

**Town of Randolph**  
**Report to 2009 Town Meeting**

*Randolph Community Preservation Committee*

*May 26, 2009*

**Town of Randolph  
Report to 2009 Town Meeting**

**Table of Contents**

CPA Report

- I. Overview of CPA
- II. Summary of CPA in Randolph
- III. Activities of CPC Committee
- IV. Applications Received and Approved
  - A. Royal Stetson Property
  - B. Community Preservation Planner (Town Planner)
  - C. Jonathan Belcher House
  - D. Playgrounds
  - E. Stetson Bond – Final Payment
  - F. Crawford Square - PWED
  - G. Rent Property Improvements
  - H. Veterans / Working Family Housing Program
  - H. Powers Farm
  - I. Rent Property
  - J. Van Beal / Daly Property
- V. Financial Overview
- VI. Forward Looking Statement

## I. Overview of CPA

The Community Preservation Act (hereafter referred to as "CPA"), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. These funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides significant State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the four core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and improving a community's infrastructure. The Community Preservation Act gives a community the funds needed to control its future.

## II. Summary of CPA in Randolph

Randolph's fiscal year 2010 CPA revenue of approximately \$500,000 will be matched by the State in October 2010 at 30%.

Consistent with the terms of the CPA and with the Community Preservation Committee bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee  
(as of May 5, 2009)

Conservation Commission appointee.....Brian Howard, Chairman  
At-large community member.....Michelle Tyler  
Board of Selectmen appointee..... William Alexopoulos  
Housing Authority appointee.....Ron Lum  
Business community appointee .....Gerald Good  
Chamber of Commerce appointee.....Roger Kahan  
Planning Board appointee.....Don LaLiberte  
Historical Commission appointee.....Mary West  
Open Space and Recreation Committee appointee.....Richard Sass, Vice Chair

III. Activities of the Community Preservation Committee and Town Meeting

The Community Preservation Committee (hereafter referred to as "CPC") has met several times to discuss Randolph's CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document. Furthermore, for several of the projects, the CPC committee solicited additional information, such as outside reports and evaluations of the proposed projects.

The CPA Statute and the DOR Guidelines dictate that Town Meeting may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Meeting cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Meeting cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

IV. Applications Received and Approved by the Committee

Table 1. Applications Approved

<i>Applicant Name</i>	<i>Project Type</i>	<i>Project Cost</i>	<i>Purpose</i>
Historical Commission	Royal Stetson House, 660 North Street	\$25,000	Historic Preservation
Randolph Women's Club	Jonathan Belcher House Preservation	\$30,000	Historic Preservation
CPC	Town Planner	\$75,000	Housing
CPC/BOS	Playgrounds	\$400,000	Recreation
CPC	Stetson Hall Bond	\$215,000	Historic Preservation
Town Planner	Crawford Square/PWED	\$200,000	Historic Preservation
Town Planner/CPC	Rent Property Improvements	\$70,000	Recreation
Town Planner/BOS	Veteran/Family Housing Program	\$150,000	Mortgage Assistance Program
Town Planner	Powers Farm Land Purchase	\$800,000	Open Space
Town Planner	Rent Property Land Purchase	\$425,000	Open Space
Town Planner	Daly/Van Beal Land Purchase	\$200,000	Open Space

Table 2 2010 CPA Expenditure by category

<b>Historic</b>	
Royal Stetson House	\$25,000
Belcher House	\$30,000
<b>Housing</b>	
Planner	\$75,000
Veteran/Family Housing Program	\$150,000
<b>Open Space / Recreation</b>	
Playgrounds	\$250,000
<b>General Reserve</b>	
Stetson Bond Payoff	\$215,000
Playgrounds	\$150,000
Rent Property Improvements	\$70,000
Crawford Square/PWED	\$200,000
<b>Borrow</b>	
Powers Farm	\$800,000
Rent Property	\$425,000
Daly / Van Beal Property	\$200,000

A. Royal Stetson House Restoration

The project proposes to purchase Royal Stetson House, a National Historic Register eligible house, stabilize the structure from further deterioration, restore the historic building fabric, upgrade physical facilities, and prepare the National Register nomination. Restoration of the building is to be done with a combination of Federal and State preservation grants, and a preservation lease program. Restored house is to be either sold with preservation restriction, or continue to be leased in a maintenance or preservation lease program, with provisions for periodic historical tours of this historic house.

