

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



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

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

September 17, 2024

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

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

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

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

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

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

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

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

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

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

Sincerely,


Michelle R. Tyler
Planning Director

Enclosures

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

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c/o SB General Contracting, Inc.

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Walpole, MA 02081

PS Form 3800, January 2010

PSN 7530-02-000-9000

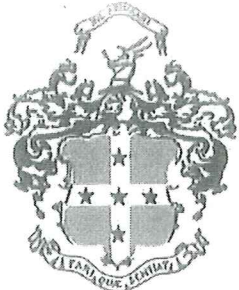
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Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

COPY

July 25, 2024

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

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

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

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

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

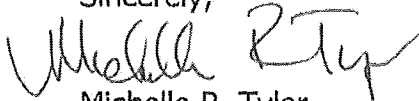
No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto,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

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

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

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

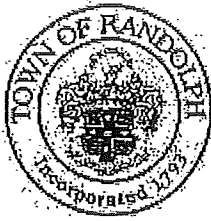
Sincerely,

A handwritten signature in black ink, appearing to read "Michelle R. Tyler".

Michelle R. Tyler
Planning Director

Enclosures

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



May 5, 2020

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

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

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

Pursuant to Massachusetts General Law Chapter 41 Section 81W:

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

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

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Street and Apt. No., or PO Box No.
14 Renmar Ave
City, State, ZIP+4®
Walpole MA 02081

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

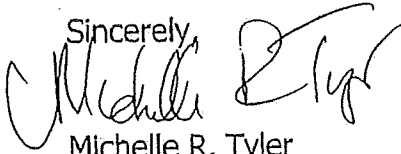
FILE

g Department
Town Hall
th Main Street
ph, MA 02368

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

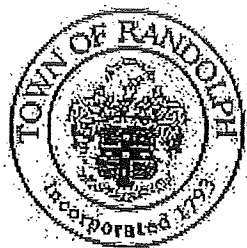
The Board respectfully requests information regarding the intent to construct, revise or discontinue the private way known as E.G. Schaner Circle before considering any action permitted by law. Randolph Planning Board is conducting regular meetings using a video platform. You may submit any response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

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle R. Tyler", written over the word "Sincerely,".

Michelle R. Tyler
Town Planner

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



FILE

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

March 5, 2020

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

RE: Ledgeview Terrace Subdivision
Randolph, MA

Dear Mr. Saccone,

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

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

Sincerely,

Michelle R. Tyler
Town Planner

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