

Date Wed 11/6/2013 2:52 AM
From "kfogarty" <kfogarty@millis.net>
To jmckay@millis.net
Subject FW: Fields
View [HTML](#) | [Text](#) | [Header](#) | [Raw Content](#)

From: Kevin Ryder [mailto:medfieldrecreation@gmail.com]
Sent: Wednesday, November 06, 2013 9:37 AM
To: kfogarty
Subject: Re: Fields

Kris,

We have a full-time maintenance employee (Brian) that takes care of all our properties. In the summer, we hire part-time seasonal employees to help him with the amount of work. Last summer, we hired four park employees to help him. We used to outsource to a company, but that didn't really work, so we brought it all in house.

Kevin

On Wed, Nov 6, 2013 at 9:09 AM, kfogarty <kfogarty@millis.net> wrote:

I know you are trying to clean things up and move on to Wellesley, but I have a question about how you (Medfield Rec) came to handle all the maintenance of the Town Fields? How is it outsourced and what is the ballpark cost?

Thanks!

Kevin Fogarty
Recreation Director
508-376-7050

--
Kevin Ryder
Program Coordinator
Medfield Parks & Recreation
Pfaff Community Center
124 North St.
Medfield, MA 02052
www.medfieldrec.com

DISCLAIMER!!!!

Participating in recreational activities may cause high levels of laughter and fun. It may also result in unforgettable experiences and friendships.
Recreation may be habit forming!

19. The Franklin Public Schools will not be responsible for the cancellation of an application for the use of school property in case of an emergency that results in the closing of a school building.
20. In all cases where gymnasiums are used for athletic purposes, participants are required to wear athletic shoes.
21. All use of school facilities, which is beyond the scope of the curricular and extra- curricular activities of the Franklin Public Schools, must be accompanied by a Building Use Permit issued by the school department following the written approval of a *Request for Use of School Facilities Form*. The permit must be available and conspicuously posted in conjunction with the building use.
22. The sponsor identified on the permit must be present throughout the time the facilities are being used unless previous notice has been furnished to the School Department that a cosponsor will be present. The sponsor is responsible for the decorum of the group, which includes spectators.
23. All *Request for Use of School Facilities Forms* must be signed by the Principal, Building Use Coordinator, Head Custodian, and the Director of Facilities, Grounds and Support Services.
24. Additional charges will be billed to the requesting organization by the Building Use Coordinator as soon as possible after the final date of use. Payment is required within ten calendar (10) days.
25. The custodian on duty shall be responsible for the supervision of the building and equipment, safety precautions in the building, cleaning of the building after its use, and for any services required by the renter in accordance with the use of the facilities approved.
26. It is the custodian's responsibility to the renter to make inquires as to the type of service needed by the renter and to make his whereabouts known so that he will be available at any time his services are required. Depending upon the nature of the rental and the area being rented, the School Department may require the Renter to have two or more custodians on duty, in addition to police protection. . If the work involves breakdown and/or set-up of equipment or facilities beyond the hours of use, then additional custodial fees shall apply (to be determined by the Building Use Coordinator at time of rental).
27. No use by the public that will interfere in any way with use of school facilities for school purposes will be permitted.

LEGAL REF: M.G.L. 71:71

Reference: Memorandum of Understanding /Consolidation of School and Municipal Facilities