**Committee's Comments:**

**Whereas the expenditure of these funds will allow the Historical Commission to seek additional grants and work with the State to possibly enter into a preservation lease through a Historic Curatorship Program to save this historic Randolph home. Also, the funds will be used to hire a historic preservation architect that will both assist the Commission in assuring that the home meets the criteria necessary to be listed in the National Register of Historic Places and to create a set of building plans to be used to restore the home properly. The Commission initially applied for \$100,000 to purchase and renovate the home with future costs estimated at an additional \$200,000. The Committee supports \$25,000 for the immediate emergency plans to repair the roof and the historic architect to allow the Historical Commission the ability to leverage these funds for grants, donations and a possible historic curatorship. This is contingent on the home being donated to the Town.**

B. Community Preservation Planner (Town Planner)

Responsible for assisting with the implementation and leveraging of the Town's Community Preservation program while working in collaboration with the CPC, Planning Board, ZBA and Board of Selectmen. The position is responsible for preparing funding recommendations from the Community Preservation Committee to Town Meeting; working with grant recipients to monitor the implementation of CPA-funded projects; assisting the CPC with media activities and community outreach; assisting with the preparation of the CPC's Annual Report and annual update of the Community Preservation Plan; and other general tasks to assist the CPC with implementation of the CPA Program.

**Essential Elements**

Works with the Community Preservation Committee in its capacity to review and approve CPC recommendations, including writing CPC recommendation memos, docketing items, providing support materials, and attending Finance Committee meetings and Town Meeting as it pertains to CPC recommendations.

To help the CPC in its endeavor to acquire and preserve open space, community housing, and historic preservation. Furthermore, to assist in smart growth housing initiatives that will lead to meeting the Town's 40B requirements.

Works with the Town Counsel to ensure timely execution of funding agreements and other legal documents pertaining to CPA funded projects such as open space, historic preservation, and housing deed restrictions.

**Committee's Comments:**

**Whereas this is the second year of a three year commitment by the CPC to the position of the Community Preservation / Town Planner. The position has been a tremendous success and has been invaluable to the Selectmen, the Planning Board and the Community Preservation Committee. In just one year, the Planner has brought grants totaling \$559,400. This position will continue to have an impact on the future development of our Town.**

C. Belcher House Preservation Master Plan (Randolph Women's Club)

To create a "Master Plan" to best determine how to update and restore the Jonathan Belcher House in accordance with the regulations of the National Historic Register; to bring the building into accordance with current building and fire codes, and to meet ADA requirements. In addition, the project will address the maintenance and self-supporting nature of this outstanding house that is on the National Historic Register.

**Committee's Comments:**

**Whereas the CPC committee has been tremendous supporters of the historic Belcher House and the Randolph Women's Club's commitment to ensure that the home is preserved for generations to come and we support this initiative. The CPC committee is re-appropriating the funds from a previous unfinished Belcher House project. The Women's Club has determined the necessity for a Master Plan to determine the long term needs for the complete renovation of the home. The CPC committee agrees as a piece-meal approach to the renovation and restoration of this great home will not fully address the long term structural needs. This is clearly the best approach to preserve a historic home built in 1806.**

D. Playgrounds

To purchase and install playground and other recreational / fitness equipment at Powers Farm and other municipal / school properties. There is a significant need for playground equipment at the elementary schools for accreditation purposes. Any structure will be Americans with Disabilities Act Approved (ADA). This is a general article as the cost of appropriate equipment and installation can vary depending on the size and scope of each individual project.

**Committee's Comments:**

**Whereas the request will provide needed additional recreational facilities to be enjoyed by the community at large and by the schools; whereas this will create new outdoor recreational use; whereas the Committee has been impressed by the playground approved two years ago by the CPC committee and its positive impact**

**in the North Randolph area and surrounding neighborhoods, we voted unanimously to support additional and needed recreational and physical health opportunities for families and young people in Randolph.**

E. Stetson Hall Bond – Final Payment

To make the final payment on the borrowing used to renovate and restore the historic Stetson Hall. This will pay off the entire note on the bond.

**Committee's Comments:**

**Whereas the CPC committee made a commitment to Town Meeting to pay back the borrowing within five years, we were able to pay it off in just under 18 months. We are excited with the completion of the project – it is a magnificent building. This is a landmark that will forever be enjoyed by the residents of this community.**

F. Crawford Square/PWED (Phase Two)

The Town of Randolph applied for a Public Works Economic Development (PWED) grant for street and sidewalk improvements for North Main Street - Warren Street to West Street. The new sidewalk, roadway treatments, resetting granite curbing, improvements to pedestrian walkways and crossings, street trees, benches, trash receptacles, planters, decorative lighting and granite pavers, landscape enhancements, and signage will truly transform the downtown. The Community Preservation Committee's approval of the \$200,000 is to go toward street trees and historic lighting. The \$200,000 local match would be used to leverage an additional \$999,222 in a state grant for street and sidewalk improvements. The implementation of the streetscape improvements will enhance the quality and commercial success of the downtown. These improvements are part of an overall improvement program for the downtown that will be an integral part of the success of the downtown.

