

Justin Paré, President  
John Simmons, Vice President  
Daniel Donovan  
Mark Gould, Jr.  
Darius Gregory



Kathleen Prescott  
Patrick Reynolds  
Andrew Shanahan  
Andrea Slobogan

Town of North Attleborough

**TOWN COUNCIL**

43 South Washington Street, North Attleborough, MA 02760

Phone: (508) 699-0100

**PUBLIC MEETING**

**February 27, 2023 at 7:00 PM**

Town Hall - Lower Level Conference Room  
43 South Washington St. North Attleborough, MA

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**I. Pledge Of Allegiance**

**II. Approval Of Minutes**

- a. Approval of Town Council Minutes of February 13, 2022

**III. Town Councilor Community Announcements**

**IV. Town Manager Report**

**V. Resident And Community Comment**

**VI. Confirmations**

**VII. Public Hearing**

- a. Measure 2023-038- Acceptance of Petition for Verizon New England, Inc. & NAED for Joint or Identical Pole Locations on Holmes Road

Documents:

[\*MEASURE 2023-038-ACCEPT PETI FOR VZN NE FOR JNT POLE  
HOLMES RD.SIGNED.PDF\*](#)

**VIII. Sub-Committee Reports**

- a. Finance
- b. Economic Growth & Sustainability
- c. By-Law
- d. Rules

- e. School Committee Representative
- f. Communication, Public Participation, & Engagement
- g. Local Emergency Planning

## **IX. Old Business**

- a. Measure 2023-040- Amend, per Bond Counsel, Measure 2022-075- FY23 Water Enterprise Fund Capital Projects for Borrowing” for borrowing language purposes.

Documents:

[\*MEASURE 2023-040-AMEND MEASURE 2022-075-FY23 WATER ENTERPRISE FUND CAPITAL PROJECTS BORROWING.SIGNED.PDF\*](#)

## **X. New Business**

- a. Measure 2023-037- Approval for the Town to accept through quitclaim deed ownership of the drainage lot (assessor’s map 29, lot 337) on Veteran’s Way as part of the Cushman Estates Subdivision

Documents:

[\*MEASURE 2023-037-ACCEPTANCE OF DRAINAGE LOT ON VETERANS WAY.SIGNED.PDF\*](#)

- b. Measure 2023-041- Approval of Transfer of \$125,000.00 from Capital Improvement Stabilization for North Attleboro Fire Station Feasibility Study

Documents:

[\*MEASURE 2023-041-APPR TRANSFER OF 125K FROM CIP FOR NAFD FEASIBILITY STUDY.SIGNED.PDF\*](#)

- c. Measure 2023-043- Approval of Request for the Transfer of \$9,500.00 for an FY22 Invoice for Weights & Measures.

Documents:

[\*MEASURE 2023-043-WEIGHTS MEASURESFY22.SIGN.PDF\*](#)

## **XI. Executive Session**

- a. M.G.L. c.30A, Sec.21(a), Sec.6- To consider the purchase, exchange, lease, or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

## **XII. Adjournment**

\*Hardcopies of all “Voted Measures” can be obtained in the Town Clerk’s Office at the North Attleborough Town Hall between the hours of Monday through Wednesday 8:00AM-4:00PM, Thursday 8:00AM-6:00PM, and Friday 8:00AM -12:00PM upon request.\*

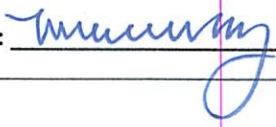


## TOWN COUNCIL MEASURE SUBMITTAL

|                  |                            |                          |
|------------------|----------------------------|--------------------------|
| Date: 02/27/2023 | Submitted by: Town Manager | Telephone # 508-699-0100 |
|------------------|----------------------------|--------------------------|

**MEASURE DESCRIPTION:**

Acceptance of Petition for Verizon New England, Inc. & NAED for Joint or Identical Pole Locations on Holmes Road.

Signed:  23 FEB 23

**PURPOSE AND JUSTIFICATION:**

Petition for Joint or Identical Pole Locations

Verizon New England and North Attleborough Electric Department: Request permission to locate poles, wire, cables and fixtures including the necessary anchors, guys and other such sustaining and protecting fixtures to be owned and used in common by your petitioners, along and across the following public way or ways:

HOLMES ROAD: Place one (1) jointly owned mid-span pole numbered T50 1/2 / E50-50 on the northeast side of Holmes Road at a point approximately five hundred eighty-two (582) feet northeasterly from the town's border with Cumberland, RI.

Reason: The mid-span pole is required to support the existing pole line; and to provide for the distribution of intelligence and telecommunications and the transmission of high and low voltage electric current.

**SPECIAL REQUIREMENTS:**

Public Hearing Required

**ATTACHMENTS:**

See attached Petition

**REFER TO SUB-COMMITTEE:**

Albert E. Bessette  
Right of Way Manager



365 State Street  
Springfield, MA 01105

Phone 413 787-0310  
Cell 413 441-3612  
Fax 413 734-9123  
albert.e.Bessette.jr@verizon.com

January 23, 2023

Town Council of North Attleborough  
Attn: Kerrin Billinghoff  
43 South Washington Street  
North Attleborough, MA 02760

**RE: Petition for Verizon job # 1A6F0DC  
Holmes Road, North Attleborough, MA**

Dear Honorable Town Council:

Enclosed find the following items in support of the above-referenced project:

1. Petition;
2. Petition Plan;
3. Order.

A Public Hearing and notice to abutters is required. A Verizon representative will attend the Public Hearing. Should any questions or comments arise concerning this matter prior to the hearing, please contact me at 413-787-0310. Your assistance is greatly appreciated.

Sincerely,

*Albert E. Bessette, Jr.*

Albert E. Bessette, Jr.  
Right of Way Manager

Enc

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Attleborough, Massachusetts, January 20, 2023  
To the Town Council of the Town of North Attleborough, Massachusetts

**VERIZON NEW ENGLAND INC. and  
NORTH ATTLEBOROUGH ELECTRIC DEPARTMENT**

Request permission to locate poles, wires, cables and fixtures including the necessary anchors, guys and other such sustaining and protecting fixtures to be owned and used in common by your petitioners, along and across the following public way or ways:

**HOLMES ROAD:** Place one (1) jointly owned mid-span pole numbered T50½/E50-50 on the northeast side of Holmes Road at a point approximately five hundred eighty-two (582) feet northeasterly from the town's border with Cumberland, Rhode Island.

**Reason:** The mid-span pole is required to support the existing pole line; and to provide for the distribution of intelligence and telecommunications and the transmission of high and low voltage electric current.

Wherefore your petitioners pray that after due notice and hearing as provided by law, they be granted locations for and permission to erect and maintain poles, wires and cables, together with anchors, guys and other such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked-VZ N.E. Inc. Plan No. 1A6F0DC dated January 20, 2023.

Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as said petitioners may desire for distributing purposes.

Your petitioners agree to reserve space for one cross arm at a suitable point on each of said poles for the fire and police telephone signal wires belonging to the municipality and used by it exclusively for municipal purposes.

**VERIZON NEW ENGLAND, INC.**

By: Albert E. Bessette, Jr.  
Albert Bessette, Jr.  
Manager-Right of Way

**NORTH ATTLEBOROUGH ELECTRIC DEPARTMENT**

By \_\_\_\_\_  
Representative



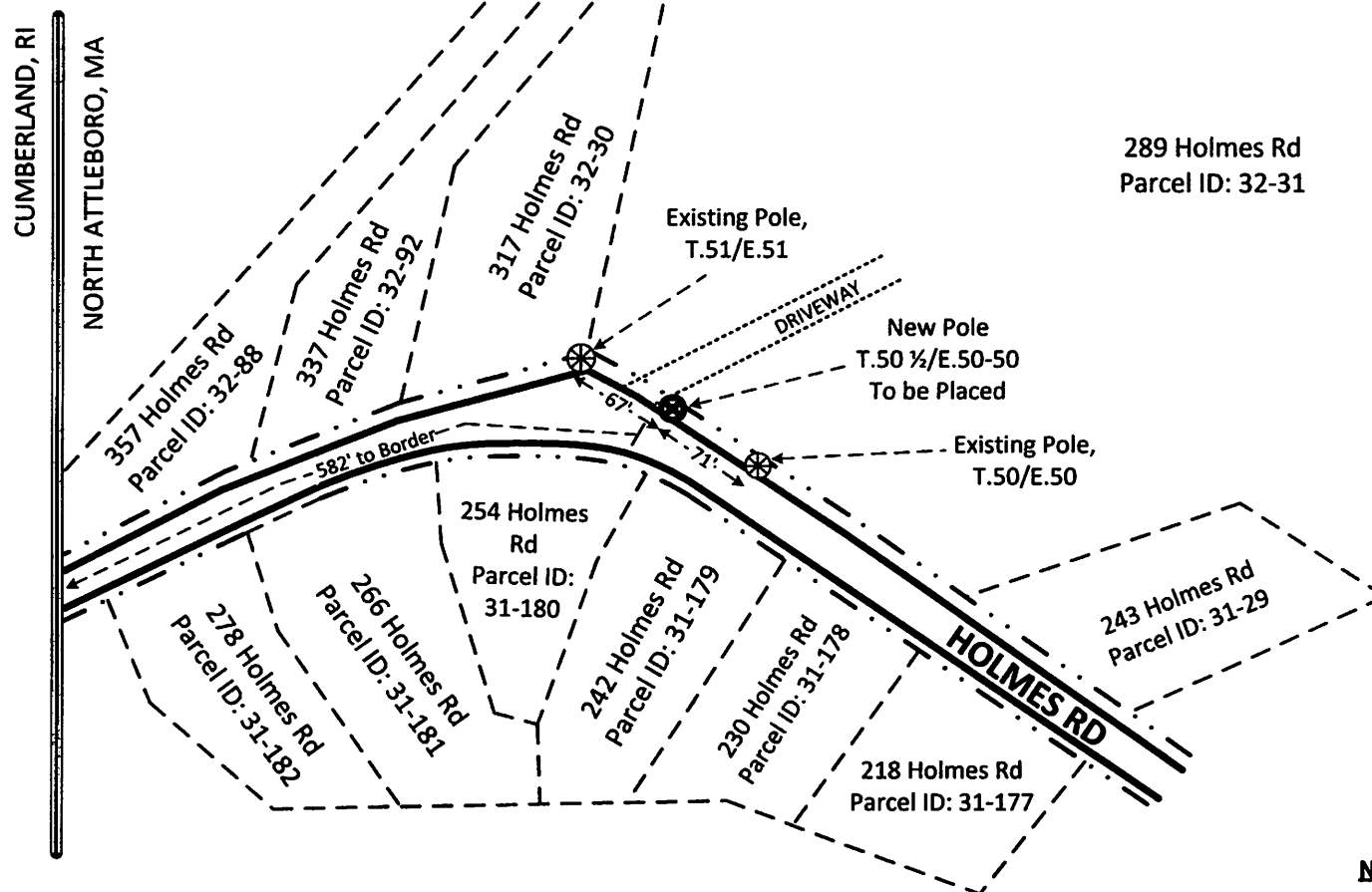
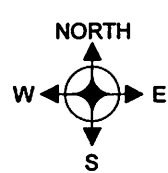
# PETITION PLAN