12. There is to be no smoking in the buildings or on the grounds of the Franklin Public Schools in accordance with the Franklin Public Schools No Smoking Policy.
13. Alcoholic beverages and /or illegal substance are not allowed on any school premises.
14. Soft drinks and food may be served and consumed only in those areas approved on the application form. All food and beverages must be served from the kitchen and consumed in the cafeteria in all buildings having these facilities. When a function is held in the high school field house, Thomas Mercer Auditorium at Horace Mann, the Franklin High School Lecture Hall, or a school gym, the serving of refreshments will be restricted to the main lobby or cafeteria. Additional clean-up charges may be assessed if compliance is problematic.
15. The building user must satisfy the office of the Building Use Coordinator and Director of Facilities, Grounds and Support Services, that the person designated by the building user to operate the lighting, audiovisual, curtains, drops, scenery, etc. is trained to do so. A qualified individual shall be engaged to operate the stage. The Building Use Coordinator and Director of Facilities shall maintain a list of trained individuals qualified to operate such equipment. At any facility that has audiovisual and/or lighting equipment for the event (including rehearsals and performances), the user must employ an operator approved and provided by the Superintendent of Schools or his/her designee at the user's expense. Any additional equipment, lighting, and/or audio equipment must first be approved by the Superintendent of schools or his/her designee.
16. Equipment of the building user, such as scenery and furniture, may not be moved into or out of the building during school hours (which includes after-school clubs and activities). All decorations, furniture, rubbish, and all other materials used in school buildings shall be removed immediately after the completion of any function. All decorations must be fire resistant. In addition, any and all equipment must be moved at the discretion of the building principal, if and when it interferes with any school use. Further, fire exits shall not be blocked by stage ramps and/or other equipment of the user.
17. No electrical apparatus shall be connected to the lighting system unless inspected and approved by the Facilities Department.
18. On days when school has been canceled because of emergency conditions, the school buildings may not be available. However, all scheduled use will automatically be canceled unless the renter contacts the school being rented to confirm the availability of the school. Additional charges may be incurred if snow removal is required to accommodate building use.

- ii. Total charges for rental, including the payment of custodial or cafeteria employees shall be paid by check made out to the Town of Franklin.
 - iii. Police officers will be paid by a separate invoice issued by the Franklin Police Department. The School Department will arrange for the hiring, but will not become involved in the payment of police details.
 - iv. All checks or money orders covering rental, custodial or cafeteria employees, shall be sent to the Town of Franklin.
 - v. A security deposit may be required in conjunction with the facility rental, depending upon the space and equipment required. This decision will be made when a request for rental is received. The School Committee reserves the right to use such deposit to defray the cost of any damages resulting from use of its facilities.
7. School Department furniture or equipment shall not be used or moved from its locations unless permission has been explicitly granted. Any group which receives permission to move furniture is responsible for returning it to its original location and in good order.
8. Groups/individuals who utilize school property will be responsible for treating the property with respect. They will be responsible to repair or replace damaged equipment or property or make restitution for the same.
9. Groups/individuals using school property will be expected to observe school rules including refraining from parking in Fire Safety Lanes or anywhere other than designated parking spaces. The school department reserves the right to tow any vehicle illegally parked at owner's expense, and the building user shall notify its participants of the policy.
10. School kitchens are available only when proper cafeteria employees are employed (at an additional expense) to supervise and protect the interests of the Franklin Public Schools except for functions sponsored by and directly benefitting the Franklin Public Schools. This worker is to be paid by the organization using rates as established in the contract between the School Committee and the cafeteria employees union. However, when the kitchen area is being used solely for making coffee or punch, it will not be necessary to have a cafeteria worker present.
11. It is the policy of the Franklin Public Schools not to lend school materials and equipment to individuals or groups.

- c. *Technology labs*: Technology labs are unavailable for non-school use, except when used as part of any Franklin Public Schools Lifelong Learning program.

- d. *School property*: Is available only when a regular school custodian is employed to supervise and to protect the building. In the absence of an administrator, the senior building custodian shall have full authority and responsibility for the security of the building and its contents. The custodians are to be paid at the rate set forth in the contract between the School Committee and custodians union. Rates are subject to change in order to remain within the guidelines set forth in the Agreement between the Town of Franklin and the local contracted Bargaining Unit. The charge for Custodial Services will at no time be waived for organizations that do not fall into the category of exemptions from rental charges. The School Committee has determined the rates to be charged based upon the following classifications:
 - i. *Class A*: Week rates when school is in session and a custodian is regularly assigned to the facility. In these instances, there is a facility rental fee. Custodial fees may be charged if the building usage requested requires the services of a custodian outside of his/her normal hours and duties. In cases where audiovisual and lighting equipment is required, the user shall pay for the district-approved technician via a check made out to the Town of Franklin.
 - ii. *Class B*: Weekend and non-school days when a custodian is not regularly assigned to the facility. In cases where audiovisual and lighting equipment is required, the user shall pay the district-approved technician.
 - iii. *Exemptions from fees*: School or Town business activities, including election activities, meetings of elected bodies, or PCC and booster events which benefit the schools are exempt from building use fees (other than associated cafeteria, custodial, or audiovisual fees).