**Committee's Comments:**

**Whereas the CPC committee funded a study several years ago that generated an additional \$1,365,000 in grant money (PWED – Phase One) for street and sidewalk improvements for Crawford Square – Crawford Square to Warren Street. The design stage will be started this summer with construction to start in the spring of 2010. This request is intended to make our grant application more competitive in a highly competitive market in order to continue the street and road improvements for North Main Street. The improvements from Crawford Square to West Street would transform North Main Street into a wonderful civic focal point. The vision is to create a walkable place to eat, shop and socialize.**

G. Rent Property Improvements

The proposed improvements are a possible demolition of the home at 592 North Main Street to make way for a gravel parking lot that residents could use as the main access to Powers Farm and Norroway Pond. The property will be used for both active and passive

recreation. The property is one of the most scenic landscapes in the region with an abundant amount of wildlife for residents to enjoy. The funding request includes fencing to create trails across the Rent and Powers property to Norroway Pond. In addition, the funds will be used for safety lighting, signage and permits.

**Committee's Comments:**

**Whereas this request will provide the necessary access and parking to Powers Farm and Norroway Pond. It will also be used for associated components to construct the access to those areas. This is a vital part of making these two parcels of land available for public use.**

H. Veterans / Family Housing Program

The Veterans and Working Families housing is a first time home buyers program designed to help families purchase single family homes in Randolph in order to stabilize and reinvest in the Town's housing stock. All single family homes are eligible for the program; however, the program has increased financial incentives for foreclosed single family homes either already foreclosed upon or in the process of being foreclosed. Short sale homes also have increased financial incentives in order to prevent the home from falling into foreclosure.

This is a groundbreaking program in Massachusetts in that it targets families that may have a past or present connection to the Town of Randolph and who make at least 80 percent of median family income up to 100 percent of median family income according to the most recently published Department of Housing Urban Development guidelines. These families are the forgotten folks who are struggling to have a piece of the American Dream. Applicants will be entered into a weighted random lottery for those who meet program requirements. It is the Town's expectation that people who participate in the program will make improvements to foreclosed or short sale homes that have fallen into disrepair and bring the home back to community standards in order to stabilize a neighborhood.

**Committee's Comments:**

**Whereas this request would fund an innovative homeowner assistance program for families that make 80 to 100 percent of median family income. There are countless programs for families making less than 80 percent of median income but none for families above 80 percent. Like many communities, Randolph has suffered a significant amount of foreclosed homes that are having a negative impact on many neighborhoods. This program is intended to help Veterans and Working Families to reinvest in Randolph's housing stock and revitalize many neighborhoods. It is the hope of the CPC that the program is so successful that it will be an annual program funded by the CPC housing account. This program will be overseen by the Town Planner, Veterans Agent, the Director of the Randolph Housing Authority and a member of the CPC Committee. Another exciting piece of this program is the local preference that is intended to help Randolph people. We believe that Randolph's program becomes the model for others.**

I. Powers Farm Land Purchase

The Powers Farm proposed land purchase is an active farm that abuts Norroway Pond (town property) to the west which is an 8.21 acre site. The Powers Farm would provide a vital connection and link between the town's pond and the proposed community park off of North Main Street. Powers Farm is a combination of fields, forest and wetland. The property has natural and scenic qualities and its highest value is the view looking east to west where wonderful sunsets can be seen with unspoiled views of the woodland that abuts the town pond. The Powers land purchase would expand the amount of contiguous open space already protected. The town pond sits on an 8.21 acre site which is linked to 24 acres across Grove Street to the south. After all the properties are assembled the town will have 41 acres of contiguous protected open space. The Powers Farm land purchase in conjunction with the 2.7 acre site adjacent to Powers Farm is an exciting land protection opportunity that when all said and done could protect 71 contiguous acres of open space.

Powers Farm is a unique farm because the property is used for hay, raising farm animals (goats and cows) that use the fields to graze. Mr. Powers sell's goats, beef and eggs, he will retain the farmhouse, barns and some fields in order to continue his farming operation. A portion of the fields will be fenced into corrals to prevent people from disturbing the animals while they are grazing but at the same time allow people to observe the farm animals.

This project meets all six goals of the Open Space & Recreation Plan. Specifically, it will protect existing open space lands and acquire new lands that safeguard Randolph's natural resources and provide active and passive recreational opportunities. It will also expand the amount of contiguous open space. The project will provide necessary links between the town pond and a town park and provide public access to conservation and recreational facilities for all citizens.