MUNICIPALITY NORTH ATTLEBOROUGH  
VERIZON NEW ENGLAND INC. & NORTH ATTLEBOROUGH ELECTRIC  
DEPARTMENT

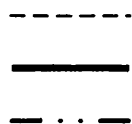
NO. 1A6F0DC

DATE : JANUARY 20, 2023

SHOWING PROPOSED POLE ON HOLMES ROAD



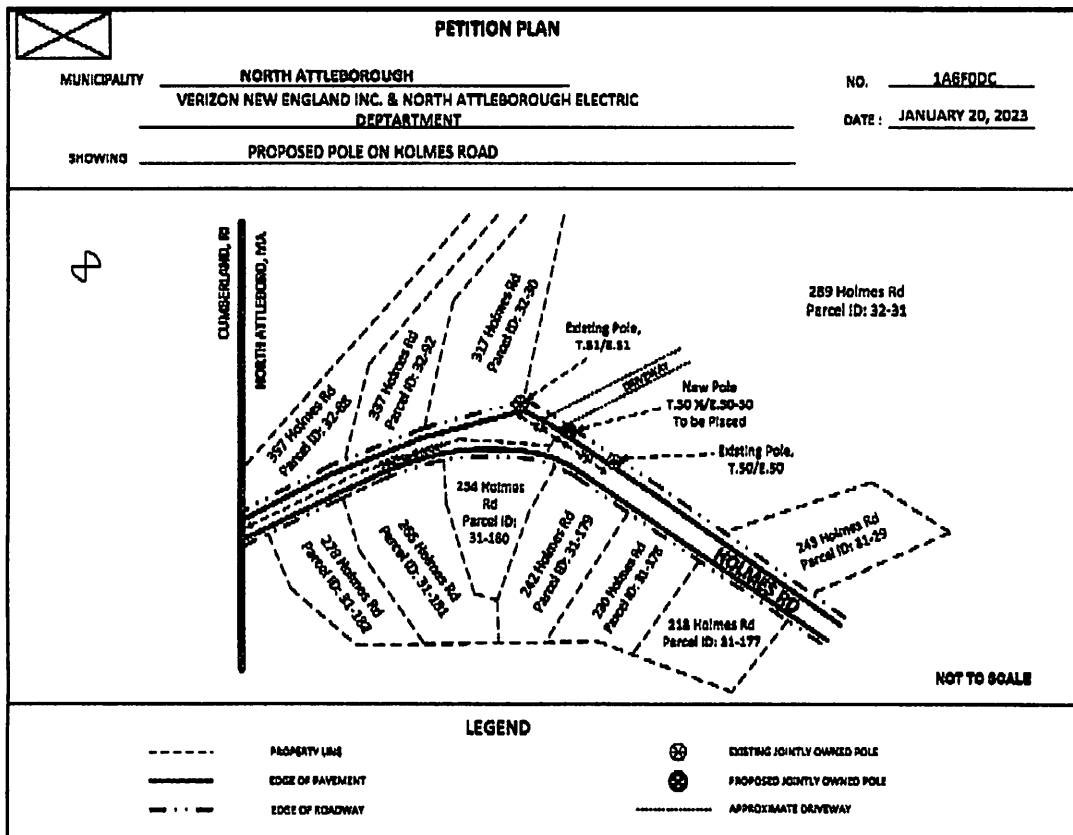
## LEGEND



--- PROPERTY LINE  
— EDGE OF PAVEMENT  
- . - . - EDGE OF ROADWAY



⊗ EXISTING JOINTLY OWNED POLE  
● PROPOSED JOINTLY OWNED POLE  
- - - - - APPROXIMATE DRIVEWAY



## ORDER FOR JOINT OR IDENTICAL POLE LOCATION

By the Town Council of the Town of North Attleborough, Massachusetts Notice having been given and a public hearing held, as provided by law, **IT IS HEREBY ORDERED that**

### **VERIZON NEW ENGLAND INC. and NORTH ATTLEBOROUGH ELECTRIC DEPARTMENT**

be and are hereby granted locations for and permission to erect and maintain poles and their respective wires and cables to be placed thereon, together with anchors, guys and other such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to as requested in petition of said Companies dated the 20<sup>th</sup> day of January, 2023.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonably straight and shall be set substantially at the points indicated upon the plan marked - Verizon No. 1A6F0DC, dated January 20, 2023 filed with said petition. There may be attached to said poles by said VERIZON NEW ENGLAND INC. and NORTH ATTLEBOROUGH ELECTRIC DEPARTMENT wires and cables which shall be placed at a height of not less than 18 feet from the ground at highway crossings, and not less than 8 feet from the ground elsewhere.

The following are the public ways or parts of ways along which the poles above referred to may be erected, and the number of poles, which may be erected thereon under this order:

**HOLMES ROAD:** Place one (1) jointly owned mid-span pole numbered T50½/E50-50 on the northeast side of Holmes Road at a point approximately five hundred eighty-two (582) feet northeasterly from the town's border with Cumberland, Rhode Island.

**Reason:** The mid-span pole is required to support the existing pole line; and to provide for the distribution of intelligence and telecommunications and the transmission of high and low voltage electric current.

Also that permission be and hereby is granted to said Companies to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the Town Council of the Town of North Attleborough, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

---

Town Clerk

I hereby certify that on \_\_\_\_\_ 2023, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., at \_\_\_\_\_ a public hearing was held on the petition of \_\_\_\_\_

**VERIZON NEW ENGLAND INC. and  
NORTH ATTLEBOROUGH ELECTRIC DEPARTMENT**

for permission to erect the poles, wires, cables, fixtures and connections described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Companies are permitted to erect poles, wires, cables, fixtures and connections under said order.

And that there upon said order was duly adopted.

The Town Council of the Town of North Attleborough,  
Massachusetts  
By:

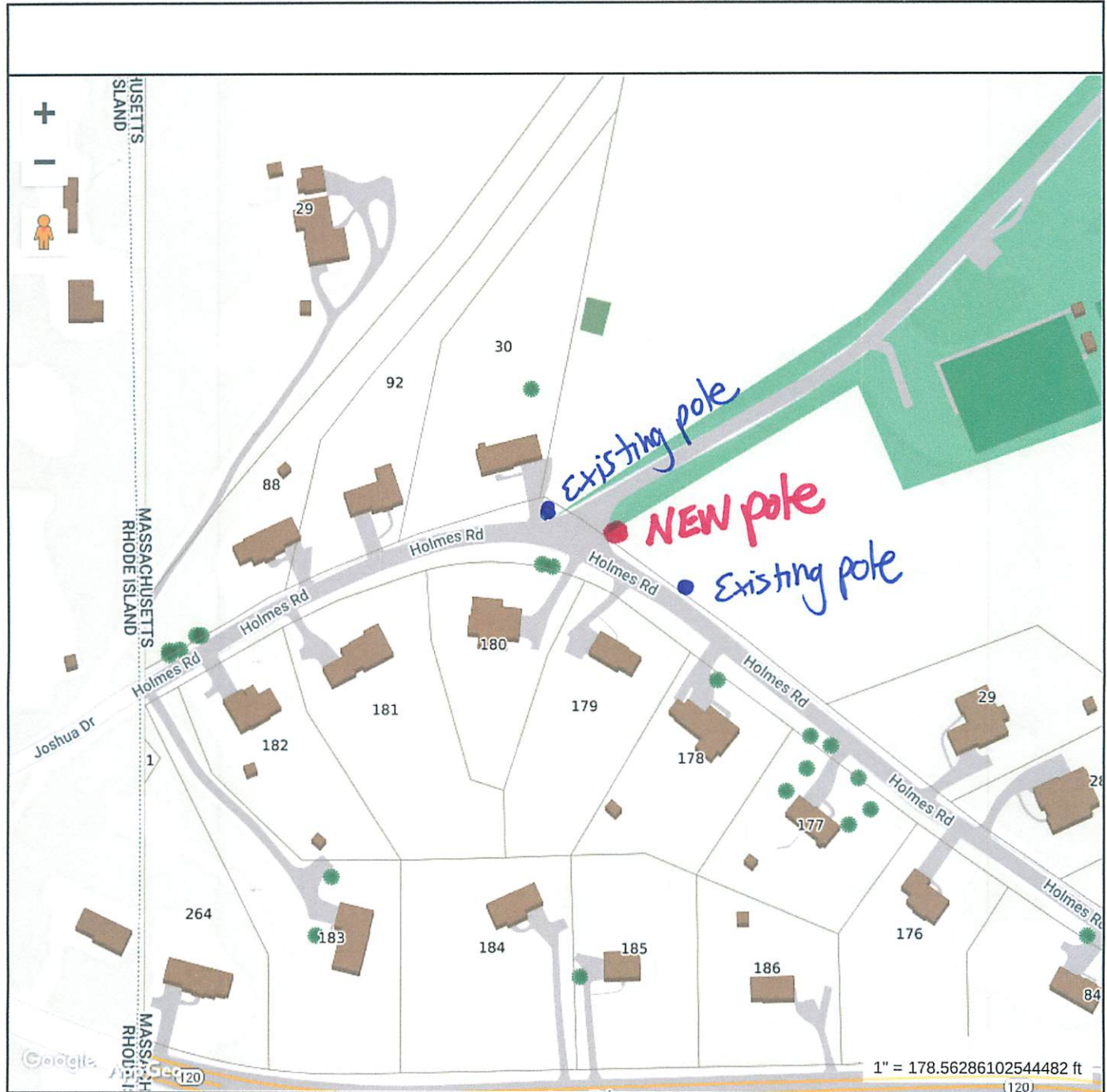
\_\_\_\_\_  
Town Clerk

**CERTIFICATE**

I hereby certify that the foregoing is a true copy of a joint location order and certificate of hearing with notice adopted by the Town Council, Town of North Attleborough, Massachusetts on the \_\_\_\_\_ day of \_\_\_\_\_ 2023, and recorded with the records of location orders of said Town, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

\_\_\_\_\_  
Town Clerk



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of North Attleboro, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/13/2021  
Data updated 7/13/2021

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.