- e. *Payment procedures*
 - i. All payments must be made by check or money order, payable to the Town of Franklin, and full payment shall be received at least two weeks prior to the scheduled event or season. In cases where long-term use is needed, the Superintendent or his designee has the discretion to set up a reasonable payment plan or schedule with the user.

Any applications for building use submitted in advance of the deadlines shall be returned to the sender, and must be re-submitted in accordance with the timetable set forth above.

5. Preference for school building use shall be given in the following order:
 - a. School functions and school-based activities involving Franklin students;
 - b. Franklin Public Schools Lifelong Learning programs;
 - c. Any Function or activity of a town-based organization where the majority of the participants are enrolled full-time in the Franklin Public School System.
 - d. Meetings and activities of Town boards and departments.
 - e. Franklin-based organizations.
 - f. All non-profit organizations¹.
 - g. All for profit other organizations.

6. When school buildings are used for a purpose other than for school use, additional expenses, including heating, lighting and other operating expenses (wear and tear) are incurred by the public school system, the following shall be used to determine building use fees:
 - a. *Use of School Buildings:* School facilities, are available to all groups for a fee which covers expenses associated with the use thereof. **The music and band rooms are unavailable for non-school use.** A fee will be charged for the use of all school facilities unless the activity is exempted herein. **All activities at the schools shall cease prior to 10:00 p.m., unless there are extenuating circumstances that have been approved by the Superintendent.**

 - b. *Thomas Mercer Auditorium at Horace Mann Middle School:* Fees will be charged for the use of the auditorium. All activities at the auditorium shall cease prior to 10:00 p.m. in addition; any group seeking to use this facility shall enter into a Facility Rental Agreement which contains additional rules and regulations governing the use of that facility. To use auditorium, the user must employ a district-approved technician to operate sound and lighting equipment.

¹ Each such organization must produce a 501(c)(3) letter in order to qualify.

RULES AND REGULATIONS

1. Use of a school facility shall be granted only within the limits prescribed in G.L. c. 71: 71 and preference will be given to organizations located within the town or to individuals who are responsible citizens of Franklin. In addition, there are certain restrictions upon the use of school property and the building. User is solely responsible for the fulfillment of the regulations of the following:
 - a. State Department of Public Safety codes and regulations;
 - b. State and Local laws, codes and regulations;
 - c. Federal, State and Local finance laws and regulations; and
 - d. Massachusetts General Laws.
2. The building user is responsible for personal injuries and damage to the school property, which arises out of the building use. Insurance coverage may be required at the discretion of the School Committee, the Director of Finance, or the Building Use Coordinator. Such insurance shall provide coverage against personal injury and property damage and shall include a provision holding the Town of Franklin harmless against any such claim. If requested, documentation of insurance coverage will be submitted with payment (made by check or money order) at least two weeks prior to the scheduled event or season to the office of the Director of Finance, Office of the Superintendent of Schools.
3. At the discretion of the Superintendent or his/her designee, police protection shall be furnished by organizations using the buildings when open to the public. The School Department will confirm with the police department that a detail has been assigned. If appropriate supervision is not contracted for the user may be denied use of the facility. The officer is to be paid by the organization holding the permit
4. All requests for building usage should be directed to the Building Use Coordinator, who will forward it to the building Principal of the school where space is being requested. Requests for use of school facilities shall be made on forms that are available in the office of the Building Use Coordinator and school Principal's office. The Central Office administration shall maintain a calendar of usage and handle all billing and receivables. Requests shall be honored on a first-come-first-served basis, and follow a time line consistent with the following:
 - a. Any school-sponsored or school-related event (including PCC activities which benefit the schools) may be booked up to 12 months in advance;
 - b. Franklin Public Schools Lifelong Learning programs may be booked up to 8 months in advance; and
 - c. All other activities may be booked up to 6 months in advance.