**Committee's Comments:**

**Whereas this request would protect a farm that without protection would most likely be developed into homes, apartments or even a possible 40B. This property was a top priority protection property in the 2000 Open Space and Recreation Plan and if funded would fulfill a top Open Space and Recreation goal. The property will provide better access to Norroway Pond and provide residents an opportunity to observe farm animals at Powers Farm. Preserving this farm will have a positive impact on present and future generations of our Town. Bike paths, a community garden, a picnic pavilion, the potential uses are endless and we are excited to endorse this land purchase.**

J. Rent Property Land Purchase

The Rent property will serve as the main and much needed access point to Powers Farm and the Norroway Pond. The property is also rich with agricultural land that could be used in the future for community agricultural activities. The property will be the location

of a new community recreational area that all residents can enjoy. This property, with the Powers Farm and Norroway Pond will provide an opportunity to see wildlife, observe farm animals, fly a kite and play on a playground all in one location.

**Committee's Comments:**

**Whereas the request will provide needed access to Powers Farm and Norroway Pond. A kiosk will be placed to educate the public about the value of open space and the rules to use the open space; information about the history of the land will also be on the kiosk. The property will include a gravel parking area for residents to park their bikes and cars and to use the property. The property has rich soil that could be used for community gardens in the future. What a great way to support additional and needed recreational and physical health opportunities for families and young people in Randolph.**

K. Daly / Van Beal Land

The Daly property is a 2.5 acre land purchase that will create a pocket park for the South Main, Maple Street and South Street neighborhoods. The property is a woodland with tall, mature trees that would be a nice place for adults and children to observe birds and wildlife and "have the opportunity to play in the woods." This purchase would protect in perpetuity a natural woodland.

**Whereas this request will provide a pocket park to a neighborhood that at one point thought twenty eight 40B condos would be built. This truly is a nice opportunity to provide a woodland area for a well-established neighborhood. The negotiations took over a year and started out at \$750,000. The final purchase price of \$200,000 will end the threat of a 40B project and have the land placed in a passive recreation land trust and will remain so in perpetuity.**

V. Randolph CPC Financial Overview

See attached Article 1.

VI. Acknowledgements

The CPC committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC committee members' questions, and the support the committee has received from every department in town. Specifically, the Collector /Treasurer's Office, Assessor's Office, Town Clerk/Registrar's Office, MPIC, Open Space and Recreation, Town Planner, Executive Secretary and Town Counsel.

A special thank you to the members of the Stetson Building Committee who volunteered their expert knowledge in reviewing the plans and construction in the completion of Stetson Hall. The committee is made up of individuals who understand construction and municipal space needs. The members of the committee are:

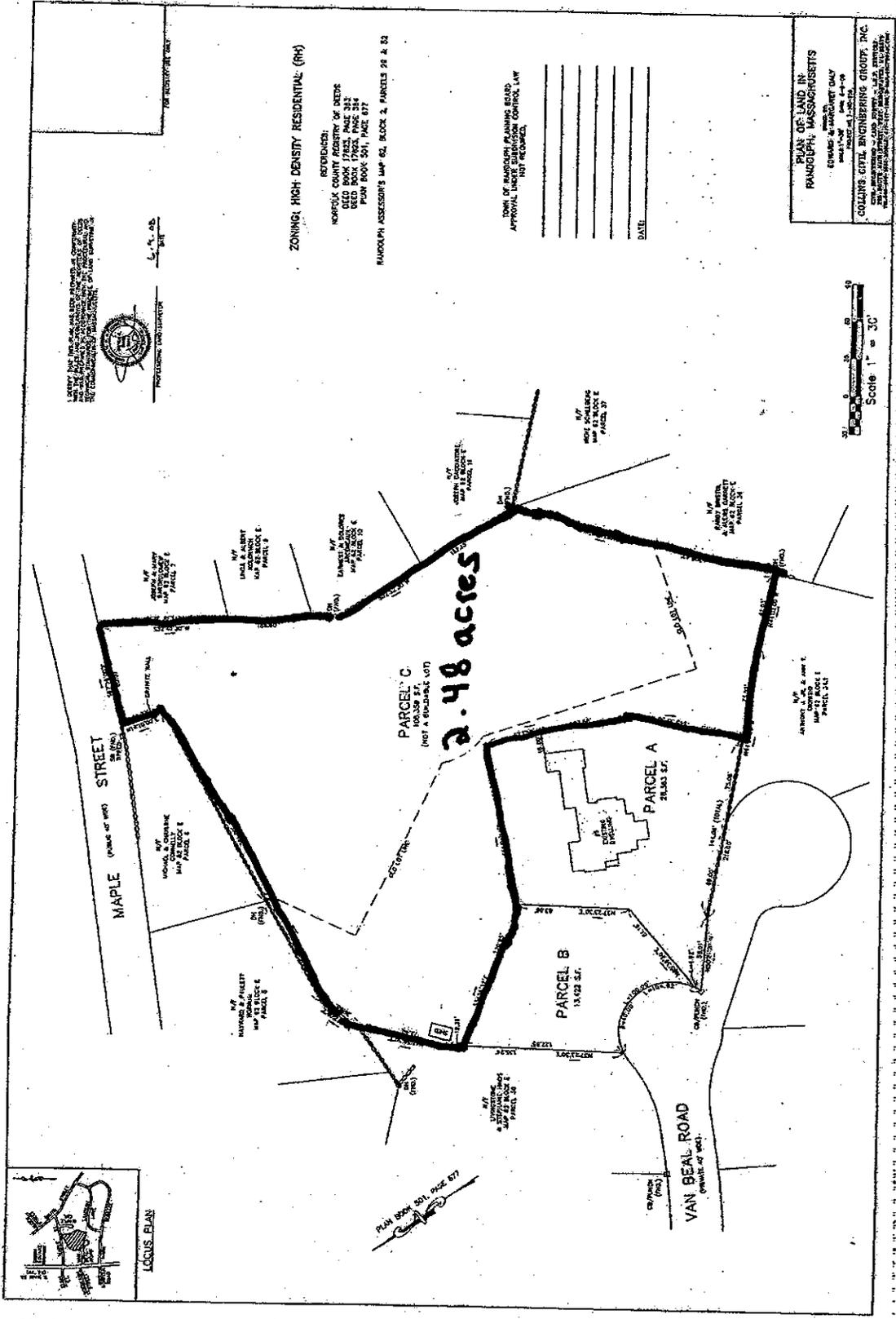
Richard Brewer (DPW), D. Joseph Griffin (Historical Commission), Brian Howard (Chairman, CPC Committee), Paul Connors (Chairman, Board of Selectmen) and Richard Sass (CPC/Planning Board).

