

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



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

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

September 17, 2024

Osayomwanbor Obazee  
45 Roel Street  
Randolph, MA 02368

RE: Roel Court Subdivision

Dear Osayomwanbor,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as ROEL COURT. The subdivision of 45 Roel Court by then owner Barbara Mersal created the potential for three (3) lots and an extension of Roel Court on September 10, 2007; note the reference on your deed of land attached to this letter. To date, there has been no activity identified toward the completion of the road and installation of utilities.

The Randolph Planning Board reached out to you on July 30, 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. During your visit to my office, you indicated that you would participate in the September 10 meeting, but regretfully we did not take note of your attendance in person or online.

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 it 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 6:45pm 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](http://www.townofrandolph.com).

Please contact my office at 781-961-0936 or [mtyler@randolph-ma.gov](mailto: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  
Anthony Plizga, Planning Board Chairperson

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
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Total Post  
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Sent To  
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Street and  
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City, State  
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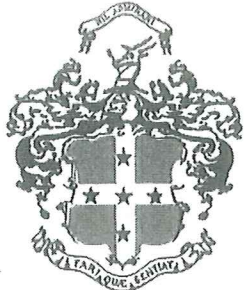
Osayomwador Obazee  
 45 Roel Street  
 Randolph, MA 02368

Postmark  
 Here

PS Form 3811, February 2004 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY						
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="text-align: center; padding: 20px;">Osayomwador Obazee            45 Roel Street            Randolph, MA 02368</p> <p>2. Article Number            (Transfer from service label) <span style="float: right;">7022 0410 0000 8368 8816</span></p>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p><b>X</b> </p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Certified Mail</td> <td><input type="checkbox"/> Express Mail</td> </tr> <tr> <td><input type="checkbox"/> Registered</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> C.O.D.</td> </tr> </table> <p>4. Restricted Delivery? (Extra Fee) <span style="float: right;"><input type="checkbox"/> Yes</span></p>	<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail						
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<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.						





TOWN OF RANDOLPH  
INC. 1793

# Town of Randolph

## OFFICE OF PLANNING BOARD

TOWN HALL  
RANDOLPH, MASS. 02368

**COPY**

July 30, 2024

Osayomwanbor Obazee  
45 Roel Street  
Randolph, MA 02368

RE: Roel Court Subdivision  
Randolph, MA

Dear Obazee Osayomwandor,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as ROEL COURT. The subdivision of 45 Roel Court by then owner Barbara Mersal created the potential for three (3) lots and an extension of Roel Court on September 10, 2007; note the reference on your deed of land attached to this letter. To date, 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 this subdivision of land in order for the Board to consider all actions available to them. 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 it 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.*

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*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, September 10, 2024 at 6:00pm for discussion. 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](http://www.townofrandolph.com)

If I can provide any information to you in advance of the meeting, please call me at 781-961-0936.

Sincerely,

  
Michelle R. Tyler  
Planning Director

Enclosures

Cc: Jean Pierre-Louis, Town of Randolph Engineer  
Anthony Plizga, Planning Board Chairperson

N O T  
A N  
O F F I C I A L  
C O P Y

N O T  
A N  
O F F I C I A L  
C O P Y

### QUITCLAIM DEED

I, **Barbara Mersal, Trustee of The Barbara Mersal 2018 Living Trust** u/d/t dated June 6, 2018, with respect to which an Abstract of Trust under M.G.L. c. 184, Section 35 recorded on June 12, 2018, in Norfolk County Registry of Deeds in Book 36051, Page 371, of Randolph, Massachusetts,

for consideration paid in the amount of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)**, grants to

**Osayomwanbor Obazee**, individually, now of 45 Roel Street, Randolph, MA 02368

with ***QUITCLAIM COVENANTS***,

The land in Randolph, Norfolk County, Massachusetts together with the buildings and improvements thereon, as described in **Exhibit A** attached hereto.

Subject to, and with the benefit of, all rights restrictions, reservations, easements, appurtenances and rights of way of record, insofar as the same are still in force and applicable.