C. VANDALISM

FILE: ECAC

The Franklin School Committee recognizes that acts of vandalism committed against public and private property are costly and require positive action through educational programs. The Committee will support various programs aimed at reducing the amount of vandalism.

Everyone within the community has a civic responsibility to report vandalism to school property along with the name(s) of the person or persons believed to be responsible. Any incidents of vandalism to school property should be reported to the building Principal and/or the police, along with the name(s) of the person or persons believed to be responsible.

The Superintendent is authorized to sign a criminal complaint and to press charges against the perpetrators of vandalism against school property, and is further authorized to delegate, as he/she sees fit, authority to sign such complaints and to press charges.

Parents and students will be made aware of the legal implications involved. Reimbursement will be sought for damages.

LEGAL REF.: M.G.L. 71:37H; 266:126A

Reviewed, revised: 1/26/10

D. COMMUNITY USE OF SCHOOL FACILITIES

FILE: KF

The School Committee of Franklin, believing that the greater use of school buildings and grounds is in the best interests of the community, but that their general use should not be in competition with those privately owned, hereby adopts the following rules and regulations relative to the public use of school buildings:

It is the policy of the Franklin School Committee to permit responsible individuals or organizations (where the main purpose is to benefit the citizens of Franklin) the use of school buildings to the extent that there is no interference with the educational programs. The complete control of school buildings and equipment is by law vested in the School Committee and the administration of the Rules and Regulations governing the buildings is delegated to the Superintendent of Schools or his/her designee. In consideration of these premises, the Committee hereby adopts the following rules and regulations relative to the public use of school buildings.

II. PESTS

It is the policy of the Franklin Public School District to control pests in the school environment. Pests can pose hazards to human health, damage property, and disrupt learning.

III. PESTICIDES

It is the policy of the Franklin Public School District to reduce potential exposure to pesticides in the school environment. Exposure to pesticides can pose a health risk to students, staff and others, which can be minimized by practicing IPM.

IV. INTEGRATED PEST MANAGEMENT (IPM)

The Integrated Pest Management program in the Franklin School District will include the following:

- A. Regular monitoring to identify pest problems
- B. Preference for the use of non-chemical control methods to address pest problems
- C. When necessary, the use of least-hazardous chemical controls after non-chemical controls methods have been applied
- D. Preventive actions to reduce future pest problems
- E. Proper notification and posting of pesticide use

V. IPM COORDINATOR

The Franklin School District has appointed Director Facilities, as the official IPM Coordinator. The Director of Facilities is responsible for overseeing pest control for the district.

VI. NOTIFICATION

If a pesticide application is deemed to be necessary by the IPM Coordinator, parents and staff will be notified in writing two business days prior to the pesticide application.

VII. CONTRACTORS

Any contractor hired by the school district to provide pest control or other services must comply with the district's IPM and notification policy. Regular applications of pesticides by contractors are not permitted under the IPM policy.

Adopted: April 23, 2001

ECA

B. BUILDINGS AND GROUNDS SECURITY

Principals will file with the Superintendent of Schools plans to safeguard the security of the buildings and equipment in their charge. All equipment must be inventoried at regular intervals. Classroom and building doors are to be locked at the close of school. Custodians will check and report to the principals all unlocked doors or windows the next morning.

