

HEARINGS, MEETINGS, LICENSES
9-13-10

(Town Seal)

The Board of Selectmen will hold a public hearing in the Selectmen's Meeting Room at the Town Hall, 10 Nickerson Avenue, Middleborough, MA on Monday, September 13, 2010 at 7:30 PM to accept the layout of Wildflower Lane in Middleborough, MA, on such terms as the Selectmen shall determine for the purposes of a Town way, such property being shown on a plan entitled "Wildflower Estates" Street Acceptance Plan - Wildflower Lane, dated July 27, 2010 and revised August 5, 2010, prepared by G.A.F. Engineering, Inc., which plan is on file with the Town Clerk's Office.

Marsha L. Brunelle
Alfred P. Rullo, Jr.
Muriel C. Duphily
Stephen J. McKinnon
Steven P. Spataro
BOARD OF SELECTMEN

Publish: September 2, 2010

RELEASE OF ALL CLAIMS

The undersigned in consideration of the Town of Middleborough (the "Town") laying out and acquiring the following way(s) as Town way(s): That certain roadway being shown as Wildflower Lane and being shown on a plan entitled, "Wildflower Estates Definitive Subdivision in Middleborough, Massachusetts," which plan is dated May 13, 2005, and is recorded at the Plymouth County Registry of Deeds as Plan No. 263 of 2006 in Plan Book 51, Page 368, hereby release the Town from any and all claims for damages on account of or arising from an anticipated order of taking by eminent domain by the Town's Board of Selectmen to acquire ownership of the said way(s) as town way(s) and to acquire any easement(s) in the land of the undersigned taken in such order of taking in connection with said way(s).

The way(s) to be acquired as Town ways are shown on the following described plan(s):

1. _____ Wildflower Lane
Name of Way

Road Layout of Wildflower Lane, dated July 27, 2010 revised through August 5, 2010,

prepared by G.A.F. Engineering, Inc.

Road layout/Acceptance plan entitled, dated and plan preparer

WITNESS the hand(s) and seal(s) of the undersigned this _____ day of August, 2010.

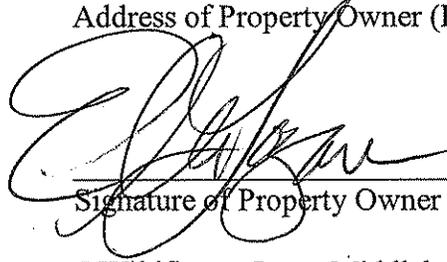


Signature of Property Owner

5 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

Vincent P. Logan, Jr.
Name of Property Owner (PRINT)

1
Lot Number of Property Owner



Signature of Property Owner

5 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

Ellen C. Logan
Name of Property Owner (PRINT)

1
Lot Number of Property Owner

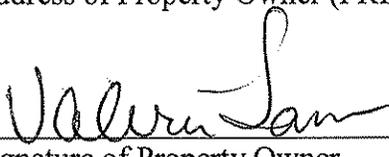


Signature of Property Owner

11 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

Joseph M. Tawa, III
Name of Property Owner (PRINT)

2
Lot Number of Property Owner

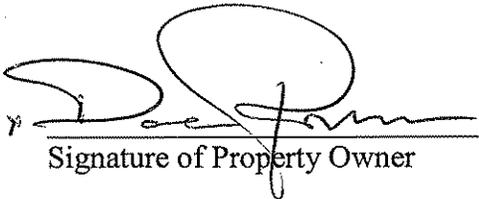


Signature of Property Owner

11 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

Valerie R. Tawa
Name of Property Owner (PRINT)

2
Lot Number of Property Owner



Signature of Property Owner

17 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

David Pincus
Name of Property Owner (PRINT)

3
Lot Number of Property Owner


Signature of Property Owner

17 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

Jessica Pincus
Name of Property Owner (PRINT)

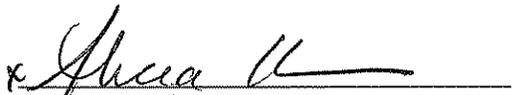
3
Lot Number of Property Owner


Signature of Property Owner

19 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

Kyle P. Armstrong
Name of Property Owner (PRINT)

4
Lot Number of Property Owner


Signature of Property Owner

19 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

Alicia Mason
Name of Property Owner (PRINT)

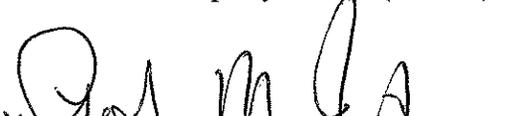
4
Lot Number of Property Owner


Signature of Property Owner

25 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

Leon Jones
Name of Property Owner (PRINT)

5
Lot Number of Property Owner


Signature of Property Owner

25 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

Robin Jones
Name of Property Owner (PRINT)