In addition, we were lucky to have the expert work of Richard Goodhue as the Clerk of the Works. Richard made sure that the project came in on budget and that no corners were cut by the contractor and the project was completed in accordance with the building plans.

VII. Forward looking statement

The CPC committee encourages any interested party to contact the CPC committee to inquire as to whether or not a particular project is eligible for CPA funding. Specifically, the CPC committee is especially interested in projects that:

- A. Protect vital parcels of open space via the purchase of a preservation restriction, a transfer of development rights, or a combination of the two.
- B. Support additional opportunities for both active and passive recreation for the health needs of our community.
- C. Projects that leverage CPA monies to obtain additional private donations and state and federal grants.



*Van Beal Property*

## ARTICLE 1

## 2009 ATM Community Preservation Committee Recommendations

	Received	2009 ATM Appropriations	Balance after appropriation
<b>001 CPA General Fund Account</b>			
FY10 local receipts	500,000		
FY10 state match	150,000		
To Community Housing Account 002		-65,000	
To Open Space/Rec. Account 003		-65,000	
To Historic Preservation Account 004		-65,000	
To General Reserve Account 005		-445,000	
To Administrative Account 006		-10,000	
Balance after ATM 2010 appropriations			0
<b>002 Community Housing Account</b>			
FY09 Balance	257,565		
To community housing account 002 from CPA General Fund 001	65,000		
Pull back from Assisted Living Study	52,000		
Pull back from Town Planner (1st year)	75,000		
To BOS for Community Preservation/Town Planner		-75,000	
To CPC/BOS for Veteran/Working Family Mortgage Program		-150,000	
Balance after ATM 2010 appropriations			224,565
<b>003 Open Space and Recreation Account</b>			
FY09 Balance	251,289		
To Open Space and Rec. account 003 from CPA General Fund 001	65,000		
Pull back Devine School Playground- Phase 1	124		
To CPC/BOS Playgrounds		-250,000	
Balance after ATM 2010 appropriations			66,413
<b>004 Historic Preservation Account</b>			
FY09 Balance	56,111		
To Historic Preservation account 004 from CPA General Fund 001	65,000		
Pull back Belcher House Renovations	24,950		
To Randolph Womens Club for Belcher House Renovations		-30,000	
To Historic Commission for Royal Stetson Preservation		-25,000	
Balance after ATM 2010 appropriations			91,061
<b>005 Administrative Account</b>			
FY09 Balance	0		
To CPA administrative account 005 from CPA General Fund 001	10,000		
To CPA committee		-10,000.00	
Balance after ATM 2008 appropriations			0
<b>006 CPA General Reserve Account</b>			
FY09 Balance	251,547		
To General Reserve account 006 from CPA General Fund 001	445,000		
Pull back from Norway Bike Path	38,000		
Pull back from Administration Account	10,000		
Pull back from Middle School B-Ball Courts	2,600		
Pull back from the Devine School Playground- Phase 2	114		
To CPC for Stetson Bond Final Payment		-215,000.00	
To Town Planner for Crawford Square-PWED Phase 2		-200,000.00	
To CPC for Rent Property demolition/improvements		-70,000.00	
To CPC/BOS Playgrounds		-150,000.00	
Balance after ATM 2010 appropriations			112,261
<b>Total CPA All Accounts Balance</b>			<b>\$494,300</b>