NEW YORK •  
SPECIAL AGENT

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535



REPORT OF INVESTIGATION  
DATE: 10/10/68  
BY: [illegible]  
TITLE: [illegible]

**TOWN OF NORTH ATTLEBOROUGH  
TOWN COUNCIL  
PUBLIC HEARING  
LEGAL NOTICE  
FEBRUARY 27, 2023**

The North Attleborough Town Council will hold a Public Hearing on **Monday, FEBRUARY 27, 2023 at 7:00 p.m.**, pertaining to the Petition for Joint or Identical Pole Locations of the following public way HOLMES ROAD, by Verizon New England, Inc. & North Attleborough Electric Department. Copies of the petition can be obtained from the Town Manager's Office at 43 South Washington Street, or the Town Council's page on the official Town of North Attleborough website.

## Office of the Town Manager

# North Attleborough Measure 2023-040

## EXECUTIVE SUMMARY

MICHAEL D. BORG  
TOWN MANAGER

22 FEB 23



# OVERVIEW

Previously the Town Council approved a borrowing authorization for \$11,518,000 under Measure 2022-075. The Town, on behalf of the Water Enterprise Fund, is seeking to add specific language to the measure to include the name of the lending authority, the Massachusetts Clean Water Trust.

# SUMMARY

The Town created the original measure in April of 2022 (Measure 2022-075) for \$11,518,000. It did not include the name of the lending authority. Under the advice of Bond Counsel, we are submitting a new measure to correct this.

Measure 2023-040 will include the name of the Massachusetts Clean Water Trust in the measure's language. As this is a capital project for the Water Enterprise Fund, the requirement for a public hearing was satisfied in the previous budget/capital plan submission to the Town Council.

Traditionally, the Town seeks bond funding for previously approved projects annually in April. This project was approved as part of the FY23 Budget and CIP.

The Massachusetts Clean Water Trusts provide no-interest/low-interest loans. The amount we are eligible for from the Trust is approximately \$9,250,000. We do not know the interest rate for this loan but are expecting a zero percent loan.

# THE SOLUTION

Refer Measure 2023-040 to the Finance Sub-Committee

# ANALYSIS

None Required

# KEY NEXT STEPS

1. Finance Sub-Committee referral
2. Finance sub-committee hearing, discussion, and update on the project status
3. Forward to Town Council for vote
4. The Treasurer/Collector proceeds to borrow funds from the Trust

# CONCLUSION

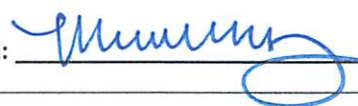
Referral to the Finance Sub-Committee and eventual passage of Measure 2023-040 will significantly aid the Water Enterprise Fund in its action plan to mitigate current PFAS contamination levels in certain town wells.

## TOWN COUNCIL MEASURE SUBMITTAL

|       |           |               |                           |             |              |
|-------|-----------|---------------|---------------------------|-------------|--------------|
| Date: | 2/27/2023 | Submitted by: | Town Manager Town Manager | Telephone # | 508-699-0100 |
|-------|-----------|---------------|---------------------------|-------------|--------------|

## MEASURE DESCRIPTION:

Amend, per Bond Council, Measure 2022-075 "FY23 Water Enterprise Fund Capital Projects for Borrowing" for borrowing language purposes

Signed: 

## PURPOSE AND JUSTIFICATION:

I hereby submit the following measure to the Town Council for its re-consideration and action:

## Water System Remediation Projects

That the Town of North Attleborough appropriates the amount of Eleven Million Five Hundred Eighteen Thousand Dollars (\$11,518,000.00) for the purpose of paying the costs of the design, planning, engineering, construction, reconstruction, rehabilitation and installation of water lines, water systems and water treatment facilities, including per- and polyfluoroalkyl substances (PFAS) water system remediation projects, fluoride injection systems, upgrades to the PLC and radio systems and water tank coating projects, in the amounts and as further described in the attachment hereto, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44 and/or M.G.L. c.29C, or pursuant to any other enabling authority, and to issue bonds and notes therefore; that such bonds or notes shall be general obligations of the Town unless the Treasurer with the approval of the Town Manager determines that such should be issued as limited obligations and may be secured by local system revenues as defined in M.G.L. c.29C, §1; that the Treasurer with the approval of the Town Manager is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the "Trust") established pursuant to M.G.L. c.29C and in connection therewith to enter into a financing agreement and/or security agreement with the Trust and otherwise contract with the Trust and the Department of Environmental Protection (the "DEP") with respect to such loan or any federal or state aid available for the project or for the financing thereof; that the Town Manager is authorized to enter into a project regulatory agreement with DEP, to expend all funds available for the project; and to take any other action relative thereto.

Descriptions of the projects are included in the attached FY2023 Capital Improvement Plan.

## SPECIAL REQUIREMENTS:

This measure requires a 2/3 vote of the Town Council.

## ATTACHMENTS:

Project Details

## REFER TO SUB-COMMITTEE:

Finance Sub-Committee

TOWN COUNCIL MEASURE SUBMITTAL

2023-2024

Telephone

Town Manager/Town Manager

Submitted by

2023-2024

Date

Measure Description: Amend Town Board Ordinance Measure 2022-075 "FY23 Water Enterprise Fund Capital Projects for Borrowing" for borrowing language purposes.

Signed

I hereby submit the following measure to the Town Council for its consideration and action:

Whereas the Town of...

That the Town of... (Measure Description)...

Resolutions of the Board are included in the attached FY2023 Capital Improvement Plan.

Special Resolution

This measure requires a 2/3 vote of the Town Council.

Adopted

Adopted

Adopted

Adopted

## TOWN COUNCIL MEASURE SUBMITTAL

|                  |                            |                           |
|------------------|----------------------------|---------------------------|
| Date: 04/11/2022 | Submitted by: Town Manager | Telephone #: 508-699-0100 |
|------------------|----------------------------|---------------------------|

### MEASURE DESCRIPTION:

FY2023 Water Enterprise Fund Capital Plan Projects for Borrowing

Signed:  08 APR 22

### PURPOSE AND JUSTIFICATION:

I hereby submit the following measure to the Town Council for its consideration and action:

"That the Town of North Attleborough appropriate the sum of \$11,518,000.00 for the purpose of planning, construction, reconstruction and rehabilitation of water lines, water systems, water tanks, and water treatment facilities, including upgrades to the PLC and radio systems, Coating of Water Tanks and upgrades to the fluoride injection systems; and to meet this appropriation, the Treasurer, with the approval of the Town Manger, is authorized to borrow \$11,518,000.00 and issue bonds or notes therefor under Chapter 44 of the Massachusetts General Laws or pursuant to any other enabling authority; that such bonds or notes shall be general obligations of the Town; that any premium received upon the sale of bond or notes approved by this vote, less any such premium applied to the payment of costs of issuing such bonds or notes may be applied to the payment of costs of such project in accordance with Section 20 of said Chapter 44, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; that the Town Manager is authorized to accept and expend any state or federal grants that are, or may become available for these projects under provisions of the Town By-Laws where applicable; and that the Town Manager is authorized to expend all funds available for the project and to take any other action necessary to carry out the project."

Descriptions of the projects are included in the attached FY2023 Capital Improvement Plan.

### SPECIAL REQUIREMENTS:

This measure requires a legal notice and public hearing.  
This measure requires a 2/3 vote of the Town Council.

### ATTACHMENTS:

List of Capital Improvement Items - FY2023 CIP

### REFER TO SUB-COMMITTEE:

Finance Sub-Committee

| FY23 Water Bonding 075 |                                    |               |                 |             |
|------------------------|------------------------------------|---------------|-----------------|-------------|
| Department             | Project                            | Dept Priority | Total Cost      | Fund Source |
| Water                  | McKeon Plant PFAS Removal System   | 2             | \$10,000,000.00 | Bonding     |
| Water                  | Town-Wide Control System Upgrade   | 1             | \$210,000.00    | Bonding     |
| Water                  | Fiber Drop to WTF and McKeon Plant | 3             | \$150,000.00    | Bonding     |
| Water                  | Water Main Replacements            | 4             | \$998,000.00    | Bonding     |
| Water                  | Meter Reading System Upgrades      | 5             | \$100,000.00    | Bonding     |
| Water                  | Vehicle Replacement                | 6             | \$60,000.00     | Bonding     |

\$11,518,000.00

**TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS**

**NEW MONEY BORROWING MEASURE (G.L. c.44; c.29C)**

*Water System Remediation Projects*

That the Town of North Attleborough appropriates the amount of Eleven Million Five Hundred Eighteen Thousand Dollars (\$11,518,000.00) for the purpose of paying the costs of the design, planning, engineering, construction, reconstruction, rehabilitation and installation of water lines, water systems and water treatment facilities, including per- and polyfluoroalkyl substances (PFAS) water system remediation projects, fluoride injection systems, upgrades to the PLC and radio systems and water tank coating projects, in the amounts and as further described in the attachment hereto, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44 and/or M.G.L. c.29C, or pursuant to any other enabling authority, and to issue bonds and notes therefore; that such bonds or notes shall be general obligations of the Town unless the Treasurer with the approval of the Town Manager determines that such should be issued as limited obligations and may be secured by local system revenues as defined in M.G.L. c.29C, §1; that the Treasurer with the approval of the Town Manager is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the "Trust") established pursuant to M.G.L. c.29C and in connection therewith to enter into a financing agreement and/or security agreement with the Trust and otherwise contract with the Trust and the Department of Environmental Protection (the "DEP") with respect to such loan or any federal or state aid available for the project or for the financing thereof; that the Town Manager is authorized to enter into a project regulatory agreement with DEP, to expend all funds available for the project; and to take any other action relative thereto.