Adopted: Prior to 1989

- Assist Solutions program with setting up outside equipment and awnings for their Summer Program
- Assist with moving all necessary supplies for the Summer Program to the school where it is taking place. After Summer Program is over, return supplies to the HS.
- Assist with all moves during summer clean up whether within a school building or building-to-building.
- Move genie lift from schools to other buildings for use by contractors, professionals or Sr. Custodian.
- Bring large mailing to Post Office when needed for Adult Education and other School personnel.
- Mover risers and band equipment from school to school for Holiday concerts and spring concerts.
- SPED vans – start up vans, clear snow from vans when necessary. Bring vans to Garage for repair and inspections. Do road calls for vans when they break down. Transport disabled vans to service garage.
- Answer alarms calls at night. Currently one of our grounds personnel answers all Police and/or Fire calls.
- Install all signage around and/or on any school building.
- Assist the Technology Department with delivering all new computers and disposing of old computers and monitors. This includes proper disposal of monitor at the Town Recycling Center.
- Remove and properly dispose of old appliances and batteries.
- Locker Clean Out at High School - Remove and dispose of all trash accumulated by 1500 students before school ends for the summer. This is done twice. Once for the seniors in May; and another day for the rest of the school in June.

TAB A: SCHEDULE OF SERVICES/POLICIES

I. PREVENTATIVE MAINTENANCE AND CLEANING PLANS

As prescribed and mutually agreed upon by Superintendent of Schools, Principals and Director of Facilities.

II. SCHOOL COMMITTEE POLICIES

**A. INTEGRATED PEST MANAGEMENT POLICY
(IPM)**

I. POLICY

It is the policy of the Franklin Public School District to implement and practice Integrated Pest Management (IPM) procedures to control pests in school buildings and school grounds to minimize the exposure of students, faculty, and staff to pesticides. Massachusetts State Law requires public schools to practice IPM.

- m. Ability to spend time periods at a computer terminal, on the telephone, and on two-way radio equipment.
- n. The Facilities Director or designee shall be available by telephonic means twenty-four (24) hours per day, seven days per week.
- o. Respond to emergency calls and take corrective action as needed.
- p. The Town Administrator and the Facilities Director shall meet with the Superintendent of Schools at least quarterly to review performance, resources, and projects.

Appendix: B

GROUNDS DUTIES AND TASKS RELATED TO SCHOOL FUNCTION

- Work with all Principals for schedules of MCAS and other testing before they start any cutting, trimming, weed whacking at all schools.
- Weekly trash removal in front of all schools. Also, removal of trash at all fields on a bi-weekly basis from nightly use and weekend events.
- Maintain and upkeep for Beaver Street and other Town fields; and all School baseball fields, softball fields, soccer, and lacrosse fields.
- Assist with all preparation for HS athletic events inside and outside.
- Painting of fields for soccer, lacrosse, boys' baseball, girls' softball at HS and other fields.
- Moving of outside bleachers to Town fields, our fields, Town Common for 4th of July, and Police Department for D.A.R.E. Graduation
- Moving of inside bleachers fro set-ups in Field House for athletic events, outside use of facilities, and Graduation. Put away bleachers after field house use.
- Election Day preparations – bring tables and chairs from Dean College to field house and set up. Bread down and return to Dean College after election.
- Assist with preparation of all outside grounds and inside setup for entire week before and including the day of Graduation and All Night Party.
- Asst Sr. Custodians in various schools for setups/break downs of shows that take place during school hours.
- Substitute for Sr. Building Custodians due to a sick call in when necessary.
- Deliver all custodial supplies, ice melt, and sand to various schools and Town buildings.
- Snowplowing, salt, and sand all school sites, parking lots, driveways, sidewalks and front entrance area
- Distribute and store snow blowers. Do repairs on snow blowers and snowplows when necessary.
- Snow removal special requests: Paths leading to neighborhoods behind Remington/Jefferson. Fire exits that are frozen and need to be cleared. Walkways to street at JFK. Keep all sites clear where Solutions have their after school programs.

Appendix: A

The Facilities Director – Within the Town, there shall be a position known as the “Facilities Director.” The individual holding this position shall forthwith plan, organize, and supervise the activities of building custodial and maintenance personnel in the cleaning, maintenance, repair, and physical improvements to all municipal and school buildings. The person holding the position of Facilities Director shall also perform or assign any and all necessary technical work and related administrative tasks in maintaining any and all buildings and building equipment. Within the course of performing his/her duties, the Facilities Director shall be available to attend occasional evening meetings; he or she shall also be required to respond to emergencies that may arise, and shall perform other duties as assigned.

