trailer Trucks, 10 Wheel Dump trucks

Adding to Traffic in the Near Future

- Recently approved (2023) 3 Building w/ 168 loading dock Distribution Center, 400+ employee parking spaces utilizing Turnpike Street.
- The goal of the Campanelli Industrial Sewer Project is to increase growth in the area. Leading to increase traffic flow in the area.



Article 53

WARRANT ARTICLE PETITION

RECEIVED
STOUGHTON, MASS.
2023 DEC 27 A 9:33
OFFICE OF
THE TOWN CLERK

TO THE PETITIONER: Petitions for articles to appear in a warrant for a Town Meeting shall be signed by registered voters of the Town of Stoughton, showing their names, address and precinct number, if known. The number of signatures required for inclusion in a warrant are as follows: ANNUAL TOWN MEETING – minimum of 50; SPECIAL TOWN MEETING – 100 for inclusion in a warrant opened at the discretion of the Board of Selectmen; MANDATED SPECIAL TOWN MEETING-200 or more will require the Board of Selectmen to call a Special Town Meeting within 45 days of receipt of the petition. It is advised to obtain twenty-percent additional signatures to allow for unqualified signatures. The complete text of the article must appear on each sheet bearing signatures and each sheet shall be numbered consecutively. The name of the PETITIONER of Record and his or her address shall be clearly indicated; otherwise the first person to sign the petition will be designated as the petitioner.

To the honorable Board of Selectmen:

We the undersigned registered voters of the Town of Stoughton do respectfully request the following article to be included in a warrant for the next Annual or Special Town Meeting:

Article _____ (ID _____)

To see if the Town will vote to amend the Town of Stoughton Zoning Bylaw and the Zoning Map as amended through November 6, 2023 by rezoning the following: The Parcel identified on Assessors Map 54, Lot 433 currently zoned RU (Residential Urban) Zone to GB (General Business) Zone. And to amend the Zoning Map in accordance with the above, or take any action relative thereto.

EXPLANATION: I own two adjacent lots on Perry Street (Map 54, Lots 433 and 434). Lot 434 is zoned GB and is where a commercial building is located, which my husband ran his plumbing business out of for over 45 years. Lot 433 is zoned RU, but has been used as part of the business for parking and storage; therefore, has been historically use for the business. I am requesting that Lot 433 be rezoned to GB like the adjacent lot. This will allow me to combine the lots into one conforming GB lot. I would like to have a mixed use development that provides a small scale service commercial space and residences. I feel this would be appropriate for this area due to its close proximity to the Commuter Rail Station, which is approximately 700-feet from the property.

Petitioner: Beverly A. Angelos

Address: 55 Boylston Street, Stoughton, MA 02072

Date Submitted: 12/27/2023

Page 1 of 1

	Signature	Address	Precinct
✓	Beverly Angelos	55 Boylston St Stoughton	2
✓	Scott Angelos	75 SHEEHAN ST.	5
✓	My [unclear]	115 EDWING DR	6
✓	John Norton	65 SHEEHAN ST	
✓	Richard W. Fitzgerald	56 FRANKLIN ST	3
✓	Catherine Fitzgerald	56 FRANKLIN ST	3
✓	William J. Fitzgerald	56 FRANKLIN ST	3
✓	David McNamee	65 SHEEHAN ST	
✓	John McNamee	384 WASHINGTON ST	
✓	William A. McNamee	247 PALISADES CIR	4
✓	David McNamee	247 Palisades Circle	4
✓	Stephen Driscoll	97 ORCHARD ST Stoughton	1
✓	[unclear]	180 Palisades Circle Stoughton	4
✓	John McNamee	94 King St.	4
✓	Barry D. McNamee	94 King St.	4

WARRANT ARTICLE PETITION

RECEIVED
STOUGHTON, MASS

TO THE PETITIONER: Petitions for articles to appear in a warrant for a Town Meeting shall be signed by registered voters of the Town of Stoughton, showing their names, address and precinct number, if known. The number of signatures required for inclusion in a warrant are as follows: ANNUAL TOWN MEETING – minimum of ten; SPECIAL TOWN MEETING – 100 for inclusion in a warrant opened at the discretion of the Board of Selectmen; MANDATED SPECIAL TOWN MEETING-200 or more will require the Board of Selectmen to call a Special Town Meeting within 45 days of receipt of the petition. It is advised to obtain twenty-percent additional signatures to allow for unqualified signatures. The complete text of the article must appear on each sheet bearing signatures and each sheet shall be numbered consecutively. The name of the PETITIONER of Record and his or her address shall be clearly indicated; otherwise the first person to sign the petition will be designated as the petitioner.