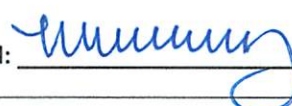
## TOWN COUNCIL MEASURE SUBMITTAL

|       |            |               |              |             |              |
|-------|------------|---------------|--------------|-------------|--------------|
| Date: | 02/27/2023 | Submitted by: | Town Manager | Telephone # | 508-699-0100 |
|-------|------------|---------------|--------------|-------------|--------------|

### MEASURE DESCRIPTION:

For the Town to accept through quitclaim deed ownership of the drainage lot (assessor's map 29, lot 337) on Veteran's Way as part of the Cushman Estates subdivision.

Signed: \_\_\_\_\_

 22 FEB 23

### PURPOSE AND JUSTIFICATION:

The Cushman Estates seven-lot subdivision approved in 2013 is complete. A condition of approval (# 8) is "Once the road has been accepted at Town Meeting, the applicant shall deed Lot 8 (retention/detention area) to the Town of North Attleborough Department of Public Works.". The road was accepted by the Town in 2019. In the planning process, it was the intent for this lot to be owned by the Department of Public Works for the drainage system to be maintained at this public way. Mark Hollowell, Director of Public Works, approves this transfer of parcel.

### SPECIAL REQUIREMENTS:

Town attorney record quitclaim deed at Bristol County North Registry of Deeds then provide the planner and assessor proof of recording.

### ATTACHMENTS:

Quitclaim deed provided by attorney Stephen Clapp and signed by Raymond Bourque, owner

### REFER TO SUB-COMMITTEE:



**Property Information**

Property ID 29-337  
 Location 7 VETERANS WAY  
 Owner CUSHMAN DEVELOPMENT CORPORATION



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of North Attleboro, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/13/2021  
 Data updated 7/13/2021

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.



Town of North Attleborough, Massachusetts  
**PLANNING BOARD**

43 South Washington Street  
North Attleborough, MA 02760-1689  
Phone (508) 699-0116 Fax (508) 699-0154

Richard R. Houle, Chairman  
Richard Peterson, Vice-Chair  
Mary E. Burgess, Town Planner

Thomas E. Welch  
Richard J. McCarthy, Jr.  
Mary Signoriello, Secretary



January 28, 2013

Maxwell Gould  
Town Clerk  
43 South Washington Street  
North Attleborough, MA 02760

Re: Cushman Estates Definitive Subdivision

Dear Mr. Gould:

Pursuant to Chapter 41 of the Massachusetts General Laws and the North Attleborough Planning Board's Rules and Regulations Governing Subdivision of Land, the North Attleborough Planning Board opened the public hearing for the above entitled definitive subdivision plan on October 18, 2011, at the North Attleborough Planning Board office, located at 43 South Washington Street, North Attleborough, MA. The public hearing was continued on the following dates at the North Attleborough Planning Board office, located at 43 South Washington Street, North Attleborough, MA: November 17, 2011, December 15, 2011, January 19, 2012, February 16, 2012, April 19, 2012, May 17, 2012, June 21, 2012, September 13, 2012, November 29, 2012 and January 17, 2013. The public hearing was closed on January 17, 2013.

At the North Attleborough Planning Board meeting held on January 17, 2013, with all members present; Richard R. Houle, Richard Peterson, Mary Signoriello, Richard McCarthy and Thomas Welch, a motion was made by Richard McCarthy Jr. and seconded by Mary Signoriello to approve the definitive subdivision plan entitled Cushman Estates. The vote was taken and all 5 voting members voted unanimously (5-0) in favor. Said plan consists of 8 new lots (7 buildable) located easterly of Cushman Road, with access from Cushman Road. Property is further described as Assessors' Plat 29, Lot 37, and is located within the R-20 zoning district. Plan is drawn by Commonwealth Engineers & Consultants, Inc, 400 Smith Street, Providence, Rhode Island 02908, Scale 1" = 40', dated August 31, 2011 revised through January 2, 2013.

**ADMINISTRATIVE**

- 1) Applicant must adhere to all requirements of the Planning Board's Rules and Regulations Governing Subdivision of Land, and the Subdivision Control Law.

## **Cushman Estates Definitive Subdivision**

**January 28, 2013**

**Page 2**

- 2)** In accordance with Section 6 of the Rules and Regulations Governing Subdivision in North Attleborough, the binder course of the bituminous concrete for the roadway, sidewalks, utilities, street lights, detention /retention structures and street signs shall be installed prior to establishing the performance guarantee. The bond amount will be established by the Planning Board through the Planning Board's consulting engineer, and the cost of establishing this bond amount will be reimbursed by the applicant prior to the release of any covenant.
- 3)** Before the final release of any security held on the subdivision, as-built plans of the water and drain systems and appurtenant structures such as detentions basins and outlet services, including swing ties to water service curb stops , and all other as-built conditions required by the Planning Board's Rules and Regulations Governing Subdivision of Land, shall be stamped by a Professional Engineer or Professional Land Surveyor and submitted to the Planning Board and the DPW on a Windows compatible CD in DXF (drawing exchange file) format conforming to the following guidelines:

The coordinate system shall be Massachusetts State Plane coordinates using the new North American Datum of 1983 (NAD83) and the newer North American Vertical Datum of 1988 (NAVD). Plan submittals shall be "tied into" real world State Plane coordinates using the datums specified above. To demonstrate this tie down, all features shall be stored in Massachusetts State Plane Coordinate System and the plan location and coordinate values of at least two known points in the established North Attleborough grid system shall be included in the submitted DXF files. A list and description of the data layers contained in the DXF files shall be submitted on the disk or CD containing the DXF files in an accepted spreadsheet or database format.

- 4)** All easement deeds shall be reviewed and approved by the Planning Board and Town Counsel prior to the endorsement of the plans and evidence of the recording of all easement deeds at the Bristol County N.D. Registry of Deeds has been presented to the Planning Board.
- 5)** The conditions of approval shall be located within the Definitive Subdivision Plan and shall be referred to on the coversheet of the plan prior to Planning Board endorsement.
- 6)** All outstanding invoices regarding the inspections for the subdivision shall be paid prior to Planning Board's recommendation for acceptance of the streets as public ways.
- 7)** Construction shall be limited to Monday – Friday: 7am- 5pm and Saturday: 8am to 5pm. No work shall be done on Sundays or Bank Holidays.
- 8)** Once the road has been accepted at Town Meeting, the applicant shall deed Lot 8 (retention/detention area) to the Town of North Attleborough Department of Public Works.

**WAIVERS**

- 9) The Planning Board voted to **approve** the waiver request for to allow 3' of cover over the utilities using Class V RCP pipe at the following 6 stations: **0+89, 0+89, 1+50, 1+51, 3+50, 3+65.**

**EXCEPTIONS**

- 10) The Planning Board voted to **approve** the request for an exception to allow a reduction in frontage from 120 feet to at least 90 feet on the cul-de-sac for Lots 4 and 5.

**DESIGN AND CONSTRUCTION DETAILS**

- 11) The road shall have a pitch of no more then 4.5% at the Intersection of Cushman Road.
- 12) There shall be a minimum of 10' setback from the road for the septic systems for Lots 4, 6 and 7 per the Board of Health.
- 13) All manhole covers, catch basin grates, and water gates shall be leveled with the base course of pavement and shall be made operational within 72 hours of the installation of the base course, and the construction of detention basins that will receive stormwater shall be substantially completed and stabilized with approved vegetated surfaces or by other approved means prior to the installation of the base course of pavement on any of the roadways. Granite curbing shall be installed within 30 days of the base course of pavement being installed.
- 14) All work within 100' of wetlands, discharge into, or alteration to wetlands shall be reviewed by appropriate state, local or federal agencies. Any required changes to the plans shall be reviewed for acceptance by the Planning Board.
- 15) The top course of pavement shall be installed within two years of the installation of the base course of pavement unless said time frame is otherwise extended by the Planning Board. Upon completion of the construction of the roads within the subdivision, a petition shall be submitted to the Board of Selectmen to accept the street or streets at the next available Town Meeting.
- 16) A copy of the applicant's NPDES permit and two copies of the Stormwater Pollution Prevention Plan (SWPPP) shall be provided to the Planning Board at the pre-construction meeting.
- 17) Each lot shall have a minimum of 10 trees per lot. Best efforts shall be made to retain any mature, healthy trees on the lots where practical and clear cutting of lots shall not be permitted unless absolutely necessary for construction on the lots. A minimum of 3 street trees shall be planted outside of the Right of Way but within the 15' slope/street tree easement.

- 18)** The applicant shall provide the NAED approved plan and accompanying documents to the Planning Board at the pre construction meeting. A note to this effect shall be located on the Plan and Profile sheets of the plan.
- 19)** The driveway aprons shall be built 6 inches above the gutter line of the finished course of pavement of the roadway at the edge of the roadway layout. A notation to this effect shall be entered on the topographical plan and profile sheets prior to endorsement by the Planning Board.
- 20)** Suitable dust control measures and clean-up of spillage shall be carried out by the applicant/developer and/or its agents each day of operation, both during and upon completion of the day's operation. To avoid the tracking of earth material onto roadways, the applicant/developer and/or its agents shall construct a 50' long crushed stone apron (3" – 4.5" stone) at the site's entrance drive onto Cushman Road. A detail of the crushed stone apron shall be placed on the plan.
- 21)** The developer/contractor shall adhere to soil erosion and sediment control measures such that during and after construction no sedimentation from any lot area or roadway construction area shall enter onto any neighboring land parcel or onto either public ways or private ways within the subdivision. Either permanent loaming and seeding shall be performed, or temporary seeding and/or mulching shall be performed immediately after an area has been disturbed, unless the area will be reworked within 30 days. Street sweeping shall be performed daily, at the end of the workday, if tracking of earth material occurs on paved streets. The developer shall address erosion control measures, relative to fill and reconstruction of side slopes which could potentially lead to siltation of areas within the jurisdiction of the Conservation Commission, with the Conservation Commission. Any such areas not within Conservation Commission jurisdiction shall be subject to approval by the Planning Board.
- 22)** Once the binder course of pavement has been installed on any way, there shall be no storage of any construction equipment or construction materials on any portion of the way. In addition, if heavy equipment is used on the binder coat, a paving evaluation is required prior to the installation of the top coat of pavement. If the structural integrity is compromised, the developer shall replace said pavement as required by the Planning Board's Inspectional Services Engineer.
- 23)** Inspections of roadway construction and associated construction within the subdivision, including drainage systems as approved by the Planning Board, shall be done pursuant to Section 7.1 of the Planning Board's Rules and Regulations Governing Subdivision of Land. The developer shall arrange a pre-construction meeting with the Planning Board office to discuss inspection schedules, the approximate anticipated inspection fee, and this approximate anticipated fee amount will be submitted to the Planning Board prior to any inspections being conducted by the Planning Board's designated representative. The developer shall have copies of all permits needed to begin the project at this meeting. Utility as-built plans shall be approved by the Planning Board for every phase of construction before the release of or reduction of any bond amount, and prior to the installation of any course of pavement. A construction schedule shall be submitted by the 21<sup>st</sup> of every month for the following month's work. If this is not submitted, the developer shall not receive any inspections until this has been presented.

