

**Public Notices**

amended, and Chapter 191 of the Town Code, the Non-Zoning Wetlands Protection By-law, the Stoughton Conservation Commission will hold a remote relay virtual public hearing on Thursday, October 20, 2022, at 7:00 p.m. in Google Meets, the on-line Web based virtual meeting interface format.

The hearing is concerning an application procedure for a Notice of Intent submission to the Stoughton Conservation Commission for proposed construction of a temporary access pathway spanning across the wetland resource area to the rear of 563 Highlands Street submitted by Civil & Environmental Consultants, Inc. Raynham, MA on behalf of Elton Grice, 563 Highland Street, LLC.

The proposed work is for a 45 linear foot temporary wetland crossing, for the excavation of thirteen soil test pits in the western portion of the site which is only accessible through a temporary wetland crossing on the property. To access the area from the wetland crossing road, an erosion/siltation barrier shall be installed within a portion of the flagged wetlands resource area located to the rear of the existing residential dwelling on the site. A temporary access pad shall be positioned and placed on the ground within the secured area, to prevent damage to the wetland during the crossing with excavation machinery. The erosion control barrier shall be installed along the limit of work to secure the up gradient disturbances against discharge of sediment and siltation in the wetland resource areas on site.

The temporary wetlands crossing road shall be in place for the duration required to conduct a total of 14 proposed exploratory soil test pits on the property, seven of which, are within 100 feet of the wetland resource area. On completion of the work, the entire temporary wetlands crossing tracking pad and siltation barriers would be removed. All disturbed areas are required to be stabilized to prevent erosion of sediment into the wetlands resource areas. The location of the specified work and excavation of test pits is located at 563 Highland Street.

Plans are available for review at the Conservation Commission Office, 2nd floor, Engineering Department of the Town Hall by appointment or are available by electronic format upon calling (781) 341-1300 x 9261 or emailing jconlon@stoughton-ma.gov. Plans will also be available at the time and place of the hearing.

Gerald J. Mc Donald, Chairman of the Conservation Commission

AD# 7897500  
PL 10/12/2022



**CASE # 4288  
LEGAL NOTICE  
ZONING BOARD OF  
APPEAL  
TOWN OF STOUGHTON  
NOTICE OF PUBLIC  
HEARING**

A public hearing will be held in the Town Hall, Conference Room B, Room 301, Third Floor, 10 Pearl Street, on **October 20, 2022 at 7:32 P.M. on the petition of, Alan & Helen Breyan, represented by Attorney Barry R Crimmins, Case #4288, for a Special Permit/Finding** under the Town of Stoughton Zoning By-Law of November 18, 2015, as amended through October 19, 2020 **Section 5.5, Nonconforming Single and Two Family Residential Structures," Subsection 10.5.2, "Criteria;" and Mass. General Laws Chapter 40A, Section 6,** in order to construct a two-car attached garage to the existing single family dwelling located at **82 Dean Road, (Further identified on Assessors Plan 62, Lot 59) in an RC Zone** in said Stoughton.

Any person desiring to receive further notice concerning this petition as provided by the General Rules of the Zoning Board of Appeal should file a written request containing his/her name and address with the Board.

The petitioner and/or his representative, or any other persons desiring to be heard on this matter should appear at the time and place designated.

Sherman Epro  
Chairman

AD# 7826327  
PL 10/05 & 10/12/2022

**DEVAUGHN ESTATE  
LEGAL NOTICE  
Commonwealth of  
Massachusetts  
The Trial Court  
Probate and Family Court  
Norfolk Probate and Family  
Court  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200  
Docket No. NO22P2511EA  
CITATION ON PETITION**

**Public Notices**

**FOR  
FORMAL ADJUDICATION**

Estate of: Barbara Jean DeVaughn

Date of Death: 08/02/2022

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Wayne DeVaughn of Revere MA and Stephanie Beebe of Abington MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Wayne DeVaughn of Revere MA and Stephanie Beebe of Abington MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

**IMPORTANT NOTICE**  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 11/09/2022.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

**UNSUPERVISED  
ADMINISTRATION  
UNDER THE  
MASSACHUSETTS  
UNIFORM PROBATE  
CODE (MUPC)**

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

**WITNESS, Hon. Patricia Gorman, First Justice of this Court.**

Date: October 06, 2022

Colleen M. Brierley  
Register of Probate

AD#7893727  
PL 10/12/2022

**102 HOWE RD  
LEGAL NOTICE  
NOTICE OF PUBLIC  
HEARING**

In accordance with Massachusetts General Laws; Chapter 131, Section 40; the Cohasset Wetlands Bylaw; and the Cohasset Stormwater Bylaw, the Cohasset Conservation Commission will hold a public hearing on Thursday, October 20, 2022 at 6:30 PM via remote participation on a Zoom platform for an Amended Notice of Intent 22-33 and Amended Stormwater Permit 22-27 from Edward Janowsky & Sarah Curren to add a swimming pool to a recently constructed single family home partially within a buffer zone to a Bordering Vegetated Wetland at 102 Howe Road. The public is invited to offer public input by emailing cpecht1@cohassetma.org. Details for access to the Zoom Platform will be on the Conservation Commission agenda available online at [www.cohassetma.org](http://www.cohassetma.org) in the Meetings/Hearings Notices. Information regarding the application will be available online prior to the meeting.

