

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 Sahlu
Araba Adjei-Koranteng

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

September 17, 2024

Dean Guo
29 Collins Avenue
Randolph, MA 02368

RE: Powers Drive Subdivision

Dear Mr. Guo,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as POWERS DRIVE. The subdivision of 29 Collins Avenue in 1980 created the potential for two (2) lots with a new right-of-way "Powers Drive"; 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 August 7, 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. The letter was returned to our office unclaimed.

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 6:15pm 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

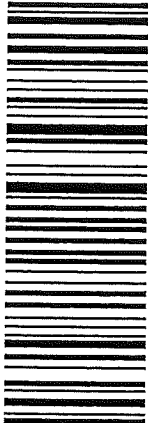
Enclosures

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



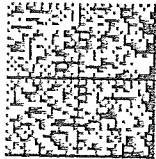
Planning Department
Randolph Town Hall
41 South Main Street
Randolph, MA 02368

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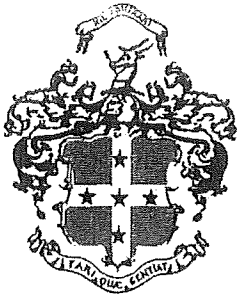
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Dean Guo
29 Collins Avenue
Randolph, MA 02368

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TOWN OF RANDOLPH
INC. 1793

Town of Randolph

OFFICE OF PLANNING BOARD

TOWN HALL
RANDOLPH, MASS. 02368

COPY

August 7, 2024

Dean Guo
29 Collins Avenue
Randolph, MA 02368

RE: Powers Drive Subdivision

Dear Mr. Guo,

The Randolph Planning Board has conducted an audit of their records and requests information on the status of the subdivision known as POWERS DRIVE. The subdivision of 29 Collins Avenue in 1980 created the potential for two (2) lots with a new right-of-way "Powers Drive"; 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.

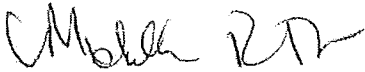
No modification, amendment or rescission of the approval of a plan of a subdivision or changes in such plan shall affect the lots in such subdivision which have been sold or mortgaged in good faith and for a valuable consideration subsequent to the approval of the plan, or any rights appurtenant thereto, 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, 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.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle R. Tyler", with a stylized flourish at the end.

Michelle R. Tyler
Planning Director

Enclosures

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

N O T
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C O P Y

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

Quitclaim Deed

We, John Dacey and Maura Dacey n/k/a Maura Galvin, both unmarried of Norfolk County, Massachusetts, for consideration paid and in full consideration of Four Hundred Ten Thousand Five Hundred and 00/100 Dollars (\$410,500.00), the receipt of which is hereby acknowledged, grant to Dean Guo, Individually now of 29 Collins Avenue, Randolph, Norfolk County, Massachusetts 02368

with **QUITCLAIM COVENANTS**,

The land with the buildings thereon situated at #29 Collins Avenue, Randolph, Norfolk County, Massachusetts, being shown as Lot 25E according to "Subdivision Plan of Land-Randolph Mass. Lots 25E and 25F Powers Drive, Scale 1"=20', August 20, 1980, (Rev.11/26/80, John E. Levreault, P.E. & Associates, 10 Diauto Drive, Randolph, Mass." Recorded with Norfolk County Registry of Deeds in Book 287, Page 108-81 to which plan reference is hereto made for a more accurate description.

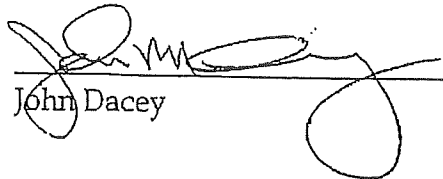
This conveyance is subject to and with the benefit of all covenants, restrictions, agreements, easements and rights of way of record, as same are now in force and applicable.

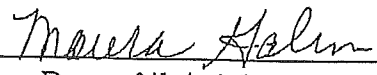
The Grantors named herein do hereby voluntarily release all rights of Homestead, if any, in the subject property, as set forth in M.G.L. Chapter 188 and certify under the pains and penalties of perjury that there is no other person or persons entitled to any Homestead Rights.

Being a portion of the premises conveyed by deed recorded with the Norfolk County Registry of Deeds at Book 31966, Page 287.

Property: 29 Collins Avenue, Randolph, MA 02368

N O T N O T
A N A N
EXECUTED UNDER SEAL this 17th day of November, 2020.
C O P Y C O P Y


John Dacey

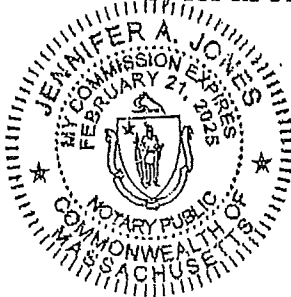

Maura Dacey a/k/a Maura Galvin

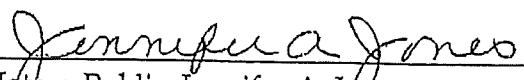
COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

NOVEMBER 17, 2020

On this 17th day of November, 2020 before me, the undersigned notary public, personally appeared John Dacey proved to me through satisfactory evidence of identification which was a MASS DRIV LIC to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntary for its stated purpose.



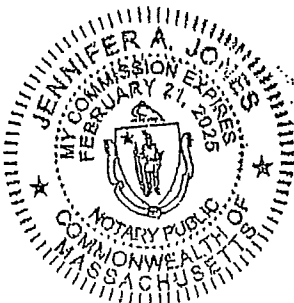

Notary Public: Jennifer A. Jones
My Commission Expires: 02/21/2025

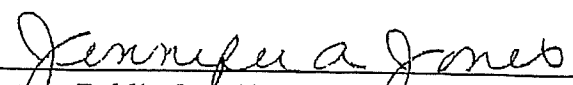
COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

NOVEMBER 17, 2020

On this 17th day of November, 2020 before me, the undersigned notary public, personally appeared Maura Dacey a/k/a Maura Galvin proved to me through satisfactory evidence of identification which was a MASS DRIV LIC to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntary for its stated purpose.




Notary Public: Jennifer A. Jones
My Commission Expires: 02/21/2025