Position Description for the Facilities Director: The Facilities Director shall, preferably, hold a bachelor’s degree in Engineering or Architecture and shall possess the skills and knowledge that would be acquired with a position in building technology, construction, mechanics, heating, venting and air conditioning (HVAC), building maintenance, building management, or a closely related field. The individual holding the position of Facilities Director shall be required to have five years of related experience, including two years of supervisory experience, or shall have an equivalent combination of education and experience. The person holding the position of Facilities Director shall also be required to possess the following:

- a. Knowledge of facilities maintenance; knowledge of price trends and grades/quality of materials and equipment.
- b. Knowledge of and experience in code and environmental compliance.
- c. Knowledge of personnel management practices.
- d. Operational skill and knowledge of usual tools and equipment of the trade.
- e. Ability to establish and to maintain effective predictive and preventive maintenance programs, policies, and procedures.
- f. Ability to meet project timetables and to manage expenses.
- g. Ability to communicate and to interact effectively with department heads, vendors, contractors, and regulatory personnel.
- h. Ability to create and to use Windows word processing and spreadsheet programs, especially in the recording of inspections, budgeting, and tracking of expenditures for bookkeeping/accounting purposes.
- i. Ability to possess and to maintain a valid driver’s license.
- j. Ability to maintain multiple priorities simultaneously.
- k. Ability to make independent and responsible decisions, both inside and outside non-office environments.
- l. Ability to distinguish colors, to use hand tools, to lift and to carry a fifty pound load, to walk, to stand, to bend, to squat, to climb, to reach, to hold, to grasp and to turn objects by hand, to work in humid, hot, cold, cramped, loud, or noisy conditions.

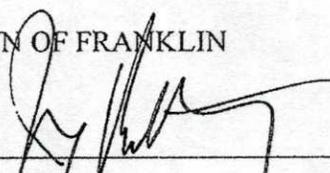
established budget and capital improvement process outlining needs for school facilities and grounds.

- b. During the term of this agreement separate internal budget accounts will be maintained for the school building and grounds and town buildings and grounds and no transfer of funds will be made from a school to a town account or vice versa without the approval of the Town Administrator
6. Beginning in FY 11, the sum of \$5,709,201 is appropriated for school facilities salary and expenses. Upon mutual termination of this agreement, all sums previously transferred, including any actual cost increases to the school facilities budget shall be transferred from the town budget back to the school budget. In addition, all equipment and supplies previously transferred to the Facilities Department or the Town Department of Public Works will be returned to the School Department so that the Department responsible for doing the work has the equipment needed to do the work.
7. No Circumscription of Authority - Nothing herein shall be construed to circumscribe, modify alter or amend the authority of the School Committee and the Town from retaining any and all functions and actions authorized by the Town of Franklin Charter or General law beyond the terms of this agreement.

TOWN OF FRANKLIN

By: _____

Date: _____


7/25/10

FRANKLIN SCHOOL
COMMITTEE

By: _____

Date: _____


6/8/2010

Public Works as directed by the Director of Public Works. This includes the salting and sanding and plowing of snow on all parking lots, and on site roadways. Ice and snow removal from designated walks will continue to be the maintenance responsibility of the custodial staff in each building.

- All motor vehicles and mechanical equipment related to the maintenance of facilities not attached to or a part of a school building, will be purchased by the Town and maintained and repaired by the Department of Public Works as directed by the Director of Public Works. Gasoline and maintenance for one rack truck and the special education vans also will be supplied.

- The custodian staff shall be under the day-to-day direction of the Principals of each school. Hiring and discipline actions will be recommended by the Principals through the Superintendent to the Town Administrator with overall responsibility vested in the Town Administrator.