AD# 7887464  
PL 10/12/2022

**KENO MONITORS  
NOTICE**

The Massachusetts State Lottery Commission (MSLC) will offer a KENO monitor to display the game to duly qualified existing KENO To Go Agent(s), as listed below:

Canton Village Wine Spirits  
95 Washington St.  
Canton, MA, 02021

Paula's Package Store  
561 Washington St.  
Canton, MA, 02021

Quincy Market Store  
1066 Washington St.  
Quincy, MA 02169

Norwood Golden Bull  
1066 Washington St.  
Norwood, MA 02062

If you object to these agent(s) receiving a monitor, you must do so, in writing, within twenty-one (21) days of receipt of this letter. If applicable, please address your written objection to the Massachusetts State Lottery Commission, Legal Department, 150 Mount Vernon Street, Dorchester, MA 02125 and send via email to [cporsche@masslottery.com](mailto:cporsche@masslottery.com) or by mail. Should you have any questions regarding this program or any other issues relative to the Lottery, please call the Lottery's General Counsel, Greg Polin, at 781-917-6057 or via email at [gpolin@masslottery.com](mailto:gpolin@masslottery.com).

We look forward to working with you as the Lottery continues its efforts to support the 351 cities and towns of the Commonwealth.

AD# 7890653  
PL 10/12/2022

**Public Notices**

**RFQ/ GENERAL CONTRACTORS**

**LEGAL NOTICE  
THE TOWN OF  
RANDOLPH  
REQUEST FOR  
QUALIFICATIONS**

The Town of Randolph requests Statements of Qualifications for General Contractors and Sub-Contractors for the prequalification of the Elizabeth G. Lyons Elementary School project in Randolph, MA. Copies of the Request for Qualifications (RFQ) document with instructions and requirements will be available online at [www.projectdog.com](http://www.projectdog.com), Project Code: #851559 beginning on Wednesday, October 12, 2022.

Qualifications must be submitted no later than 2:00 PM on Wednesday, October 26, 2022, and must be submitted to [www.projectdog.com](http://www.projectdog.com), Project Code: #851559. The project has an estimated construction cost of \$41,576,611. Respondents must be DCAMM certified and meet all requirements noted in the RFQ.

Qualifications must be combined into one submission file in PDF format and uploaded to Projectdog #851559 for review by the specified deadline.

Submissions received after the time and date established herein this notice shall not be accepted or considered, regardless of the cause for delay in the receipt of the submission. Submissions shall not be emailed, mailed, or faxed.

The Town of Randolph reserves the right to reject any and all submissions, to waive any informality in prequalification, and to accept or reject submissions as determined in the best interests of the Town.

"An Equal Opportunity Municipality - AA/MBE"