★ Borrow:

\$800,000 - Powers Farm

\$425,000 - Rent Property

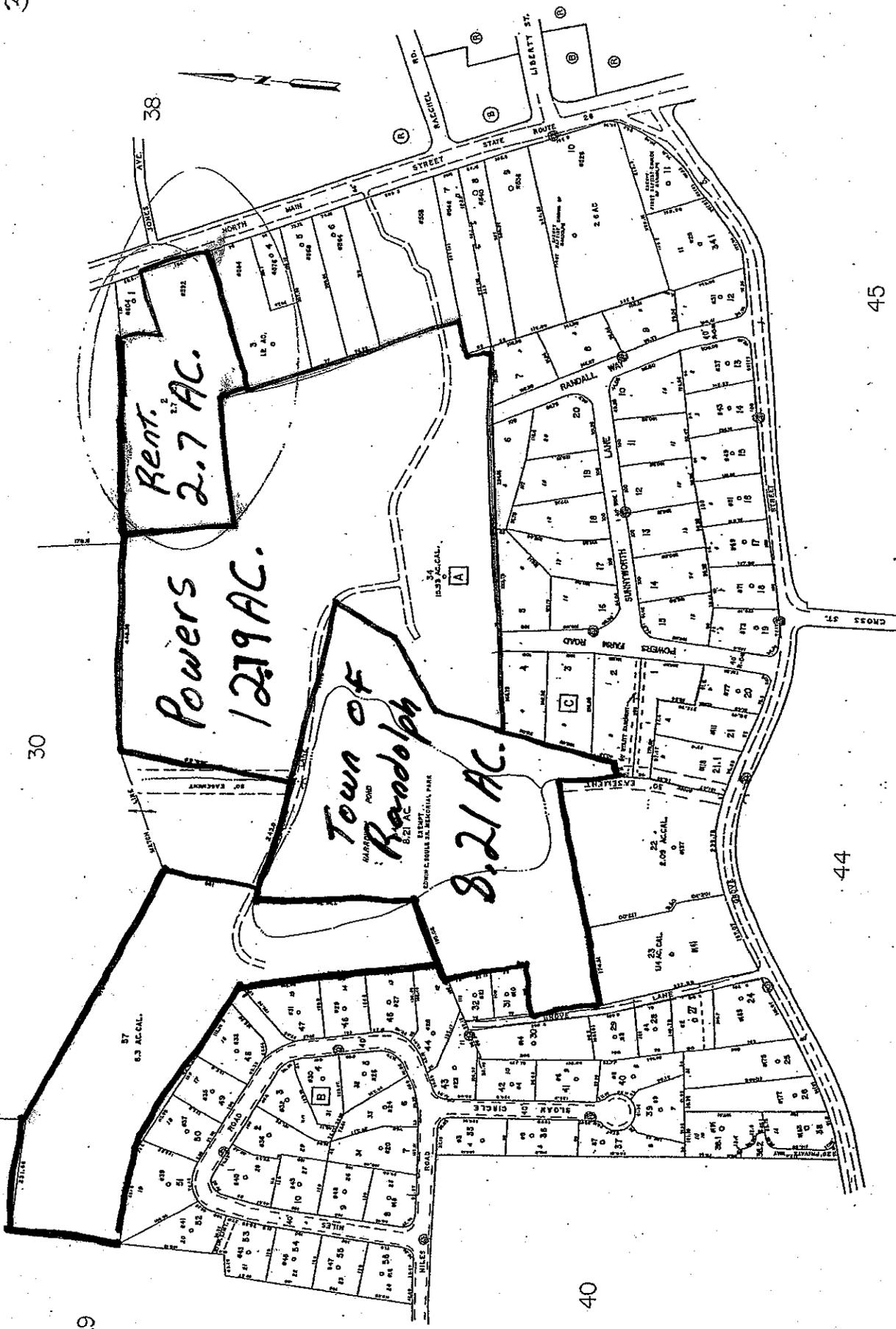
\$200,000 -Daly Property (Van Beal)

Rent. 2.7 AC.

Powers 1279 AC.

Town of Randolph  
8.21 AC.