3. Services to be Provided by the Town - The Town shall be charged with the delivery of the services equal to the current services provided as they relate to the cleaning, maintenance and repair of any and all facilities, including buildings, playing fields, grounds, and capital equipment.
4. Control over Property -The School Committee, consistent with this provision and with M.G.L. c. 71, shall retain full jurisdiction and control over the use and rental of school buildings, facilities, and grounds. The School Committee shall maintain control over the use of the school grounds and facilities by all groups wishing to use the school grounds and facilities. Fees established to cover the cost of the use of the grounds and facilities shall be set by the School Committee in consultation with the Town Administrator. At a minimum, the fees shall be set to cover custodian and energy costs, as well as administrative costs incurred by the school department to schedule the use of the school buildings. Such fees, minus administrative costs, shall be turned over on a timely basis to the town to pay for said costs.
5. The Public Works Director and the Director of Facilities shall agree on a work order system and process for determining priorities of work, so that appropriate weight will be given to needs in the Town and School Departments. This process shall be subject to the approval of the Town Administrator and the Superintendent of Schools.
 - a. The Town Facilities Director will prepare a budget for the building maintenance including showing the facilities request for school buildings separate from town facilities and the DPW director will prepare a budget for grounds, pavement, and vehicle maintenance in the same manner. This will include the capital needs for each element noted above. The Superintendent of Schools may provide input to the appropriate departments during the

Superintendent of Schools and appropriate staff to review and address issues on immediate and long term concerns.

2. Consolidation —, the Town Administrator and the School Superintendent hereby agree Effective July 1, 2010, responsibility for the physical plant (buildings and grounds) of the School Department shall continue as follows:
- The Director of Facilities shall be under the authority of the Town Administrator and shall direct his/her staff, the “trades” employees and the custodial staff. The Superintendent shall have direct access to the facilities director and the DPW Director to address any concerns, request information and other matters that may arise related to the operations of the schools building and grounds.
 - The Superintendent of Schools and the Town Administrator will consult with each other regarding filling of key positions (Director of Facilities and Assistant Director of Facilities) needed to make this agreement work effectively. Any final candidate must be agreeable to both the Town Administrator and Superintendent of Schools.
 - All School buildings shall be maintained and repaired under the direction of the Director of Facilities. Buildings are defined as all structures enclosed by walls and with a roof. The Facilities Director will provide assistance as may be required in dealing with issues such as bleacher replacement and other athletic related structures or other areas as may be requested.
 - All town employees who may be required to work within a school building or on school grounds (excluding snow plowing) must submit to a Criminal Offender Records Investigation (CORI) every three years as required by law. The results of that CORI must be acceptable to both the Town Administrator and the Superintendent of Schools.
 - All grounds areas of the Schools will be maintained and repaired by the Department of Public Works as directed by the Director of Public Works. The tasks currently performed by the grounds personnel will continue to be performed in accordance with the attached list in appendix B. The schools will be responsible for the scheduling of fields as required to meet the needs of the school’s educational, intramural and MIIA athletic events including practices. Those activities will take precedent over all other requested uses of the grounds. The School Department shall forward the schedule to the DPW as soon as available including any schedule changes that may occur. The scheduling of fields during the summer months will continue under the present arrangement.
 - All pavement areas of the School Department, including the parking lots and on-site driveways will be maintained and repaired by the Department of

**AGREEMENT
BY AND BETWEEN
THE TOWN OF FRANKLIN
AND
THE FRANKLIN SCHOOL COMMITTEE
CONCERNING THE TRANSFER OF RESPONSIBILITY FOR MAINTENANCE
AND REPAIR OF SCHOOL BUILDINGS AND GROUNDS**

THIS AGREEMENT for the transfer of responsibility for maintenance and repair of school buildings and grounds within the Town of Franklin. This agreement shall constitute the understanding between the Town Administrator as authorized by the Franklin Town Council and the Superintendent of Schools as authorized by the Franklin School Committee, in accordance with G.L. c. 71, § 37M, relative to the maintenance of all buildings, grounds, on site pavement management and snow removal under the care and custody and control School Department properties.

