



TOWN OF RANDOLPH  
INC. 1793

# Town of Randolph

## OFFICE OF PLANNING BOARD

TOWN HALL  
RANDOLPH, MASS. 02368

January 20, 2022

Paul V. Scally, Jr.  
Joan M. Scally  
Scally Family Living Trust  
131 Oak Street  
Randolph, MA 02368

**COPY**

RE: Kiley Circle – Unrecorded Subdivision

In May 2020, the Planning Board requested information regarding the supposed subdivision of land on Oak Street that resulted in the creation of Kiley Circle and associated parcels (see attached). Following the correspondence, the Planning Board chairperson Anthony Plizga met with you in August 2020 to further discuss the need for information. As of this correspondence, no additional information has been received by the Planning Board.

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 information from you before their meeting on **TUESDAY, APRIL 26, 2022** at 6:00pm when they will consider any action permitted by law. They are conducting meetings using a video platform (ZOOM) and you may submit any response to the Board in writing to my attention or participate in an upcoming meeting via video. Please contact my office at 781-961-0936 or [mt Tyler@randolph-ma.gov](mailto:mt Tyler@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". The signature is fluid and cursive, with the first name "Michelle" being more prominent than the last name "Tyler".

Michelle R. Tyler  
Director of Planning

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



*Town of Randolph*  
Planning Department  
41 South Main Street  
Randolph, MA 02368  
Phone: 781-961-0936

COPY

mailed 2<sup>nd</sup> time 7.22.2020

May 5, 2020

Paul V. Scally, Jr.  
Joan M. Scally  
Scally Family Living Trust  
131 Oak Street  
Randolph, MA 02368

RE: Kiley Circle

During a recent review of the Town's records of the lots purported to be located on Kiley Circle and a comparison with the records on file at the Norfolk County Register of Deeds, we have found some inconsistencies between said records that I hope you can help us to resolve.

- 1) We have not located a recorded plan of land for the subdivision that created Kiley Circle on file with the Registry of Deeds. The documents that depict any layout for Kiley Circle are:
  - a. Book 4177 page 240 → ANR plan from 1964
  - b. Book 527 page 32 → Mathematical Correction Plan from 2004

It would appear that Kiley Circle may have been laid out between 1958 and 1964 yet we have not located the recorded plan at the Norfolk Registry of Deeds. Please advise.

- 2) The deeds for the lots referenced on the "Mathematical Correction" dated 2004 plan do not align with that plan through frontage or lot size. Should you provide the reference for the original recorded subdivision plan, the deeds would still not align with the plan as they reference frontage on Oak Street.

As you can see, the inconsistencies are problematic. Could you provide any documentation or reference to the of recording of the subdivision at the Registry of Deeds to resolve the question about the creation of Kiley Circle? I can be reached via email at [mttyler@randolph-ma.gov](mailto:mttyler@randolph-ma.gov) or by phone at 781-961-0936.

Regarding any required correction of the deeds for the lots depicted on Kiley Circle, I have included copies download from the Norfolk Register of Deeds for your information. Please



*Town of Randolph*  
*Planning Department*  
*41 South Main Street*  
*Randolph, MA 02368*  
*Phone: 781-961-0936*

January 20, 2022

Mass Property Holdings  
536 N. Main Street  
Randolph, MA 02368

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- 2) Discussion with the Planning Board via their video meeting on **Tuesday, February 22, 2022** at 6:00pm.

Note that when all items have been completed to the satisfaction of the Planning Board, the road(s) remain private ways and the subdivider is responsible for upkeep and maintenance until the street(s) is submitted to the Randolph Town Council and accepted as a public way.

Please direct any questions to Michelle Tyler at 781-961-0936 or via email [mt Tyler@randolph-ma.gov](mailto:mt Tyler@randolph-ma.gov).

**SUBDIVISION/ROAD IMPROVEMENT PROJECT**

COUNTRY WAY LANE

- Final as-builts plans [mylar plus 2 prints]
- Request for Certificate of Completion



*Town of Randolph  
Planning Department  
41 South Main Street  
Randolph, MA 02368  
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January 20, 2022

West Point Development  
P.O. Box 46  
Hanover, MA 02339

**COPY**

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**SUBDIVISION/ROAD IMPROVEMENT PROJECT**

PROSPECT HILL  
(Prospect Ave Extension)

As-builts (mylar plus 2 copies)



*Town of Randolph  
Planning Department  
41 South Main Street  
Randolph, MA 02368  
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January 20, 2022

John Greene  
15 Scannell Drive  
Randolph, MA 02368

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**SUBDIVISION/ROAD IMPROVEMENT PROJECT**

MARY LEE ESTATES  
(S.J. Skeen)

Final as-built (mylar plus 2 copies)

Requested: 6/19; 7/19; 2/2020; 5/2021



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January 20, 2022

West Point Development  
P.O. Box 46  
Hanover, MA 02339

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**SUBDIVISION/ROAD IMPROVEMENT PROJECT**

*SPRING ESTATES  
(Kelli Rd)*

- ① sidewalks
- ② remove temporary turn around
- ③ top course asphalt
- ④ Conveyance & utilities
- ⑤ final asbaults (mylar plus 2 copies)

*Requested: 11/20; 5/21*



*Town of Randolph*  
*Planning Department*  
*41 South Main Street*  
*Randolph, MA 02368*  
*Phone: 781-961-0936*

January 20, 2022

West Point Development  
P.O. Box 46  
Hanover, MA 02339

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**SUBDIVISION/ROAD IMPROVEMENT PROJECT** *BARTLETT ESTATES*

- *Conveyance of Utilities*
- *Request for Certificate of Completion*





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41 South Main Street  
Randolph, MA 02368  
Phone: 781-961-0936*

January 20, 2022

JDG Development  
P.O. Box 130  
Holbrook, MA 02343

**COPY**

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**SUBDIVISION/ROAD IMPROVEMENT PROJECT** MAPLEWOOD ESTATES (Arredondo Cir)

- Conveyance & Utilities
- Request for Completion & Release of Covenant

Requested: 2/20; 4/20; 7/20; 11/20; 5/21



*Town of Randolph*  
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*Randolph, MA 02368*  
*Phone: 781-961-0936*

January 20, 2022

Donna Road Realty Trust  
P.O. Box 652  
535 South Main Street  
Randolph, MA 02368

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**SUBDIVISION/ROAD IMPROVEMENT PROJECT**

GROVE AVENUE (Cygnat Lane)

- Submission of Modifications
  - drainage & grading
  - driveway relocation
- Conveyance of utilities
- Final as-builts (mular plus 2 copies)

Requested: 6/2019; 11/2019; 2/2020; 4/2020; 7/2020; 11/2020; 5/2021



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P.O. Box 46  
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**SUBDIVISION/ROAD IMPROVEMENT PROJECT**

RICHARD ESTATES

- ① Conveyance of Utilities
- ② bounds
- ③ final as-builts (mylar plus 2 copies)

Requested: 11/20 ; 5/21



*Town of Randolph*  
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*41 South Main Street*  
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Edward Daly  
6 Van Beal Road  
Randolph, MA 02368

**COPY**

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**SUBDIVISION/ROAD IMPROVEMENT PROJECT**

*Renewal Estate*

① Bounds

② Final as-builts (mylar plus 2 copies)

*REQUESTED 2/20; 5/21*