8.21 AC.



AS SHOWN IN  
PLAN SHEET

**SPECIAL TOWN MEETING****May 26, 2009**

The first session of the May 26, 2009 Randolph Special Town Meeting was convened at the Randolph High School on Tuesday, May 26, 2009, at 7:30 p.m. with Moderator Kevin Reilly presiding and declaring a quorum present.

Town Clerk/Registrar, Brian Howard, read the call of the meeting and return of service of the Special Town Meeting Warrant.

**ARTICLE 1**

To see if the Town will vote to adopt and approve the recommendations of the Community Preservation Committee for Fiscal Year 2010, and to see if the Town will vote to implement such recommendations by appropriating a sum or sums of money from the Community Preservation Fund established pursuant to General Laws Chapter 44B, and by authorizing the Board of Selectmen or instead, upon taking office, the Town Manager with approval of the Town Council pursuant to the 2009 Randolph Charter, chapter 2 of the Acts of 2009, with the approval of the Community Preservation Committee, to acquire by purchase, gift, or eminent domain such real property interests in the name of the Town, or enforceable by the Town, including real property interests in the form of permanent affordable housing and historical preservation restrictions that will meet the requirement of General Laws Chapter 184 as may be necessary or proper to carry out the foregoing, or to take any other action related thereto.

<b>2009 ATM Community Preservation Committee Recommendations</b>			
	Received	2009 ATM Appropriations	Balance after appropriation
<b>001 CPA General Fund Account</b>			
FY10 local receipts	500,000		
FY10 state match	150,000		
<b>To Community Housing Account 002</b>		-65,000	
<b>To Open Space/Rec. Account 003</b>		-65,000	
<b>To Historic Preservation Account 004</b>		-65,000	
<b>To General Reserve Account 005</b>		-445,000	
<b>To Administrative Account 006</b>		-10,000	
Balance after ATM 2009 appropriations			0
<b>002 Community Housing Account</b>			
FY09 Balance	257,565		
To community housing account 002 from CPA General Fund 001	65,000		
Pull back from Assisted Living Study	52,000		
Pull back from Town Planner (1st year)	75,000		
<b>To BOS for Community Preservation/Town Planner</b>		-75,000	
<b>To CPC/BOS for Veteran/Working Family Mortgage Program</b>		-150,000	
Balance after ATM 2009 appropriations			224,565

	Received	2009 ATM Appropriations	Balance after appropriation
<b>003 Open Space and Recreation Account</b>			
FY09 Balance	251,289		
To Open Space and Rec. account 003 from CPA General Fund 001	65,000		
Pull back Devine School Playground- Phase 1	124		
<b>To CPC/BOS Playgrounds</b>		-250,000	
Balance after ATM 2009 appropriations			66,413
<b>004 Historic Preservation Account</b>			
FY09 Balance	56,111		
To Historic Preservation account 004 from CPA General Fund 001	65,000		
Pull back Belcher House Renovations	24,950		
<b>To Randolph Women's Club for Belcher House Renovations</b>		-30,000	
<b>To Historic Commission for Royal Stetson Preservation</b>		-25,000	



**MOTION #1**

**MR. ANDREW AZER:** Move that the recommendations of the Community Preservation Committee for Fiscal Year 2010 be accepted as follows:

That the amounts listed in the column entitled "2009 ATM Appropriations," for the upcoming fiscal year 2010, as set forth in the Chart printed in the Warrant entitled "2009 Community Preservation Committee Recommendations," in the total amount of \$1,175,000 be appropriated to pay costs of each of the respective purposes and in the respective amounts set forth therein; and to meet this appropriation, \$1,175,000 be transferred from and among the various CPA accounts as indicated in said Chart.

(The motion was duly seconded, short discussion and the motion was carried with a 2/3rds majority vote declared by the Moderator.)

**MOTION #2**

**MR. ANDREW AZER:** Move that the Board of Selectmen and upon taking office, the Town Manager pursuant to the 2009 Randolph Charter, chapter 2 of the Acts of 2009, be authorized to acquire by gift or purchase the fee title or lesser title interests in all or any portion of that certain property known as the Rent property, having an address of 592 North Main Street and shown as Lot 1 on that plan entitled "592 & 618 North Main Street, Randolph, MA," dated September 27, 2007, prepared by Norman H. Clapp & Assoc., and filed with the Norfolk County Registry of Deeds in Plan Book 575, Page 17, and consisting of approximately 2.7 acres. The land shall be acquired for the purpose of open space and recreation. For that purpose, Four Hundred Twenty Five Thousand Dollars (\$425,000.00) shall be appropriated; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen and upon taking office, the Town Manager, be authorized to borrow Four Hundred Twenty Five Thousand Dollars (\$425,000.00) and to issue any bonds or notes as general obligations of the Town that may be necessary for such purposes, as authorized by statute or any other enabling authority, with the intent that debt service, principal and interest payments and all costs thereof