**Cushman Estates Definitive Subdivision**  
**January 28, 2013**  
**Page 5**

- 24) The Applicant must supply a copy of the Conservation Commission's Order of Conditions to the site/roadway contractor(s). The DEP File Number shall be listed on the plan.
- 25) The applicant/developer's engineer shall mark/tag all trees deemed for removal in accordance with ASHTO and the line of sight projections along Cushman Road. Once marked/tagged, the Planning Board and/or the Inspectional Services Engineer will determine the adequacy of the removals prior to the removal of the trees.

North Attleborough Planning Board

  
Richard R. Houle, Chairman

Richard Peterson

  
Mary Signoriello

Richard J. McCarthy, Jr.

  
Thomas E. Welch

cc: Building Inspector  
DPW  
Board of Health  
Conservation Commission  
Fire Department  
North Attleborough Electric Department

**Cushman Estates Definitive Subdivision**  
**January 28, 2013**  
**Page 6**

Certification of the Town Clerk of North Attleborough, Massachusetts:

I, Clerk of the Town of North Attleborough, Massachusetts, hereby certify that this notice of the Decision of the Planning Board upon the application of Cushman Development Corporation for a definitive subdivision entitled Cushman Estates was received and recorded at the Office of the Town Clerk on the \_\_\_\_ day of \_\_\_\_\_, 2013 and that twenty (20) days have elapsed since the filing of this Decision with the Office of the Town Clerk, and no notice of appeal has been filed with said office pursuant to Section 17, Chapter 40A of the General Laws of the Commonwealth of Massachusetts.

Attest: \_\_\_\_\_ Town Clerk

Date: \_\_\_\_\_

STEPHEN D. CLAPP  
*COUNSELLOR AT LAW*  
12 Church Street  
North Attleborough, MA 02760-1625  
(508) 695-3554  
Fax (508) 695-2523  
[sc@stephenclapplaw.com](mailto:sc@stephenclapplaw.com)



September 21, 2022

Gil Hilario  
Town Planner  
Town of North Attleboro  
43 South Washington Street  
North Attleborough, MA 02760

RE: Veterans Way Bond and Deed

Dear Gil:

Enclosed is a copy of the deed I previously delivered to the Planning Office which you report was lost. Also enclosed is a new deed which has been executed by Cushman Development Corporation.

The detention basin and swale have been mowed and the outlets cleaned.

Please schedule this matter for the October 20, 2022 Planning Board meeting for the release of the cash bond on this subdivision.

Very truly yours,

Stephen D. Clapp

encl.

---

**PROPERTY ADDRESS:**

Lot 8 Veterans Way  
North Attleborough, MA 02769

**GRANTEE ADDRESS:**

Municipal Building  
43 South Washington Street  
North Attleborough, MA 02760



**QUITCLAIM DEED**

**Cushman Development Corporation**, a Massachusetts Corporation, having a usual place of business at 346 Cushman Road, North Attleborough, MA 02360,

For consideration paid in the full amount of **One and no/100 Dollar (\$1.00)**

Grant to: **The Inhabitants of the Town of North Attleborough**, a Massachusetts Municipal Corporation, having a usual place of Business in North Attleborough, Bristol County, Massachusetts

**With QUITCLAIM COVENANTS**

That certain parcel of land, together with the buildings thereon, situated in North Attleborough, Bristol County, Massachusetts, on the northerly side of Veterans Way and being that lot shown and designated as "**Lot 8 Drainage Lot 44,202 SF 1.01 Acres**" on that certain plan entitled "Definitive Subdivision Plan for 'Cushman Estates' Assessors Map 29, Lot 37 on Cushman Road in North Attleborough, Massachusetts, Owner/Applicant Cushman Development Corporation, P.O. Box 3107, South Attleboro, MA 02703, Commonwealth Engineers & Consultants, Inc., 400 Smith Street, Providence, Rhode Island, 02908 ... Date: August 31, 2011, Revised: January 3, 2012, Revised: February 5, 2012, Revised: January 2, 2013 (sheets 1 & 5), Revised: January 31, 2013 (sheet 21), [scale of plan is noted on each individual sheet]", which plan is recorded with the Bristol County North District Registry of Deeds in Plan Book 489, Pages 20-40 inclusive, to which plan reference may be had for a more particular description thereof. (NOTE: Lot Layout plan is at **Plan Book 489, Page 22**).

Said Lot 8 is subject to the following matters, as shown on the above identified plan:

- 1) 15' wide Street Tree/Shade Tree and Slope Grading Easement containing an area of 1,800 S.F.

Said Lot is also subject to the following:

- 1) Order of Conditions (DEP 243-0779) recorded March 21, 2014 in Book 21594, Page 153, which said Order of Conditions has ongoing perpetual conditions.
- 2) Grant of easement to the Town of North Attleborough recorded October 4, 2013 in Book 21352, Page 108;
- 3) Easement for municipal electrical purposes to the Town of North Attleborough recorded January 12, 2014 in Book 21502, Page 123.

Subject to all easements, restrictions, reservations and conditions of record, whether stated above or not, in so far as the same may be in force and applicable.

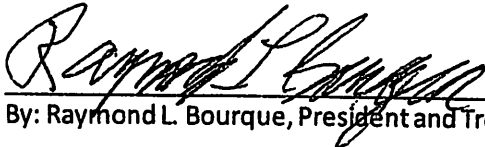
For Grantor's title see deed dated April 17, 2006, and recorded with Bristol County North District Registry of Deeds in Book 15802 Page 86. Also see that deed from William W. Whitehead III and Joi-Danelle Whitehead to Cushman Development Corporation dated November 27, 2018 and recorded with said Registry of Deeds at Book 24880, Page 117.

Grantor certifies that this conveyance does not constitute all, nor substantially all, of the assets of Cushman Development Corporation and is made in the ordinary course of business.

The undersigned certifies, under the pains and penalties of perjury, that the above described parcel is vacant land in which there are no persons entitled to a Homestead Exemption therein.

IN WITNESS WHEREOF, Cushman Development Corporation has caused these presents to be signed and its corporate seal affixed hereto on its behalf by Raymond L. Bourque, its President and Treasurer this 10 day of January, 2020.

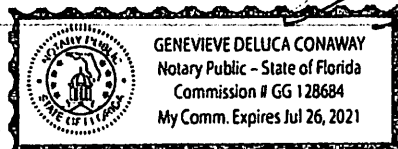
**CUSHMAN DEVELOPMENT CORPORATION**

  
By: Raymond L. Bourque, President and Treasurer

STATE OF FLORIDA

Palm Beach County, ss

On this 10 day of January, 2020, before me, the undersigned notary public, personally appeared Raymond L. Bourque, President and Treasurer of Cushman Development Corporation, who proved to me by satisfactory evidence of identification which was ✓ a valid Florida Driver's License or \_\_\_\_\_ personally known to me to be the person who, in my presence, signed the attached or preceding instrument and who acknowledged to me that he signed the same voluntarily as his free act and deed, and the free act and deed of Cushman Development Corporation, for its stated purposes.



NOTARY PUBLIC

Name (print):

Commission expires:

(Affix Seal)

Genevieve Conaway  
07/26/2021

**PROPERTY ADDRESS:**

Lot 8 Veterans Way  
North Attleborough, MA 02769

**GRANTEE ADDRESS:**

Municipal Building  
43 South Washington Street  
North Attleborough, MA 02760



**QUITCLAIM DEED**

**Cushman Development Corporation**, a Massachusetts Corporation, having a usual place of business at 346 Cushman Road, North Attleborough, MA 02360,

For consideration paid in the full amount of **One and no/100 Dollar (\$1.00)**

Grant to: **The Inhabitants of the Town of North Attleborough**, a Massachusetts Municipal Corporation, having a usual place of Business in North Attleborough, Bristol County, Massachusetts

**With QUITCLAIM COVENANTS**

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Subject to all easements, restrictions, reservations and conditions of record, insofar as the same are in force and applicable.

For Grantor's title see deed dated April 17, 2006 and recorded in the Bristol County Northern District Registry of Deeds at Book 15802, Page 86. Also see that deed from William W. Whitehead, III and Joi-Danelle Whitehead to Cushman Development Corporation dated November 27, 2018, and recorded with said Registry of Deeds at Book 24820, Page 117.

Grantor certifies that this conveyance does not constitute all, nor substantially all, of the assets of Cushman Development Corporation and is made in the ordinary course of business of said Corporation.

In Witness Whereof, Cushman Development Corporation has caused these presents to be signed and its corporate seal affixed hereto on its behalf by Raymond L. Bourque, its President and Treasurer, this 21<sup>st</sup> day of September, 2022.

**CUSHMAN DEVELOPMENT CORPORATION**

By:   
Raymond L. Bourque, President and Treasurer

**COMMONWEALTH OF MASSACHUSETTS**

Bristol, ss

On this 21<sup>st</sup> day of September, 2022, before me, the undersigned notary public, personally appeared Raymond L. Bourque, who proved to me by satisfactory evidence of identification which was \_\_\_\_ a valid Florida Driver's License or ✓ personally known to me to be the person who, in my presence signed the attached or preceding instrument in his capacity as President and Treasurer of Cushman Development Corporation, and who acknowledged to me that he signed the same voluntarily as his free act and deed and the free act and deed of Cushman Development Corporation, for its stated purposes.

  
NOTARY PUBLIC  
Name (print): Stephen D. Clapp  
Commission expires: 10-23-26  
(Affix Seal)

**RE: Quitclaim deed to accept drainage lot for subdivision - North Attleboro**

Mark Hollowell <mhollowell@nattleboro.com>

Wed 1/4/2023 11:28 AM

To: Gil Hilario <ghilario@nattleboro.com>; Joseph Nihill <jnihill@nattleboro.com>

Gil,

DPW agrees that the transfer of this property is in accordance with the original subdivision plans and intent for the DPW to maintain, along with the easement of the open swale behind #4-16 Veterans Way. The DPW will not maintain the drainage pipe behind 20 Veterans Way as the pipe is not accessible by machine and was not built in accordance with the approved plan.