5
Lot Number of Property Owner


Signature of Property Owner

31 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

Adam Schmid
Name of Property Owner (PRINT)

6
Lot Number of Property Owner

M. Schmid
Signature of Property Owner

31 Wildflower Lane, Middleboro, MA
Address of Property Owner (PRINT)

John Scanlon, Trustee
Signature of Property Owner

37 Fernway, Middleboro, MA
Address of Property Owner (PRINT)

Katherine Scanlon Trustee
Signature of Property Owner

37 Fernway, Middleboro, MA
Address of Property Owner (PRINT)

John Scanlon, Trustee
Signature of Property Owner

37 Fernway, Middleboro, MA
Address of Property Owner (PRINT)

John Scanlon, Trustee
Signature of Property Owner

37 Fernway, Middleboro, MA
Address of Property Owner (PRINT)

John Scanlon Trustee
Signature of Property Owner

37 Fernway, Middleboro, MA
Address of Property Owner (PRINT)

Maryregina T. Schmid
Name of Property Owner (PRINT)

6
Lot Number of Property Owner

Scanlon Realty Trust, II
Name of Property Owner (PRINT)

7
Lot Number of Property Owner

Scanlon Realty Trust, II
Name of Property Owner (PRINT)

7
Lot Number of Property Owner

DBC Investment Trust
Name of Property Owner (PRINT)

B, C, D
Lot Number of Property Owner

Parcel A Investment Trust
Name of Property Owner (PRINT)

A
Lot Number of Property Owner

Wildflower Homeowners Trust
Name of Property Owner (PRINT)

E
Lot Number of Property Owner

MIDDLEBOROUGH PLANNING BOARD
Middleborough, Massachusetts

CERTIFICATE OF COMPLETION
AND
RELEASE OF MUNICIPAL INTEREST
IN SUBDIVISION PERFORMANCE SECURITY

Subdivision Name: WILDFLOWER ESTATES
Owner: John M. Scanlon & Antonio E. Raposo, Trustees – Rapskan Realty Trust
Owner's Address: 37 Fernway, Middleborough, MA 02346.
Street Name(s): Wildflower Lane
Location: Southeast side of Fairview Street

Plans of Record:

Definitive Subdivision Plans Entitled: "Wildflower Estates in Middleborough, MA"
Number of Sheets: 9 By: Outback Engineering, Inc., 165 East Grove Street,
Middleborough, MA 02346
Applicant: John M. Scanlon & Antonio E. Raposo Trustees, Rapskan Realty Trust
Date of Subdivision Plan: May 13, 2005, Revised: February 1, 2006
Date Approved: January 31, 2006 Date Endorsed: March 21, 2006
Recorded at the Plymouth County Registry of Deeds Plan Book 51, Pages 368, 369,
694 to 700.

Plan Entitled: "Plan of Land on Wildflower Lane in Middleborough, MA" (Form "A")
Prepared By: Outback Engineering, Inc., 165 East Grove Street, Middleborough, MA
02346.
Prepared For: John M. Scanlon & Antonio E. Raposo Trustees, Rapskan Realty Trust.
Dated: February 8, 2007 Number of Sheets: 1
Recorded at the Plymouth County Registry of Deeds Plan Book 52, Page 1027

As-Built Plan: "Wildflower Estates 'Residential Subdivision As-Built Plan'"
Prepared By: G.A.F. Engineering, Inc., 266 Main Street – Wareham, MA 02571
Prepared For: John M. Scanlon & Antonio E. Raposo Trustees, Rapskan Realty Trust.
Dated: February 19, 2010 Revised: August 5, 2010 Number of Sheets: 1

CERTIFICATE OF COMPLETION
WILDFLOWER ESTATES

Layout Plan: "Wildflower Estates 'Street Acceptance Plan – Wildflower Lane'"
Prepared By: G.A.F. Engineering, Inc., 266 Main Street – Wareham, MA 02571
Prepared For: John M. Scanlon & Antonio E. Raposo Trustees, Rapsan Realty Trust.
Dated: July 27, 2010 Revised: August 5, 2010 Number of Sheets: 1

Record Documents:

Amended Drainage Easement For Lot 2 Dated: January 16, 2007 with attached
"Exhibit A 'Drainage Easement Lot 2 Plan' Dated January 11, 2007
Recorded at the Plymouth County Registry of Deeds, Book 33993 Page 180 – 183

Covenant Dated: March 15, 2006
Recorded at the Plymouth County Registry of Deeds Book 32399, Page 316 – 323

Form "K-1" Declaration of Reserved Easements Dated: March 21, 2006
Recorded at the Plymouth County Registry of Deeds Document, Book 32399, Page
324 – 327.