are to be repaid from the CPA General Fund Account and any of its subaccounts; and further that the Board of Selectmen and upon taking office, the Town Manager, be authorized, upon terms acceptable to the Board of Selectmen and upon taking office, the Town Manager, to enter into agreements and execute instruments to effectuate such acquisition, including the conveyance to a governmental body of the Commonwealth of Massachusetts or a non-profit organization whose mission is to conserve our natural resources of a perpetual conservation restriction in accordance with G.L. c. 184 and G.L. c. 44B.

(The motion was duly seconded, short discussion and the motion was carried unanimously.)

**MOTION #3**

**MR. ANDREW AZER:** Move that the Board of Selectmen and upon taking office, the Town Manager pursuant to the 2009 Randolph Charter, chapter 2 of the Acts of 2009, be authorized to acquire by gift or purchase the fee title or lesser title interests in all or any portion of that certain property known as the Daly property, located southerly off Maple Street and shown as Parcel C on that plan entitled "Plan of Land in Randolph, Massachusetts," dated June 4, 2008 and prepared by Collins Civil Engineering Group, Inc., and consisting of approximately 2.48 acres. That land shall be acquired for the purpose of open space and recreation. For that purpose, Two Hundred Thousand Dollars (\$200,000.00) shall be appropriated; and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen and upon taking office, the Town Manager, be authorized to borrow Two Hundred Thousand Dollars (\$200,000.00) and to issue any bonds or notes and to issue any bonds or notes as general obligations of the Town that may be necessary for such purposes, as authorized by statute or any other enabling authority, with the intent that debt service, principal and interest payments and all costs thereof are to be repaid from the CPA General Fund Account and any of its subaccounts; and further that the Board of Selectmen and upon taking office, the Town Manager, be authorized, upon terms acceptable to the Board of Selectmen and upon taking office, the Town Manager, to enter into agreements and execute instruments to effectuate such acquisition, including the conveyance to a governmental body of the Commonwealth of Massachusetts or a non-profit organization whose mission is to

conserve our natural resources of a perpetual conservation restriction in accordance with G.L. c. 184 and G.L. c. 44B.

(The motion was duly seconded, short discussion and the motion was carried with a 2/3<sup>rds</sup> majority vote declared by the Moderator.)

**MOTION #4**

**MR. ANDREW AZER:** Move that pursuant to G.L. c. 40, §8C, the Board of Selectmen and upon taking office, the Town Manager pursuant to the 2009 Randolph Charter, chapter 2 of the Acts of 2009, be authorized to acquire by gift or purchase the fee title or lesser title interests in all or any portion of that certain parcel of land consisting of approximately 11.6 acres owned by Dana R. Powers and described as "Lot A" shown on the "Plan of Land Lots A and B" Prepared for Dana R. Powers 558 North Main Street, Randolph, MA Scale 1"=60' prepared by Don Rosa Professional Land Surveyor, 54 Liberty Street, Randolph, MA 02368 dated May 19, 2009, which land shall be acquired for conservation and passive recreational purposes and be under the jurisdiction and control of the Conservation Commission; that Eight Hundred Thousand Dollars (\$800,000.00) be appropriated for this purpose, and to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen and upon taking office, the Town Manager, be authorized to borrow Eight Hundred Thousand Dollars (\$800,000.00) and to issue any bonds or notes as general obligations of the Town that may be necessary for such purposes, as authorized by statute or any other enabling authority, with the intent that debt service, principal and interest payments and all costs thereof are to be repaid from the CPA General Fund Account and any of its subaccounts; and further that the Board of Selectmen and upon taking office, the Town Manager, be authorized to file on behalf of the Town of Randolph any and all applications deemed necessary under the Self-Help Act (G.L. c. 132A, §11) or any other applications for funds in any way connected with this acquisition, and, upon terms acceptable to the Board of Selectmen and upon taking office, the Town Manager, to enter into agreements and execute instruments to effectuate such acquisition, including the conveyance to a governmental body of the Commonwealth of Massachusetts or a non-profit organization whose mission is to conserve our natural resources of a perpetual conservation restriction in accordance with G.L. c. 184 and G.L. c. 44B.

**(The motion was duly seconded, short discussion and the motion was carried unanimously.)**

**MR. GALVAM: I move to permanently dissolve the May 26, 2009 Special Town Meeting.**

**(The motion was duly seconded and the motion was carried.)**

**(Whereupon the Special Town Meeting was permanently dissolved at 8:05 p.m.)**

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