AD# 7893913  
PL 10/12/2022

**LEGAL NOTICE  
PUBLIC NOTICE**

Town of Randolph, MA  
Council Order 2022-044

The Randolph Town Council will hold a meeting on Monday, October 17, 2022 at 6:15 PM via ZOOM to consider Council Order 2022-044 regarding the Authorization by the Randolph Town Council to Petition the General Court to Enact Special Legislation Regarding the Disability Retirement of Officer Casey L'Italien. That Council Order reads as follows: Authorization By The Randolph Town Council To Petition The General Court To Enact Special Legislation Regarding The Disability Retirement of Officer Casey L'Italien. The Randolph Town Council hereby authorizes a petition to the General Court to enact special legislation regarding the disability retirement of Officer Casey L'Italien, said special legislation to be in a form that is substantially as presented below, and authorizes the Town Manager to take any action necessary in connection with the submission of said petition, and further authorizes the General Court to make clerical or editorial changes of form to the proposed special legislation: AN ACT RELATIVE TO THE DISABILITY RETIREMENT OF CASEY L'ITALIEN, A POLICE OFFICER IN THE CITY KNOWN AS THE TOWN OF RANDOLPH. Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows: SECTION 1. (a) Notwithstanding any general or special law to the contrary and in order to promote the public good, the retirement system of the county of Norfolk shall retire Casey L'Italien, a police officer in the Police Department of the city known as the town of Randolph, who was injured in the line of duty and, as a result, is permanently incapacitated from performing the essential duties of a police officer. The retirement benefits shall be paid and administered in accordance with section 7 of chapter 32 of the General Laws. Upon retirement, Casey L'Italien shall receive a lump sum payment from said retirement board equal to her total accumulated retirement deductions. (b) The annual amount of pension payable to Casey L'Italien shall be equal to the regular rate of compensation which would have been payable to her had she continued in service as a police officer at the grade held by her at the time of her retirement until her death or until reaching age 65, whichever first occurs. The retirement shall become effective commencing on the date immediately following the final day for which Casey L'Italien received regular compensation for such employment. The additional benefits granted in this act shall be funded and administered by said retirement system, consistent with and subject to said chapter 32, except that sections 8, 91 and 91A of said chapter 32 shall not apply. All amounts paid under this act shall be exempt from state and local taxation, and exempt from federal taxation to the extent allowable under federal law. (c) Upon attaining age 65, Casey L'Italien shall receive a pension pursuant to section 7 of said chapter 32, the yearly amount of which shall be equal to 80 percent of the average annual rate of compensation paid to her in the previous 12 months. (d)

**Public Notices**

If Casey L'Italien shall be married at the time of her retirement, then, upon her death, said retirement board shall pay her surviving spouse if then living, a pension, payable in monthly installments in the amount of 75 percent of the annualized amount of the pension payable to Casey L'Italien on the date of her death. The pension shall be subject to section 103 of said chapter 32. (e) Casey L'Italien shall be indemnified for hospital, medical and other healthcare expenses related to treatment of injuries sustained while in the line of duty on May 25, 2021, not otherwise covered by health insurance. SECTION 2. This act shall take effect upon its passage. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the meeting may be found on the Randolph website calendar, on the day of the meeting.

AD#7877415  
PL 10/12/2022

**SAFETY ANSWERING  
POINT  
LEGAL NOTICE  
TOWN OF BRAINTREE  
OPM SERVICES  
REGIONAL PUBLIC  
SAFETY ANSWERING  
POINT  
REQUEST FOR QUALIFICATIONS (RFQ)**

The Town of Braintree seeks the services of a qualified Owner's Project Manager (OPM) as defined in M.G.L. Chapter 149, Section 44A 1/2 for the construction and renovation of a regional public safety answering point at 2 JFK Memorial Drive. Initial scope of work includes a review of existing studies, budget development, designer selection, design development, value engineering, pre-qualification of bidders, bid and award, construction management, and final closeout of the Project. Prior studies are included as part of the RFQ document. Must have current Mass. license and registration as an architect or professional engineer, with a minimum of 5 years supervisory experience in the design/construction of public buildings. Must have prior OPM experience of at least one recent similar project. Fee is to be negotiated with selected proposer. There will be an information session for proposers on Oct 25, 2022 at 11am at the Braintree Town Hall. The RFQ is available immediately at <https://braintree.ma.gov/Bids.aspx>. RFQ responses are due on Nov 4, 2022 at 12pm in the Office of the Braintree Contract Administrator, 1 JFK Memorial Drive, Braintree, MA 02184. The Town of Braintree reserves the right to reject any or all responses, or to cancel this RFQ if deemed to be in the best interest of the Town.

AD# 7892794  
PL 10/12/2022

**GOODALE ESTATE  
LEGAL NOTICE  
Commonwealth of  
Massachusetts  
The Trial Court  
Norfolk Probate and Family  
Court  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200  
Docket No. NO22P2652EA  
INFORMAL PROBATE  
PUBLICATION NOTICE**

Estate of: Susan Diane Goodale

Also known as: Susan D. Goodale

Date of Death: July 25, 2022

To all persons interested in the above-captioned estate, by Petition of Petitioner Dawn Dolan of Hingham MA a will has been admitted to informal probate.

Dawn Dolan of Hingham MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

AD#7893438  
PL 10/12/2022

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**14 EDWARD RD B-14 STOUGHTON  
LEGAL NOTICE  
COMMONWEALTH OF MASSACHUSETTS  
SALE OF REAL ESTATE  
UNDER M.G.L. c. 183A:6**

By virtue of a Judgment and Order of the Stoughton District Court (Civil Action No. 2255 CV 12), in favor of the Board of Managers of the Knollsbrook Condominium Complex against Fabienne Ballanton a/k/a Fabienne E. Bellanton, et al, establishing a lien pursuant to M.G.L. c. 183A §6 on the real estate known as Unit B-14 in the Knollsbrook Condominium with a street address of 14 Edward Road, Stoughton, Norfolk County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 10:00 a.m. on October 19, 2022 at 14 Edward Road, Unit B-14, Stoughton, Massachusetts. The premises to be sold are more particularly described as follows:

**DESCRIPTION:**

Unit No. B-14, Street No. 14B Edward Drive (Model Name Virginian) of Knollsbrook Condominium Eight in Stoughton, Norfolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated August 19, 1974 and recorded with Norfolk Deeds on August 29, 1974, Book 5072, Page 353 ("Master Deed") which Unit is shown on the floor plans of the Buildings filed simultaneously with said Master Deed in Norfolk Deeds and on the copy of the portion of said plans attached to the first deed of said Unit recorded on March 25, 1975 with said Deeds in Book 5115, Page 429.

Said Unit is conveyed together with:

1. An undivided 1.7199 percent interest in the common areas and facilities of the Property described in said Master Deed ("Common Areas and facilities") attributable to the Unit and two parking spaces. Grantees' percentage interest in the Common Areas and Facilities of Knollsbrook Condominium Eight will decrease if Phase II thereof is submitted to General Laws, Chapter 183A, as amended, pursuant to Article XVII of the Master Deed.
2. An exclusive right to use the yard, patio and parking spaces designated for the Unit as shown on the site plan files with the Master Deed as Exhibit A and an exclusive right to use the attic space and storage space appurtenant to said Unit.
3. An easement for the continuance of all encroachments by the Unit on any adjoining units or Common Areas and Facilities existing as a result of settling or shifting of the cluster, or as a result of repair or restoration of the cluster or of the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Areas and Facilities made by or with the consent of the Board of Managers.
4. An easement in common with the owners of other Units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Areas and facilities located in any of the other units or elsewhere on the Property, and serving the Unit.
5. The following rights and easements in common with the other Unit Owners, all as described in the Master Deed:
  - a. Right to use Erin Road as described in Article II of the Master Deed in common with all others entitled thereto for all purposes for which streets and ways commonly used are in the Town of Stoughton.
  - b. The right to pass and repass over the Common Areas and facilities as set forth in the Master Deed.

Said Unit is conveyed subject to:

1. Easements in favor of the Common Areas and Facilities for the continuance of all encroachments of such adjoining units or Common Areas and Facilities on the Unit, now existing as a result of the cluster, or which may come into existence hereafter as a result of settling of the cluster, or as a result of repair or restoration of the unit or of any adjoining unit or of the Common Areas and Facilities after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Areas and Facilities made by or with the consent of the Board of Managers.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Areas and Facilities located in the Unit or elsewhere on the Property and serving such other units.
3. Exclusive rights in favor of owners of any unit to use designated lawn, patio, attic, storage and parking space appurtenant to such unit.
4. The provisions of the Master Deed, By-Laws, Rules and Regulations and floor plans of the Condominium recorded simultaneously with and as part of the Master Deed, as the same may be amended from time to time by instrument recorded in Norfolk Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his immediate family, servants, guests, invitees, successors and assigns, as though such provisions were recited and stipulated at length herein.
5. Rights of other Unit Owners and of the public to use Erin Road as set forth on Article II of the Master Deed.
6. Real estate taxes for the current year not yet due and payable.
7. Rights of all Unit Owners to pass on and over the Common Areas and Facilities as set forth in the Master Deed.

The Unit is intended only for residential purposes. No use may be made of the Unit except as a residence for the Owner thereof or his/her permitted lessees and the members of their immediate families, and no portion or all thereof may be used as a professional office whether or not accessory to a residential use.

For title, see Deed to Fabienne Ballanton dated September 30, 2004 and recorded with the Norfolk County Registry of Deeds in Book 21605, Page 481.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said Unit Deed shall control.

**TERMS OF SALE:**

1. A non-refundable deposit payable in cash, certified or bank check in the amount of \$5,000.00 for the unit shall be payable at the Auction.
2. The balance of the purchase price is to be paid within thirty (30) days of the auction.
3. An Auctioneer's Release Deed will be issued to the purchaser, upon payment of the balance of the purchase price, within thirty (30) days of the auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens or encumbrances is made in the deed.
4. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and occupants, if any.
5. No representation is or shall be made as to any amount of taxes due and outstanding.
6. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.
7. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record.
8. No representation is or shall be made as to the condition of the Premises or the Condominium. The Premises shall be sold "as is."
9. Other items, if any, shall be announced at the sale.
10. The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller's counsel, Attorney Mark S. Einhorn, Marcus, Errico, Emmer & Brooks, P.C., 45 Braintree Hill Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

Knollsbrook Condominium Complex,  
By its Board of Managers

AD# 7815534  
PL 09/28, 10/05, 10/12/2022

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