The Grantor herein does hereby voluntarily release and relinquish all of her rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and states under the pains and penalties of perjury that she waives any and all homestead rights and further states that no other person or entity is entitled to an estate of homestead in the property.

Meaning and intending to convey the entire premises described in and for title please see the deed recorded with the Norfolk County Registry of Deeds in Book 36051, Page 374.

Property Address for Lot 1: 45 Roel Street, Randolph.

Property Address for Lots 2 & 3: 0 Roel Court, Randolph.

[SIGNATURES ON FOLLOWING PAGE]

MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 11-15-2021 @ 03:52pm  
Ctl#: 1080 Doc#: 144797  
Fee: \$2,280.00 Cons: \$500,000.00

WILLIAM P. O'DONNELL, REGISTER  
NORFOLK COUNTY REGISTRY OF DEEDS  
RECEIVED & RECORDED ELECTRONICALLY

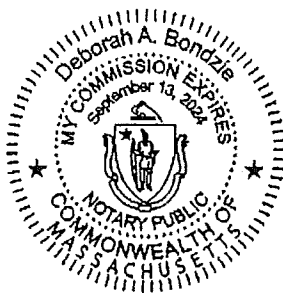
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EXECUTED AS A SEALED INSTRUMENT ON THIS 19TH DAY OF AUGUST 2021.  
OFFICIAL OFFICIAL  
GRANTOR: COPY COPY

Barbara Mersal  
By: Barbara Mersal, Trustee of  
The Barbara Mersal 2018 Living Trust

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 19th day of August 2021, before me, the undersigned notary public, personally appeared Barbara Mersal, proved to me through satisfactory evidence of identification, which were MA Driver's License or U.S. Passport, to be the person who signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of The Barbara Mersal 2018 Living Trust.



Deborah A Bondzie  
Notary Public: Deborah A Bondzie:  
My Commission Expires: Sept 13, 2024

NOT AN OFFICIAL COPY  
NOT AN OFFICIAL COPY

The land in Randolph, Norfolk County, Massachusetts together with the buildings and improvements thereon, known as **Lots 1, 2 and 3**, and being shown on a plan of land entitled “‘Roel Court’ Definitive Subdivision Plans, 45 Roel Street, (Map 47, Block A, Parcel 007), in Randolph, Massachusetts” dated April 23, 2007, McKenzie Engineering Group, Inc., Danvers, MA, recorded with the Norfolk Registry of Deeds in Plan Book 580, Page 15. Said locus is a subdivision of a 1.10 acre parcel recorded with Norfolk Deeds as Plan No. 851 of 1985 in Plan Book 324. Said parcel is bounded and described according to said plan as follows:

SOUTHWESTERLY by land now or formerly of Robert A. Wilcox, Jr. and Roel Street, by two courses, eighty-seven and 11/1 00 (87.11) feet and one hundred thirty-nine and 91/100 (139.91) feet, respectively;

SOUTHERLY by land of The Town of Randolph by two courses measuring one hundred twenty-one and 73/100 (121.73) feet and seventy-seven and 80/100 (77.80) feet, respectively;

EASTERLY by land of the said Town of Randolph, forty-five and 95/100 (45.95) feet;

SOUTHEASTERLY again by land of the said Town of Randolph, sixty-nine and 94/100 (69.94) feet;

EASTERLY                      again by land of the said Town of Randolph, sixty-four and 95/100  
(64.95) feet;

NORTHWESTERLY by land now or formerly of Stanley Poole, Jr., et al, and Priscilla F. Whynot, ninety and 44/100 (90.44) feet;

NORTHEASTERLY again by said Whynot land, sixty-eight and 91/100 (68.91) feet;

NORTHWESTERLY by land now or formerly of John W. Daley and Katherine Daley and land now or formerly of Waite Realty Trust, one hundred sixty-four and 92/100 (164.92) feet.

Said parcel of land contains 1.10 acres of land according to said plan.