Driveway Street Lantern Restrictive Covenant Dated: March 15, 2006
Recorded at the Plymouth County Registry of Deeds Book 32399, Page 328 – 329

Declaration of Trust "Wildflower Homeowners Trust" for homeowner's maintenance of
Retaining Wall on Parcel "E" Dated: March 15, 2006
Recorded at the Plymouth County Registry of Deeds Document, Book 32399, Page
331 – 338.

Certificate of Approval for Definitive Subdivision Plan for "Wildflower Estates" (formerly
Fairview Meadows) for Wildflower Lane: January 31, 2006

Surety:

Letter of Credit Dated: April 23, 2010
Name of Individual/Entity Posting Surety: John M. Scanlon & Antonio E. Raposo,
Trustees of Rapsan Realty Trust.

Name of Bank: The Mayflower Bank
Address of Bank: 30 South Main Street, P.O. Box 311, Middleborough, MA 02346
Amount of Surety: \$140,000.00
Type of Account: Letter of Credit

CERTIFICATE OF COMPLETION
WILDFLOWER ESTATES

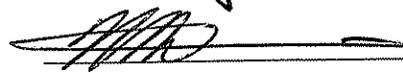
The undersigned, being a majority of the Planning Board of Middleborough have determined that the construction of way

WILDFLOWER LANE

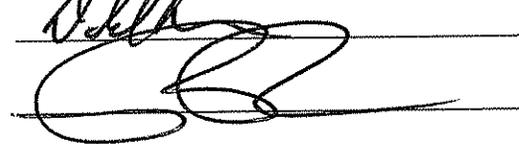
and installation of municipal services in the subdivision referred to above have been fully and satisfactorily completed by the applicant in accordance with the Board's Subdivision Rules and Regulations, approved Definitive Subdivision Plan and any Conditions of Approval, to serve the following enumerated lots: Lots 1 through 7 and Parcels A, B, C, D and E

Pursuant to Section 81-U of Chapter 41, M.G.L. and in consideration of completion of said construction and installation, the Town of Middleborough, a Massachusetts municipal corporation, acting through its Planning Board, hereby releases its interest in the performance security referred to above and finds complete.

Duly executed as a sealed instrument this 19 day of August, 2010.



William B. Garceau

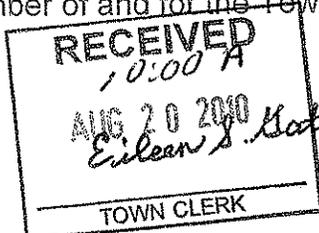



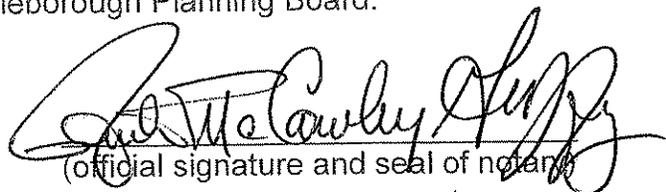
Majority of the Planning Board
of the Town of Middleborough

COMMONWEALTH OF MASSACHUSETTS

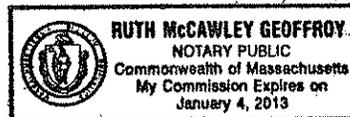
Plymouth, SS:

On this 19th day of August, 2010, before me, the undersigned notary public, personally appeared William B. Garceau, proved to me through satisfactory evidence of identification, which was personal knowledge of his/her identity, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as a member of and for the Town of Middleborough Planning Board.





(official signature and seal of notary)



CERTIFICATE OF COMPLETION
WILDFLOWER ESTATES

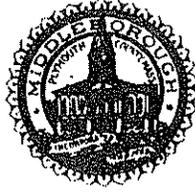
Duplicate copy to:

Owner

Middleborough Town Clerk

Middleborough Town Treasurer

Board of Selectmen



Town of Middleborough
Massachusetts

BOARD OF SELECTMEN

August 26, 2010

John M. Scanlon & Antonio E. Raposo, Trustees - Rapsan Realty Trust
37 Fernway
Middleboro, MA 02346

RE: Wildflower Lane - Street Acceptance Hearing 9/13/10 @ 7:30 PM

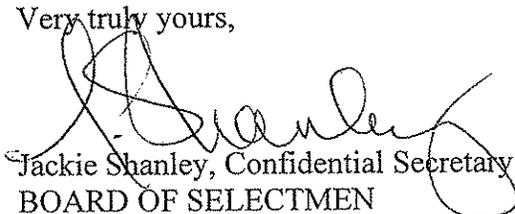
Dear Mr. Scanlon and Mr. Raposo:

Enclosed is a copy of the public hearing notice in regards to the above mentioned hearing. I have included an instruction sheet for mailing notices.

The certified mailings should be sent at least two (2) weeks prior to the hearing.

Please contact this office if you need any further information.