Please let me know if we can provide any other information on this project.

**Mark L. Hollowell**

Director of Public Works  
Town of North Attleborough  
49 Whiting Street  
North Attleborough, MA 02760

Phone: (508) 695-9621

Fax: (508) 643-0568

**From:** Gil Hilario <ghilario@nattleboro.com>

**Sent:** Wednesday, January 4, 2023 10:56 AM

**To:** Mark Hollowell <mhollowell@nattleboro.com>; Joseph Nihill <jnihill@nattleboro.com>

**Subject:** Fw: Quitclaim deed to accept drainage lot for subdivision - North Attleboro

I am moving forward with a measure to town council for us to own the drainage lot on Veterans Way (lot 337, map 29). We will have the town attorney review and record the deed giving ownership to the Town at the registry then assessors will update the assessors map.

Can one of you just write me a simple short email that the DPW is OK for the Town to own this drainage lot as part of the Cushman Estates subdivision (if you agree)? I am going to include it in the measure to town council. I expect they will ask for the DPW's thoughts.

Thank you,

**Gil Hilario**

Town Planner

Town of North Attleboro

Regarding the drainage lot on Veteran's Way, this was a requirement of the Planning Board to the developer that this parcel be deeded to the Town at the completion of the project. The project has been done for some time, but the transfer of this parcel has lagged. We need to have either an easement (there is none) or ownership to maintain the detention basin. The road was accepted in 2019, so the drainage going into the basin is now ours. NPDES Stormwater Permit requires us to maintain the basin.

Also, I think Chris Sweet went to take this property through tax title.

(<https://search.tauntondeeds.com/ViewDocument.aspx?DocID=8197082> ). So we may own it already. It only generates \$400 per year in taxes.

Mark

**Mark L. Hollowell**

Director of Public Works  
Town of North Attleborough  
49 Whiting Street  
North Attleborough, MA 02760

Phone: (508) 695-9621  
Fax: (508) 643-0568

## Kerrin Billingkoff

---

**From:** Chris Sweet  
**Sent:** Thursday, January 26, 2023 9:40 AM  
**To:** Gil Hilario  
**Cc:** Michael Borg; Mark Hollowell; Kerrin Billingkoff; Lori Kaufman; Shannon Palmer  
**Subject:** 7 Veterans Way - back taxes owed  
**Attachments:** 29-337-1\_7 Veterans Way\_Cushman Dev\_020123 due date.pdf

Hi Gil,

As discussed, before we accept 7 Veterans Way from Ray Bourque (Cushman Development, Chemawa Golf Course), he needs to pay off the back taxes – see statement for 2/1/23 payoff amount attached.

Thanks,

Chris S.

**Christopher L. Sweet, CMMT/CMMC**  
**Treasurer/Collector**



TOWN OF NORTH ATTLEBOROUGH

43 South Washington Street

North Attleboro, MA 02760

508-699-0114 o

508-699-0133 f

[csweet@nattleboro.com](mailto:csweet@nattleboro.com)

01/26/2023 09:33  
csweet

|TOWN OF NORTH ATTLEBOROUGH  
|LONG TITLE DETAIL REPORT

|P 1  
|ttingrpt

INTEREST DATE: 02/01/2023

YEAR/TITLE

ASSESSED OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

MISC TITLE DATA

2021 20211013 STATUS: ACTIVE  
CUSHMAN DEVELOPMENT CORPORATION  
346 CUSHMAN RD  
N ATTLEBORO, MA 02760

29-337-1  
7 VETERANS WAY  
LAND  
ACRES: .000 SF: 43560  
BOOK/PAGE: 15802/0086  
CERT/DOC :  
LENDER: ATTY:

PAPERS: 11/04/2021  
NORTH STAR REPORTER  
POSTED: 11/19/2021  
TOWN HALL  
LIBRARY

DMD DATE: 06/09/2021  
RCD DATE: 12/08/2021  
TKE DATE: 11/19/2021  
BOOK/PAGE 27581/302  
CERT  
DOC  
INT PCT 16.00

| 2021 | TXRER - TT | 119.20 | TAKING REG | 106.00 | TAKEN AMT: | 539.39 |
|------|------------|--------|------------|--------|------------|--------|
|      | LFLNP TT   | 264.00 | INTEREST T | 40.69  | FEE AMT:   | 110.00 |
|      | DMDRETT    | 5.00   | REDPR TT   | 4.00   | TOTAL AMT: | 649.39 |
|      | AD PREP TT | 4.50   | REDREC TT  | 106.00 |            |        |

| TOTAL TITLE: | 649.39 | PRIN PAID | ABATEMENTS |
|--------------|--------|-----------|------------|
| AD PREP TT   | .00    | .00       |            |
| DMDRETT      | .00    | .00       |            |
| INTEREST T   | .00    | .00       |            |
| LFLNP TT     | .00    | .00       |            |
| REDPR TT     | .00    | .00       |            |
| REDREC TT    | .00    | .00       |            |
| TAKING REG   | .00    | .00       |            |
| TXRER - TT   | .00    | .00       |            |
|              |        | .00       | .00        |

TOT PRIN PD: .00  
INTEREST DUE: 215.64  
TOTAL DUE: 865.03  
PER DIEM: .24

01/26/2023 09:33  
 csweet

|TOWN OF NORTH ATTLEBOROUGH  
 |LONG TITLE DETAIL REPORT

|P 2  
 |ttlgrpt

| RCPT/ABT | ACT    | EFF DT     | PAID BY   |           | CLERK    | BATCH    | REFERENCE | TOTAL  |
|----------|--------|------------|-----------|-----------|----------|----------|-----------|--------|
| LIN      | CHARGE | DESC       |           | PRIN PAID | PRIN ADJ | INT PAID | INT HELD  |        |
| 4888     | FEE    | 01/27/2022 |           |           | fortierm |          |           | 4.00   |
|          | 7      | REDPR      | REDPR TT  |           |          |          | 4.00      |        |
| 4889     | FEE    | 01/27/2022 |           |           | fortierm |          |           | 106.00 |
|          | 8      | REDREC     | REDREC TT |           |          |          | 106.00    |        |

01/26/2023 09:33  
csweet

TOWN OF NORTH ATTLEBOROUGH  
LONG TITLE DETAIL REPORT

\*\* END OF REPORT - Generated by Christopher Sweet \*\*



IP 3  
ttingrpt

11/11/2000

FROM: ALLEN, JAMES W. ORA  
TO: JAMES W. ALLEN, JR.

133

## Kerrin Billingkoff

**From:** Chris Sweet  
**Sent:** Thursday, January 26, 2023 9:46 AM  
**To:** Gil Hilario  
**Cc:** Michael Borg; Mark Hollowell; Kerrin Billingkoff; Lori Kaufman; Shannon Palmer; Jennifer Mullaney; Barbara Marchand; Donna Packer  
**Subject:** RE: 7 Veterans Way - back taxes owed

Oh, and I forgot to include what he owes for this fiscal year (2023) as of February 1<sup>st</sup> - \$109.39

Snip & Sketch

New

Bill Information

| Year | Category | Number |
|------|----------|--------|
| 2023 | RE-R     | 102400 |

Notes/Alerts

JUL 22 Owner: CUSHMAN DEVELOPMENT

TAX TITLE - 2021

Special Conditions/Notes

View prior unpaid bills

View ancestor prior unpaid bills

Effective Date

Due 02/01/2023

Billed Item Information

|                                   |                                 |                             |
|-----------------------------------|---------------------------------|-----------------------------|
| Year_Parcel                       | 2023_29-337-1                   | <a href="#">View Source</a> |
| Owner of record's customer number | 7204                            |                             |
| Owner of record's name            | CUSHMAN DEVELOPMENT CORPORATION |                             |

Customer Information

Customer ID 7204 [View B](#)

CUSHMAN DEVELOPMENT CORPORATION  
346 CUSHMAN RD  
N ATTLEBORO, MA 02760

Property Information

|           |                |
|-----------|----------------|
| Parcel ID | 29-337-1       |
| Alt Parc  |                |
| Prop Loc  | 7 VETERANS WAY |

| Instalments | Charges       | History | Events  | Audits  |        |                |              |           |
|-------------|---------------|---------|---------|---------|--------|----------------|--------------|-----------|
| Installment | Interest Date | Billed  | Abt/Adj | Pmt/Crd | Unpaid | Interest Paid  | Interest Due | Total Due |
| 1           | 08/02/2022    | 58.51   | 0.00    | 58.51   | 0.00   | 0.00           | 0.00         | 0.00      |
| 2           | 11/02/2022    | 58.50   | 0.00    | 0.10    | 58.40  | 0.00           | 2.06         | 60.46     |
| 3           | 02/02/2023    | 48.93   | 0.00    | 0.00    | 48.93  | Interest paid. | 0.00         | 48.93     |
| 4           | 05/02/2023    | 48.93   | 0.00    | 0.00    | 48.93  | 0.00           | 0.00         | 0.00      |
| Totals:     |               | 214.87  | 0.00    | 58.61   | 156.26 | 0.00           | 2.06         | 109.39    |

Christopher L. Sweet, CMMT/CMMC  
Treasurer/Collector



**TOWN OF NORTH ATTLEBOROUGH**

43 South Washington Street

North Attleboro, MA 02760

508-699-0114 o

508-699-0133 f

[csweet@nattleboro.com](mailto:csweet@nattleboro.com)

**From:** Chris Sweet

**Sent:** Thursday, January 26, 2023 9:40 AM

**To:** Gil Hilario <[ghilario@nattleboro.com](mailto:ghilario@nattleboro.com)>

**Cc:** Michael Borg <[mborg@nattleboro.com](mailto:mborg@nattleboro.com)>; Mark Hollowell <[mhollowell@nattleboro.com](mailto:mhollowell@nattleboro.com)>; Kerrin Billinghoff <[kbillinghoff@nattleboro.com](mailto:kbillinghoff@nattleboro.com)>; Lori Kaufman <[lkaufman@nattleboro.com](mailto:lkaufman@nattleboro.com)>; Shannon Palmer <[spalmer@nattleboro.com](mailto:spalmer@nattleboro.com)>

**Subject:** 7 Veterans Way - back taxes owed

Hi Gil,

As discussed, before we accept 7 Veterans Way from Ray Bourque (Cushman Development, Chemawa Golf Course), he needs to pay off the back taxes – see statement for 2/1/23 payoff amount attached.

