



SHERMAN LAW

— EST 2007 —

175 DERBY STREET, SUITE 42
HINGHAM, MA 02043
781-848-8008
TINSHERMANLAW.COM

Department of Public Works

Randolph Town Hall

41 S. Main Street Randolph, MA 02368

Planning Board

Randolph Town Hall

41 S. Main Street Randolph, MA 02368

ATTN: Michelle

November 2, 2023

Dear Board Members,

I am writing on behalf of my client, Ben Lin who is under contract to purchase 217 Mill Street in Randolph. Based on the peer review he received from the planning board he has been reaching out to all the surrounding neighbors to install one water line connecting to the water main on Mill Street, allowing the new water line to be tied into the existing water line on Prospect Avenue. The Planning Board recommended 54 Prospect Avenue as an option, but the neighbor was not in agreement.

With the assistance of Civil Engineer, Jim DeCelle, we identified two other neighboring properties to which we could possibly seek an easement. Each group of owners was contacted multiple times and no neighbor has been willing to grant an easement. The Buyer has offered monetary compensation and to restore any disruption to their yard. Only one neighbor expressed interest and then later passed.

In Summary the following properties were contacted:

1. 54 Prospect Ave Randolph

Owners: Carlos Webster and Natacha Julien.

Letters were sent to the property on June 20, 2023 and again on August 2, 2023. In addition, I personally called and left messages via phone. In addition, the Seller did speak with Natacha Julien at the property in the hopes that an agreement could be reached. The owner replied via email on July 10, 2023 that they were not interested (see email correspondence attached)

2. 2 Hart Circle Randolph

Owners: Reginald Charles and Chandra Charles

Letter was sent to the property on August 15, 2023. On August 20, 2023 the owners replied that they may be interested and asked that we send a plan. On August 22, 2023 a plan was sent to the owners for review. On August 26, 2023 the owners replied that they were no longer interested. (See email correspondence attached)

3. 6 Hart Circle Randolph

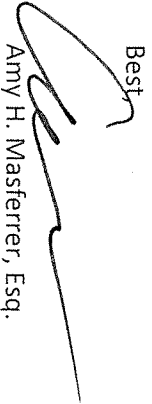
Owner: Patrick Vincent Charles

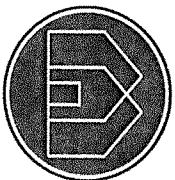
Letter was sent October 2, 2023. Additionally, I personally tried to call the Owner and did not receive a reply to any of my attempts.

At this time the Buyer is looking for direction from the Town of Randolph as to how to proceed. Without the cooperation of the neighbors, the property cannot be developed into much needed housing.

We look forward to your response.

Best,


Amy H. Masferrer, Esq.



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June 20, 2023

54 Prospect Avenue

Randolph, MA 02368

Dear Carlos Webster and Natacha Julien,

This office represents the intended buyer of 217 Mill Street, Randolph, MA. The buyer has reached out to the Town of Randolph to pursue building on the property.

The Planning Board has conveyed and are requesting that the Buyers install one water line to connect to the water main in Mill Street, by tying the water line into the existing water line on Prospect Avenue. In order to do this, my client would need to obtain an easement over your property for the installation of the connection of the water line.

I would like to discuss this further with you to see if an agreement can be reached, including compensation to you. Please feel free to email me at ahm@timshermanlaw.com or call me directly at 617-504-9151.

I look forward to hearing from you.

Best, Amy Hubert Masferrer, Esq.

Amy Hubert Masferrer

54 Prospect St.

From: carlos webster <carlos.webster@gmail.com>
Sent: Monday, July 10, 2023 7:42 PM
To: Amy Hubert Masferrer
Cc: Natacha Julien
Subject: Request for Water Line Easement ref:217 Mill Street

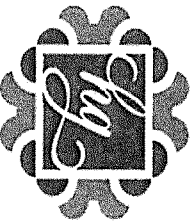
Attorney Hubert Masferrer,

We received your letter dated June 20th, 2023 regarding the above matter.

We **do not** want an easement across our property, so your client's request to run a water line easement across our property at **54 Prospect Ave, Randolph** has been denied.

Respectfully,

Carlos Webster
Natacha Julien



HEINE GOODALE LAW

118 Needham Street, 2nd Floor, Newton, MA 02464 • P: (617) 467-5177 • F: (617) 219-9043

August 2, 2023

Carlos Webster
Natacha Julien
54 Prospect Avenue
Randolph, MA 02368

Dear Carlos Webster & Natacha Julien,

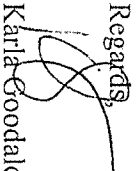
This office represents The Arsenault Family Trust, the current owner and intended Seller of 217 Mill Street, Randolph, MA. The intended Buyer has reached out to the Town of Randolph to pursue building on the property.

The Planning Board has conveyed and are requesting that the Buyer install one water line to connect to the water main in Mill Street by tying the water line into the existing water line on Prospect Avenue. In order to accomplish this, the Buyer would need to obtain an easement over your property for the installation of the connection of the water line. The Buyer has agreed to compensate you \$5,000.00 for the permission of the easement. In addition, if you have concerns regarding your lawn being disturbed, all steps would be taken to minimize that. The Seller has agreed to loan and reseed any affected grass areas at their cost and expense.

I would like to discuss this further with you to see if an agreement can be reached. Please feel free to email me at kgoodale@hgoodalelaw.com or call me directly at 617-285-6303.

I look forward to hearing from you.