Very truly yours,


Jackie Shanley, Confidential Secretary
BOARD OF SELECTMEN

Enclosures

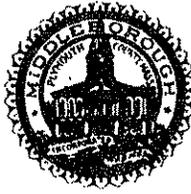
cc: Board of Selectmen
Planning Board
ZBA

(Town Seal)

The Board of Selectmen will hold a public hearing in the Selectmen's Meeting Room at the Town Hall, 10 Nickerson Avenue, Middleborough, MA on Monday, September 13, 2010 at 7:45 PM to accept the layout of Keith Street Extension on such terms as the Selectmen shall determine for the purposes of a Town way, such property being shown on a plan entitled "Roadway Asbuilt-Acceptance Plan, Keith Street Extension, Middleboro, MA" prepared by Outback Engineering and dated July 26, 2010, which plan is on file with the Town Clerk's Office.

Marsha L. Brunelle
Alfred P. Rullo, Jr.
Muriel C. Duphily
Stephen J. McKinnon
Steven P. Spataro
BOARD OF SELECTMEN

Publish: September 2, 2010



Town of Middleborough

Massachusetts

BOARD OF SELECTMEN

RECEIVED

SEP 07 2010

TOWN OF MIDDLEBOROUGH
TREASURER / COLLECTOR

NOTICE TO TAX COLLECTOR

TO: Judy M. MacDonald, Treasurer/Collector

FROM: Board of Selectmen

DATE: September 2, 2010

Please inform this office as to whether or not the following property owner/applicant/petitioner owes the Town of Middleboro any outstanding taxes and/or municipal charges that remain unpaid for more than one year.

Name of Applicant/Petitioner: James A. Pavlik

Name of Property Owner: Keith Street Development LLC
Keith Place Condominium Trust

Address of Location for Permit Use: Keith Street
Map 50, Lots 961 and 992

Address of Applicant/Petitioner: 165 East Grove Street, Middleboro, MA

Does Property Owner/Applicant/Petitioner owe Taxes/Municipal Charges? No

RELEASE OF ALL CLAIMS

The undersigned in consideration of the Town of Middleborough (the "Town") laying out and acquiring the following way as a Town way - Keith Street Extension - hereby release the Town from any and all claims for damages on account of or arising from an anticipated order of taking by eminent domain by the Town's Board of Selectmen to acquire ownership of the said way(s) as a town way and to acquire any easement(s) in the land of the undersigned taken in such order of taking in connection with said way.

The way to be acquired as a Town way is shown on the following described plan:

1. Keith Street Extension
Name of Way

"Roadway Asbuilt-Acceptance Plan, Keith Street Extension, Middleboro, MA"
prepared by Outback Engineering and dated July 26, 2010

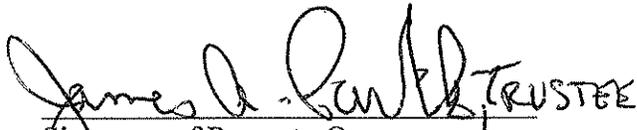
Road layout/Acceptance plan entitled, dated and plan preparer

WITNESS the hand(s) and seal(s) of the undersigned this 12th day of August 2010.


Signature of Property Owner

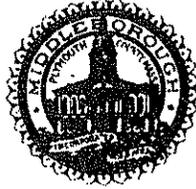
Keith Street Development LLC
Name of Property Owner (PRINT)

165 East Grove Street, Middleborough, MA 02346
Address of Property Owner (PRINT)


Signature of Property Owner

Keith Place Condominium Trust
Name of Property Owner (PRINT)

165 East Grove Street, Middleborough, MA 02346
Address of Property Owner (PRINT)



Town of Middleborough

Massachusetts

BOARD OF SELECTMEN

August 26, 2010

James A. Pavlik
Keith Street Development LLC
Keith Place Condominium Trust
165 East Grove Street
Middleboro, MA 02346

RE: Keith Street Extension - Street Acceptance Hearing 9/13/10 @ 7:45 PM

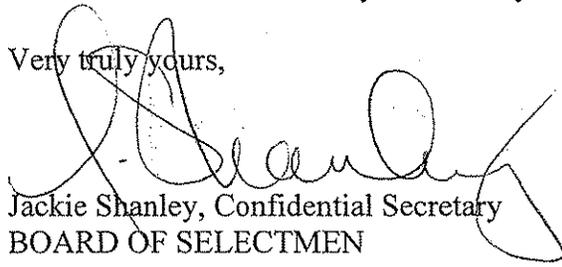
Dear Mr. Pavlik:

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Please contact this office if you need any further information.

Very truly yours,



Jackie Shanley, Confidential Secretary
BOARD OF SELECTMEN

Enclosures

cc: Board of Selectmen
Planning Board
ZBA