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Chris S.

**Christopher L. Sweet, CMMT/CMMC**  
**Treasurer/Collector**



**TOWN OF NORTH ATTLEBOROUGH**

43 South Washington Street

North Attleboro, MA 02760

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508-699-0133 f

[csweet@nattleboro.com](mailto:csweet@nattleboro.com)

## TOWN COUNCIL MEASURE SUBMITTAL

|       |            |               |              |             |              |
|-------|------------|---------------|--------------|-------------|--------------|
| Date: | 02/27/2023 | Submitted by: | Town Manager | Telephone # | 508-699-0100 |
|-------|------------|---------------|--------------|-------------|--------------|

**MEASURE DESCRIPTION:**

Approval of Transfer of \$125,000.00 from Capital Improvement Stabilization for the North Attleboro Fire Department Feasibility Study

Signed: \_\_\_\_\_

 22 FEB 23

**PURPOSE AND JUSTIFICATION:**

To see if the Town will vote to transfer from Capital Improvement Stabilization Funds, the amount of \$125,000.00 to be expended under the direction of the North Attleborough Town Manager, to be approved by the Town Council, for the feasibility study for the North Attleborough Fire Station (currently located 50 Elm Street, North Attleborough, MA.) to be constructed at a new location.

**SPECIAL REQUIREMENTS:**

Requires 2/3 Vote

**ATTACHMENTS:****REFER TO SUB-COMMITTEE:**

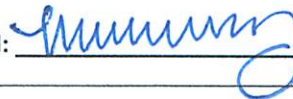
Finance Sub-Committee

## TOWN COUNCIL MEASURE SUBMITTAL

|       |            |               |              |             |              |
|-------|------------|---------------|--------------|-------------|--------------|
| Date: | 02/27/2023 | Submitted by: | Town Manager | Telephone # | 508-699-0100 |
|-------|------------|---------------|--------------|-------------|--------------|

**MEASURE DESCRIPTION:**

Approval of Request for the Transfer of \$9,500.00 from the Boiler Fuel Allen Avenue Account to Contracted Services for the FY22 Invoice for Weights & Measures.

Signed:  22 FEB 23

**PURPOSE AND JUSTIFICATION:**

The Department of Standards from the State of Massachusetts has performed the Weights & Measures Sealer functions for the Town. The State informed the town that they are no longer able to perform these functions as of June 30, 2022. The FY23 funds budgeted in the Contracted Services Account to pay for these FY22 services were used to compensate the FY23 contract for the contractor, Kevin Duquette, who has been appointed as the Town Sealer of Weights & Measures.

It is being requested that the amount of \$9,500.00 be transferred from the Boiler Fuel Allen Avenue Account 011929-521300 to the Contracted Services Fund 012469-530010. There is currently \$20,000.00 in the Boiler Fuel Allen Avenue Account and \$00.00 in the Contracted Services Account. The total amount needed for Invoice #2023DOSCONFEDOS2338 is \$9,500.00.

**SPECIAL REQUIREMENTS:****ATTACHMENTS:****REFER TO SUB-COMMITTEE:**

Finance Sub-Committee

100000000000066821777DOSCONT03032300009500000000950000VC00001012170

|                                   |  |                         |                     |                 |
|-----------------------------------|--|-------------------------|---------------------|-----------------|
| <b>INVOICE</b>                    |  | Customer Name           |                     | Page 1          |
| Remit to:                         |  | TOWN OF NORTH ATTLEBORO |                     |                 |
| Division of Standards             |  | Customer Number         | Invoice Number      | Notice Date     |
| 1000 Washington Street, Suite 510 |  | VC0000101217            | 2023DOSCONFEDOS2338 | 02-02-23        |
| Boston, MA 02118                  |  | E-Payment ID            | AR Dept BPRO        | Due Date        |
|                                   |  | 0066821777              | DOS:CONT            | 03-03-23        |
|                                   |  |                         | Amount Due          | Amount Enclosed |
|                                   |  |                         | \$9,500.00          |                 |

Bill to:

TOWN OF NORTH ATTLEBORO  
43 S WASHINGTON ST  
NORTH ATTLEBORO MA 02760-1642

Payment Method: Check ☐ Money Order ☐

☐ Please check if address has changed. Write correct address on back of stub and attach with payment

Please write Invoice No on front of check or Money Order. DO NOT MAIL CASH

Please detach the above stub and return with your remittance payable to COMMONWEALTH OF MASSACHUSETTS



Commonwealth of Massachusetts  
DIVISION OF STANDARDS  
**ORIGINAL**

Page : 1

|                         |             |                 |  |
|-------------------------|-------------|-----------------|--|
| Customer Name           |             | Customer Number |  |
| TOWN OF NORTH ATTLEBORO |             | VC0000101217    |  |
| Invoice Number          | Notice Date | Due Date        |  |
| 2023DOSCONFEDOS2338     | 02-02-23    | 03-03-23        |  |

**Invoice Charges**

| Ref Line No. | DESCRIPTION        | Invoice Date | No. of Units | Unit of Measure | Unit Price | Charges/ Credit |
|--------------|--------------------|--------------|--------------|-----------------|------------|-----------------|
| 1            | CONTRACT FEES 2022 | 02-01-23     |              |                 |            | \$9,500.00      |

|                         |          |            |
|-------------------------|----------|------------|
| Credit Payments Applied |          | \$0.00     |
| Total Amount Due. By    | 03-03-23 | \$9,500.00 |

CONTRACT WITH MASS. DIVISION OF STANDARDS TO PERFORM WEIGHTS & MEASURES TEST AND INSPECTIONS PURSUANT TO M.G.L. c. 98, SECTION 35 (a) (2).

**Instructions**

Please check this bill for accuracy. If you have recently made a payment it will be reflected in your next bill. Questions? Please call the Contact listed below.

CONTACT: Elena Molina 617-947-4685 617-947-4685



# Division of Standards

1000 Washington Street, Suite 510, Boston, MA 02118

(617) 727-3480

James.Cassidy@mass.gov

| Inspection Date | Business Name                    | Business Address                         | Business City/Town | Business Phone Number | Number of Devices | Type of Device/Inspection |
|-----------------|----------------------------------|------------------------------------------|--------------------|-----------------------|-------------------|---------------------------|
| 5/24/2022       | 7-11 Sunoco                      | 591 Kelley Blvd.                         | NORTH ATTLEBOROUGH | 508-699-8956          | 26                | Gas Meters                |
| 3/16/2022       | Aeropostle #70                   | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-643-0654          | 50                | Price Verification        |
| 3/28/2022       | American Eagle Outfitters #859   | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-643-1318          | 50                | Price Verification        |
| 3/10/2022       | Bath & Body Works #0469          | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-643-0212          | 25                | Price Verification        |
| 3/10/2022       | Bed Bath and Beyond #1034        | 1360 South Washington Street             | NORTH ATTLEBOROUGH | 508-643-6971          | 25                | Price Verification        |
| 2/23/2022       | Bob's Market                     | 42 Arnold Road                           | NORTH ATTLEBOROUGH | 508-699-5544          | 3                 | 0-100 lbs.                |
| 4/28/2022       | Boro Sand & Stone                | 192 Plain Street                         | NORTH ATTLEBOROUGH | 508-699-2911          | 1                 | 5001-10000 lbs.           |
| 4/28/2022       | Boro Sand & Stone                | 192 Plain Street                         | NORTH ATTLEBOROUGH | 508-699-2911          | 1                 | 10001-Greater lbs.        |
| 6/27/2022       | Briggs Nursery                   | 295 Kelley Blvd.                         | NORTH ATTLEBOROUGH | 508-699-7421          | 2                 | 0-100 lbs.                |
| 3/14/2022       | Build A Bear #34                 | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-643-3443          | 25                | Price Verification        |
| 4/18/2022       | Charlotte Russe #138             | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-695-0141          | 50                | Price Verification        |
| 3/29/2022       | Christmas Tree Shop #7018        | 1505 South Washington Street             | NORTH ATTLEBOROUGH | 508-394-1206          | 50                | Price Verification        |
| 6/28/2022       | Colbea Enterprises LLC           | 461 East Washington Street               | NORTH ATTLEBOROUGH | 508-699-2796          | 24                | Gas Meters                |
| 6/24/2022       | Colbea Shell                     | 890 South Washington Street              | NORTH ATTLEBOROUGH | 508-695-7350          | 30                | Gas Meters                |
| 5/5/2022        | Cumberland Farms                 | 573 Kelley Blvd.                         | NORTH ATTLEBOROUGH | 508-643-3607          | 20                | Gas Meters                |
| 5/5/2022        | Cumberland Farms                 | 573 Kelley Blvd.                         | NORTH ATTLEBOROUGH | 508-643-3607          | 4                 | Diesel Meters             |
| 5/11/2022       | Cumberland Farms                 | Washington Street                        | NORTH ATTLEBOROUGH | 508-000-1111          | 22                | Gas Meters                |
| 4/29/2022       | Cumberland Farms #0188           | 150 Commonwealth Avenue                  | NORTH ATTLEBOROUGH | 508-643-3148          | 12                | Gas Meters                |
| 5/11/2022       | Cumberland Farms #6767           | 103 Route 1                              | NORTH ATTLEBOROUGH | 508-699-2078          | 20                | Gas Meters                |
| 3/19/2022       | Cumberland Farms #6767           | 103 East Washington Street               | NORTH ATTLEBOROUGH | 508-699-2078          | 25                | Price Verification        |
| 1/12/2022       | CVS Pharmacy #938                | 8 East Washington Street                 | NORTH ATTLEBOROUGH | 508-695-0657          | 1                 | 0-100 lbs.                |
| 4/14/2022       | CVS Pharmacy #938                | 8 East Washington Street                 | NORTH ATTLEBOROUGH | 508-695-0657          | 50                | Price Verification        |
| 1/26/2022       | CVS/Target #16548                | 1205 South Washington Street             | NORTH ATTLEBOROUGH | 508-699-9118          | 1                 | 0-100 lbs.                |
| 5/19/2022       | Elle Jewelers                    | Herald Square Mall, 999 South Washington | NORTH ATTLEBOROUGH | 508-643-3543          | 1                 | 0-100 lbs.                |
| 3/28/2022       | Express #469                     | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-643-0263          | 25                | Price Verification        |
| 1/12/2022       | Fed Ex Office #0764              | 40 Cumberland Road                       | NORTH ATTLEBOROUGH | 508-399-6800          | 3                 | 101-1000 lbs.             |
| 3/9/2022        | Five Below #418                  | 1250 South Washington Street             | NORTH ATTLEBOROUGH | 508-699-2937          | 50                | Price Verification        |
| 4/15/2022       | Forever 21 #0190                 | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-643-8080          | 50                | Price Verification        |
| 1/19/2022       | Fresh Catch Seafood              | 473 East Washington Street               | NORTH ATTLEBOROUGH | 508-695-7087          | 4                 | 0-100 lbs.                |
| 4/17/2022       | FYE 00784                        | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-643-0059          | 25                | Price Verification        |
| 4/16/2022       | Game Stop #730                   | 1250 South Washington Street             | NORTH ATTLEBOROUGH | 508-695-3484          | 25                | Price Verification        |
| 3/11/2022       | H&M #156                         | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-699-4675          | 50                | Price Verification        |
| 5/19/2022       | Hannoush Jewelers #26            | Herald Square Mall, 999 South Washington | NORTH ATTLEBOROUGH | 508-643-9118          | 1                 | 0-100 lbs.                |
| 3/13/2022       | Hollister #30384                 | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-699-1972          | 50                | Price Verification        |
| 5/19/2022       | Jeweler's Workbench              | Herald Square Mall, 999 South Washington | NORTH ATTLEBOROUGH | 508-643-4234          | 1                 | 0-100 lbs.                |
| 3/10/2022       | Jo-Anne's Fabrics #2129          | 1360 South Washington Street             | NORTH ATTLEBOROUGH | 508-643-1911          | 50                | Price Verification        |
| 3/15/2022       | Justice #828                     | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-643-0329          | 50                | Price Verification        |
| 3/10/2022       | Marshall's #468                  | 1250 South Washington Street             | NORTH ATTLEBOROUGH | 508-643-1020          | 50                | Price Verification        |
| 3/3/2022        | Mary Lou's Coffee                | 890 South Washington Street              | NORTH ATTLEBOROUGH | 508-316-4201          | 1                 | 0-100 lbs.                |
| 3/18/2022       | Michael's                        | 1385 South Washington Street             | NORTH ATTLEBOROUGH | 508-643-2565          | 50                | Price Verification        |
| 5/24/2022       | Mutual Mart                      | 120 South Washington Street              | NORTH ATTLEBOROUGH | 508-699-2929          | 1                 | Gas Meters                |
| 1/19/2022       | Native Sun Cannabis              | 1320 South Washington Street             | NORTH ATTLEBOROUGH | see right             | 2                 | 0-100 lbs.                |
| 1/19/2022       | Native Sun Cannabis              | 1320 South Washington Street             | NORTH ATTLEBOROUGH | see right             | 2                 | 101-1000 lbs.             |
| 3/12/2022       | New York And Co. #902            | 999 South Washington Street              | NORTH ATTLEBOROUGH | 508-643-0600          | 25                | Price Verification        |
| 6/24/2022       | North Attleboro Shell/Seasons    | 890 South Washington Street              | NORTH ATTLEBOROUGH | 508-695-7350          | 30                | Gas Meters                |
| 3/16/2022       | North Attleborough Gas & Service | 63 South Washington Street               | NORTH ATTLEBOROUGH | 508-643-0064          | 16                | Gas Meters                |
| 4/27/2022       | North End Valero/Mutual          | 120 South Washington Street              | NORTH ATTLEBOROUGH | 774-643-6161          | 8                 | Gas Meters                |
| 3/8/2022        | Old Navy #6484                   | 1250 South Washington Street             | NORTH ATTLEBOROUGH | 508-643-4664          | 50                | Price Verification        |