Regards,


Karla Goodale, Esq.



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TIM@SHERMANLAW.COM

August 15, 2023

2 Hart Circle

Randolph, MA 02368


Dear Reginald Charles and Chandra Charles,

This office represents the intended buyer of 217 Mill Street, Randolph, MA. The buyer has reached out to the Town of Randolph to pursue building on the property.

The Planning Board has conveyed and are requesting that the Buyers install one water line to connect to the water main in Mill Street, by tying the water line into the existing water line at Hart Circle. In order to do this, my client would need to obtain an easement over your property for the installation of the connection of the water line.

I would like to discuss this further with you to see if an agreement can be reached, including compensation to you. Please feel free to email me at ahm@timshermanlaw.com or call me directly at 617-504-9151.

I look forward to hearing from you.


Best, Amy Hubert Masferrer, Esq.

Amy Hubert Masferrer

2 Hope Street

From: Amy Hubert Masferrer
Sent: Monday, August 28, 2023 10:42 AM
To: Kristin Buker
Subject: FW: Easement- Hart Street

Hey,

Unfortunately, this neighbor does not appear to be interested either. I am going to reach out to Jim DeCelle to see if there is another option. I also reached out to the Buyer's agent to see if we can sweeten the deal.

Best, Amy

Amy Hubert Masferrer, Esq.

Sherman Law

175 Derby Street, Suite 42

Hingham, MA 02043

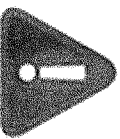
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(781) 926-1000 - fax

ahm@timshermanlaw.com

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From: Chandra Charles <cjpc314@gmail.com>
Sent: Saturday, August 26, 2023 4:55 PM
To: Amy Hubert Masferrer <ahm@timshermanlaw.com>
Cc: Reggie Charles <charles.reggie4@gmail.com>
Subject: Re: Easement- Hart Street

Hello,

We have decided not to move forward with allowing the easement on our property.

Thank you.

Chandra Charles
Reginald Charles

On Tue, Aug 22, 2023 at 4:01 PM Amy Hubert Masferrer <ahm@timshermanlaw.com> wrote:

Hello Chandra,

Thank you so much for reaching out. Attached is the plan which shows that the easement for the water main connection would be limited to the upper corner of the property. Any landscaping that was disturbed would be replaced. The water line would be more efficient and should allow for better water pressure to the property. Additionally, my client would be willing to compensate you \$5,000.00 for any inconvenience.

Please let me know if I can answer any questions for you. I would be happy to connect further with a phone call as well of that is your preference.

Best, Amy

Amy Hubert Masferrer, Esq.

Sherman Law

175 Derby Street, Suite 42

Hingham, MA 02043

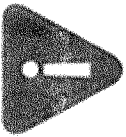
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From: Chandra Charles <cipc314@gmail.com>

Sent: Sunday, August 20, 2023 9:33 PM

To: Amy Hubert Masferrer <ahm@timshermanlaw.com>

Cc: Reggie Charles <charles.reggie4@gmail.com>

Subject: Easement

Hello Attorney Masferrer,

We are in receipt of your letter correspondence in regards to the easement your client would like to utilize on our property. If you send a proposal of what the easement and compensation would detail we will take it under review.

Thank you.

-Chandra Charles and Reginald Charles

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Chandra Charles

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Chandra Charles

Amy Hubert Masferrer

From: Amy Hubert Masferrer
Sent: Thursday, September 7, 2023 4:06 PM
To: jing zheng
Subject: RE: Easement- Hart Street

Hello Jing,

I raised the amount to \$7,000 and have not received a reply. Is there any other neighbor we can approach?

Best, Amy

Amy Hubert Masferrer, Esq.

Sherman Law

175 Derby Street, Suite 42

Hingham, MA 02043

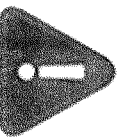
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From: jing zheng <jingz112@gmail.com>

Sent: Thursday, August 31, 2023 9:11 AM

To: Amy Hubert Masferrer <ahm@timshermanlaw.com>

Subject: Re: Easement- Hart Street

Hi Amy can you call me please 6175993169

Sent from my iphone

On Aug 28, 2023, at 10:37, Amy Hubert Masferrer <ahm@timshermanlaw.com> wrote:

Hello Jing,

Regrettably, this neighbor is not interested in the easement as well. Does Jim DeCelle have another option? Is the Buyer willing to increase the offer? I am happy to continue to explore any alternative the Buyer agrees to.

Best, Amy

Amy Hubert Masferrer, Esq.

Sherman Law

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Hingham, MA 02043

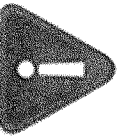
(617) 504-9151 - mobile (preferred)

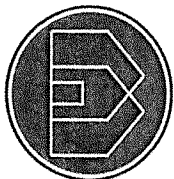
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October 2, 2023

Patrick Vincent Charles

6 Hart Circle

Randolph, MA 02368


Dear Mr. Charles,

This office represents the intended buyer of 217 Mill Street, Randolph, MA. The buyer has reached out to the Town of Randolph to pursue building on the property.

The Planning Board has conveyed and are requesting that the Buyers install one water line to connect to the water main in Mill Street, by tying the water line into the existing water line on Prospect Avenue. In order to do this, my client would need to obtain an easement over your property for the installation of the connection of the water line.

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I look forward to hearing from you.

Best,
Amy Hubert Masferrer, Esq.

Amy Hubert Masferrer, Esq.