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Petitioner: Beverly A. Angelos

Address: 55 Boylston Street, Stoughton, MA 02072

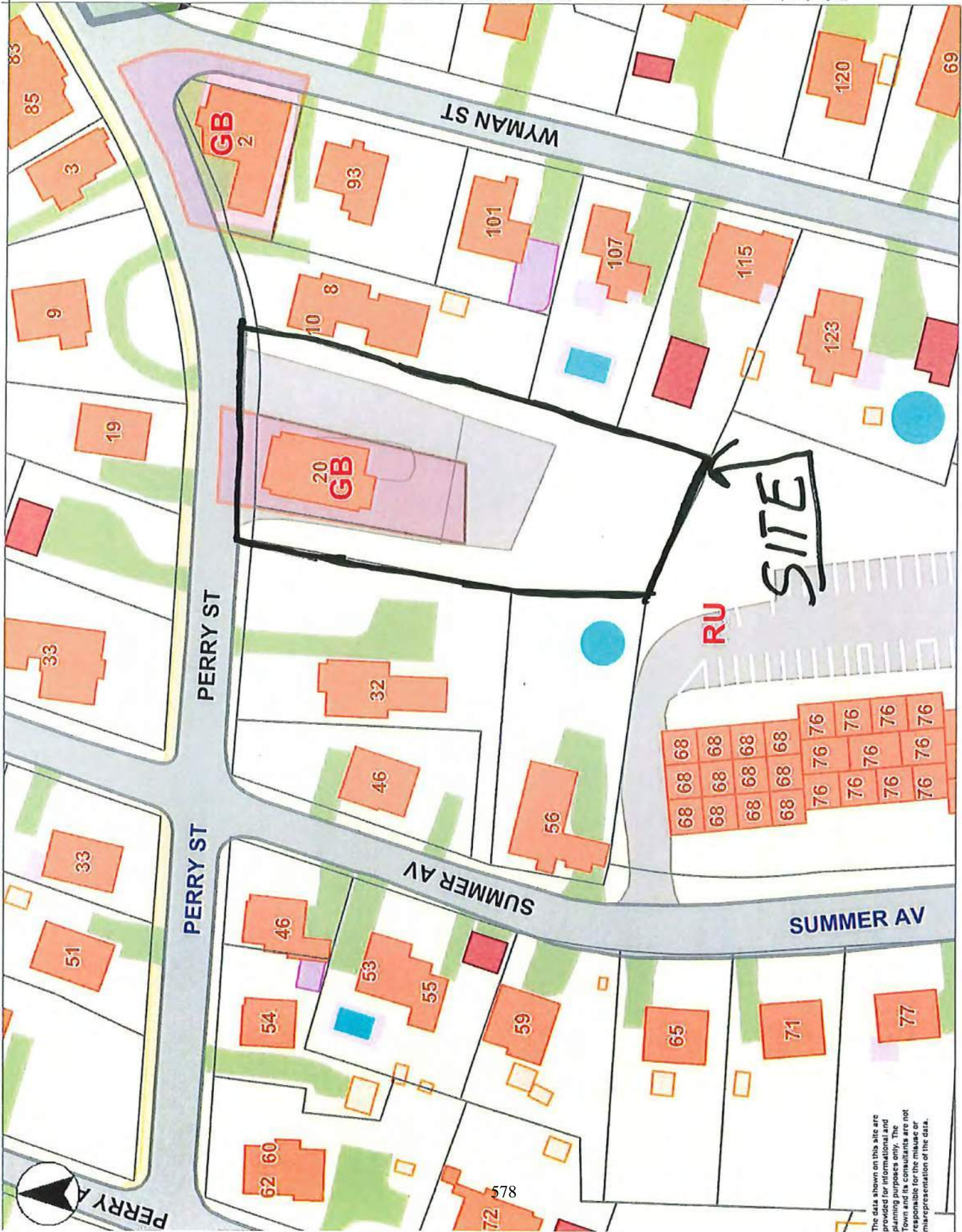
Date Submitted: 12/27/2023

Page 1 of 2

[illegible]



- Parcels
- Street Label 22
- Buildings 2023
- Deck
- Foundation
- Fuel Tank
- Mobile
- Pad-Patio
- Porch
- Pump Island
- Shed
- Garage
- Water Tower
- Sport Areas 2021
- Pools 2023
- Walkways 2023
- Road Markings 2020
- Public Roads 2022
- State Owned
- Town Owned
- Private Roads 2022
- Private (Paved)
- Private (Unpaved)
- Un-Constructed Road
- Driveway October 2022
- Parking 2023
- Sidewalks 2023
- Police Station
- Fire Station
- Public Library
- SCD Border
- Zoning 2016 Shaded
- Core
- Permitted
- Industrial
- CENTRAL BUS
- GENERAL BUS
- HIGHWAY BUS
- NEIGHBORHOOD
- RESIDENTIAL
- RESIDENTIAL-1
- RESIDENTIAL-2
- RESIDENTIAL-3
- Medical Marijuana Ov
- Solar Power Overlay
- MA Highways
- Interstate
- US Highway
- Numbered Rout
- Town Boundary
- Abutting Towns
- Abutting Town Labels
- Railroad



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the release or misrepresentation of the data.

Article 54

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STOUGHTON, MASS.