|           |                           |                                           |                    |              |      |                         |
|-----------|---------------------------|-------------------------------------------|--------------------|--------------|------|-------------------------|
| 5/19/2022 | Patel Bros. Market        | 1190 South Washington St.                 | NORTH ATTLEBOROUGH | 508-699-4398 | 6    | 0-100 lbs.              |
| 5/19/2022 | Patel Bros. Market        | 1190 South Washington Street              | NORTH ATTLEBOROUGH | 508-699-4398 | 6    | 0-100 lbs.              |
| 3/17/2022 | Pet Smart #0789           | 1385 South Washington Street              | NORTH ATTLEBOROUGH | 508-695-2300 | 50   | Price Verification      |
| 12/5/2022 | Price rite heating oil    | 563 n Washington st                       | NORTH ATTLEBOROUGH | 508-399-5995 | 1    | Vehicle Tank Inspection |
| 4/22/2022 | Sam's Food Store/Mutual   | 120 South Washington Street               | NORTH ATTLEBOROUGH | 508-699-2329 | 8    | Gas Meters              |
| 2/7/2022  | Savers                    | 1385 South Washington Street              | NORTH ATTLEBOROUGH | 508-695-1068 | 3    | 5001-10000 lbs.         |
| 1/20/2022 | Shaws Supermarket #7412   | 125 Toner Boulevard                       | NORTH ATTLEBOROUGH | 508-643-2259 | 29   | 0-100 lbs.              |
| 1/26/2022 | Shaws Supermarket #7412   | 125 Toner Boulevard                       | NORTH ATTLEBOROUGH | 508-643-2259 | 1    | 0-100 lbs.              |
| 1/20/2022 | Shaws/Osco Pharmacy #7412 | 125 Toner Boulevard                       | NORTH ATTLEBOROUGH | 508-643-0312 | 1    | 0-100 lbs.              |
| 4/19/2022 | Speedway #02506           | 788 East Washington Street                | NORTH ATTLEBOROUGH | 508-699-0460 | 22   | Gas Meters              |
| 3/14/2022 | Speedway Gas #02474       | 154 North Washington Street               | NORTH ATTLEBOROUGH | 508-699-6480 | 16   | Gas Meters              |
| 1/18/2022 | Stop & Shop #490          | 206 East Washington Street                | NORTH ATTLEBOROUGH | 508-695-1999 | 36   | 0-100 lbs.              |
| 1/18/2022 | Stop & Shop #490          | 206 East Washington Street                | NORTH ATTLEBOROUGH | 508-695-1999 | 1    | 0-100 lbs.              |
| 3/10/2022 | Stop & Shop #490          | 206 East Washington Street                | NORTH ATTLEBOROUGH | 508-695-1999 | 100  | Price Verification      |
| 1/26/2022 | Target #1190              | 1205 South Washington Street              | NORTH ATTLEBOROUGH | 508-699-9118 | 1    | 0-100 lbs.              |
| 2/28/2022 | Target #T-1190            | 1205 Washington Street                    | NORTH ATTLEBOROUGH | 508-699-9118 | 125  | Price Verification      |
| 3/28/2002 | The Children's Place #666 | 999 South Washington Street               | NORTH ATTLEBOROUGH | 508-643-0902 | 50   | Price Verification      |
| 3/28/2022 | The Loft #818             | 999 South Washington Street               | NORTH ATTLEBOROUGH | 508-643-2808 | 25   | Price Verification      |
| 2/7/2022  | The Meat Bar Marketplace  | 33 North Washington Street                | NORTH ATTLEBOROUGH | 508-816-0486 | 4    | 0-100 lbs.              |
| 3/3/2022  | The Meat Bar Marketplace  | 33 North Washington Street                | NORTH ATTLEBOROUGH | 508-816-0486 | 2    | 0-100 lbs.              |
| 4/29/2022 | The UPS Store #3645       | 11 Toner Blvd. #5                         | NORTH ATTLEBOROUGH | 508-643-7333 | 3    | 101-1000lbs.            |
| 4/29/2022 | The UPS Store #3645       | 11 Toner Blvd. #5                         | NORTH ATTLEBOROUGH | 508-643-7333 | 1    | 0-100 lbs.              |
| 6/16/2022 | Triboro Gulf              | 55 Toner Blvd.                            | NORTH ATTLEBOROUGH | 508-699-7344 | 24   | Gas Meters              |
| 6/16/2022 | Triboro Gulf              | 1 Toner Boulevard                         | NORTH ATTLEBOROUGH | 508-699-7344 | 24   | Gas Meters              |
| 6/22/2022 | Triple Play North         | 348 East Washington Street                | NORTH ATTLEBOROUGH | 508-699-2729 | 1    | 101-1000 lbs.           |
| 6/22/2022 | Triple Play North LLC     | 348 East Washington Street                | NORTH ATTLEBOROUGH | 508-316-1788 | 21   | Gas Meters              |
| 5/19/2022 | Tutti Frutti              | Emerald Square Mall, 999 South Washington | NORTH ATTLEBOROUGH | 508-695-7795 | 2    | 0-100 lbs.              |
| 4/29/2022 | U Haul #796059            | 492 East Washington Street                | NORTH ATTLEBOROUGH | 508-695-7958 | 1    | 101-1000 lbs.           |
| 6/24/2022 | W.H. Riley & Son          | 35 Chestnut Street                        | NORTH ATTLEBOROUGH | 508-699-4651 | 2    | Diesel Meters           |
| 6/24/2022 | W.H. Riley & Son Oil      | 35 Chestnut Street                        | NORTH ATTLEBOROUGH | 508-699-4651 | 2    | Gas Meters              |
| 3/10/2022 | W.H. Riley & Son Oil      | 35 Chestnut Street                        | NORTH ATTLEBOROUGH | 508-699-4651 | 1    | Vehicle Tank Inspection |
| 1/12/2022 | Walgreens #17612          | 475 East Washington Street                | NORTH ATTLEBOROUGH | 508-695-1895 | 1    | 0-100 lbs.              |
| 4/13/2022 | Walgreens #17612          | 475 East Washington Street                | NORTH ATTLEBOROUGH | 508-695-1895 | 25   | Price Verification      |
| 2/15/2022 | Walmart #2366             | 1470 South Washington Street              | NORTH ATTLEBOROUGH | 508-699-0177 | 47   | 0-100 lbs.              |
| 2/15/2022 | Walmart #2366             | 1470 South Washington Street              | NORTH ATTLEBOROUGH | 508-699-2007 | 1    | 0-100 lbs.              |
| 3/10/2022 | Yankee Candle #008        | 999 South Washington Street               | NORTH ATTLEBOROUGH | 508-643-1214 | 25   | Price Verification      |
| Total     |                           |                                           |                    |              | 1805 |                         |