WARRANT ARTICLE PETITION

2023 DEC 28 P 3:19

OFFICE OF
THE TOWN CLERK

TO THE PETITIONER: Petitions for articles to appear in a warrant for a Town Meeting shall be signed by registered voters of the Town of Stoughton, showing their names, address and precinct number, if known. The number of signatures required for inclusion in a warrant are as follows: ANNUAL TOWN MEETING - minimum of ten; SPECIAL TOWN MEETING - 100 for inclusion in a warrant opened at the discretion of the Board of Selectmen; MANDATED SPECIAL TOWN MEETING - 200 or more will require the Board of Selectmen to call a Special Town Meeting within 45 days of receipt of the petition. It is advised to obtain twenty-percent additional signatures to allow for unqualified signatures. The complete text of the article must appear on each sheet bearing signatures and each sheet shall be numbered consecutively. The name of the PETITIONER of Record and his or her address shall be clearly indicated; otherwise the first person to sign the petition will be designated as the petitioner.

To the honorable Board of Selectmen:

We the undersigned registered voters of the Town of Stoughton do respectfully request the following article to be included in a warrant for the next Annual or Special Town Meeting:

Article ____ (ID ____)

See "Exhibit A" regarding Indigenous Peoples Day.

Petitioner: Sylvia Whiting Address: 24 Jennifer Lane

Date Submitted: 12/15/2023 Page 1 of 2

	Signature	Address	Precinct
✓	Sylvia Whiting	24 Jennifer Ln.	6
✓	Deborah L. Stanton	14 Kristen Dr.	6
✓	Margaret G. Stanton	24 Jennifer Ln.	6
✓	Karen Tappan	26 Rose Glen St.	8
✓	Maureen Kelly	154 Winslow	8
✓	Stacey Daugherty	79 Clover Lane	5
✓	Takara Conner	241 Curbs Ave	4
✓	Resheeda Bowman	132 Summer St.	4
N	Hillary Capinella	48 Cleary Dr.	4
✓	Andrea Wheeler	116 Bapts Dr.	5
✓	Lawrence E. Jansen	77 Tamarack Dr.	2
✓	Karen Duchene	57 Memorial Dr.	5
✓	Molly Sorbman	44 Tamarack Dr.	2
✓	May Rose	25 Hollytree Rd.	2
✓	Mari Rose	25 Hollytree	2

EXHIBIT A

ARTICLE To see if the Town will vote to replace the holiday "Christopher Columbus Day" on the second Monday of October with "Indigenous Peoples Day;" or take any other action relating thereto.

Explanation: Indigenous Peoples Day celebrates and honors the Indigenous peoples of the Americas and commemorates their shared history and culture. It began as a counter-celebration to honor indigenous peoples in the Americas who were nearly exterminated in the post-contact European conquest. Indigenous Peoples Day was initiated in 1989 in South Dakota, where the Governor backed a resolution to celebrate Native American Day on the second Monday of October. Today dozens of U.S. States, cities and towns celebrate Indigenous Peoples Day, including Arizona, Florida, Hawaii, Iowa, Alaska, Vermont, South Dakota, New Mexico, and Maine. In Massachusetts, twenty-eight cities and towns have adopted Indigenous Peoples Day including Amherst, Cambridge, Salem, Sharon, Somerville, Brookline, Newton, Northampton, Marblehead, Pittsfield, Provincetown, Falmouth, Wellesley and Mashpee.

The history of Stoughton as recorded by the Stoughton Historical Society clearly linked Stoughton to the Indigenous Peoples who inhabited this area before the arrival of Christopher Columbus. The Ponkapoag Indians inhabited the second "Praying Town" established by John Eliot. As early as 1636, it was recorded that Chief Kitchamakin sold all his land to one Richard Collicut of Dorchester, for 28 fathoms of wampum, reserving 40 acres of his choice for himself and his men. The Ahauton family, first mentioned in 1667, figured in the area history right through to the 1800's. The older Ahauton was an educated Indian; his son William was a teacher, a councilor of the sachem, and signed several treaties before 1675. In 1690, he visited Major General Stoughton to assure the safety of friendly Indians. But by 1726, the Ponkapoag Indians were reduced to but a few families; their remains lie in the Indian cemetery off Indian Lane. It was not until 1861 that guardians were abolished and the Indians in Massachusetts were given citizenship.

There were several blacks living in Stoughton in colonial days. Isaac Williams was the first "colored man" listed in Canton (Stoughton) in 1719. He was a slave of Dr. Williams, subsequently married to Elizabeth Wills, a "pure Ponkapoag," and accepted into the tribe. Isaac bought land on which he built a house in 1803.

Generations of historical trauma have been suffered by indigenous people and persists even today; a legacy that we can no longer ignore. It is now time to honor First Nations people who paid so dearly in the conquest that brought about our own nation, the United States of America. We ask that the second Monday of October be celebrated in Stoughton, MA as "Indigenous Peoples Day" henceforth.

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