WHEREAS, the parties desire to institute a consolidated Building Maintenance Department to manage all of the buildings owned by the Town of Franklin in a uniform and high quality manner, and to consolidate "Grounds" Maintenance under the jurisdiction of the DPW;

WHEREAS, the overall goal is to maintain and improve the quality of maintenance for all Town and School buildings and grounds; consolidate and provide for flexibility of staff in building and grounds maintenance to enhance the overall condition of all public buildings and grounds; and, continue the community's focus on and commitment to capital planning and long term maintenance;

WHEREAS, the Town Council and the School Committee mutually desire to maintain both Town and School fiscal resources in the most efficient manner possible, especially with regard to school and other capital facilities;

WHEREAS, the Town Council and the School Committee have decided to reduce their memorandum of understanding concerning the consolidation to writing;

NOW THEREFORE, the parties jointly agree and covenant as follows:

1. Term of Agreement – This agreement shall be fully in place for the term of 60 months beginning July 1, 2010 and shall be subject to an annual review by the School Committee. The agreement may be modified with mutually agreed written amendments as needed, and will be extended for an agreed upon period. If either party desires not to renew the agreement, that party shall give no less than six months notice prior to the expiration of the agreement to the other party. During the term of the agreement and thereafter, the Town Administrator shall be available on a regular basis to meet with the

Urban Rivers Small Grants Program	\$15,000	January	Provides funding support for urban river revitalization, restore or protect anadromous fish runs in urban waterways and enhance the connection and issues of neighborhoods adjacent to urban rivers	Open to Municipalities on the Urban Rivers Program list Contact: Cindy Delpapa, 617 626-1545 www.massriverways.org
<i>Coastal Zone Management</i>				
Coastal Access Small Grants Program	Up to \$10,000	December	To support local and regional projects that improve and enhance the public's recreational access to the coast	Contact: Michelle Vallancourt, 617 626-1218 www.state.ma.us/dcr/programs/coastal/capgrant.htm or www.state.ma.us.czm
Port and Harbor Planning	Technical Assistance	Revolving	Provides assistance to communities in developing harbor plans and encourages the creation and expansion of water dependent facilities in developed port and harbor areas.	Contact: Jane Mead, 617 626-1219 www.state.ma.us.czm/phpp2.htm
<i>Executive Office of Environmental Affairs</i>				
Urban Land Assessment Program	Technical Assistance		Provides technical assistance to assess park needs and reusable open space in urban communities.	Open to Municipalities Contact: Kwabena Kyei-Aboagye, 617 626-1165 (kwabena.kyei-aboagye@state.ma.us)
Urban Brownfields Site Assessment Program	Grants		Provide information for the clean-up options and cost estimates of urban brownfield sites.	Open to municipalities and municipal redevelopment authorities Contact: David Lutes, 617 626-1049 (david.lutes@state.ma.us)
<i>Community Preservation Act</i>				
Community Preservation Act (Chapter 44B)	Matching Town and State		Through a surcharge on annual property tax, provide funding for open space, historic resource and affordable housing.	Open to municipalities



Forest Stewardship Planning for Town Forestlands	\$1,500-\$2,000	N/A	Encourages landowners to practice long term guardianship through the development of a management plan for their woodlands	Open to Municipalities. Contact: Susan Campbell, 413 256-1201 www.state.ma.us/dcr/programs/steward.htm
Greenways and Trails Demonstration Grants Program	\$1,000-\$5,000	Varies	Provides support for projects that advance the creation and promotion of greenway and trail networks	Open to Municipalities, non-profits and regional planning agencies. Contact: Jennifer Howard, 413 586-8706x18 www.state.ma.us/dcr/programs/greenways/grants.htm
Heritage Tree Care Grant	Up to \$5,000	October	Provides support for projects that advance the creation and promotion of greenway and trail networks	Open to Municipalities and non-profits. Contact: Eric Seaborn, 617 626-1468 (eric.seaborn@state.ma.us) www.state.ma.us/dcr/programs/forestry/urban.htm
Historic Landscape Preservation Grant	Up to \$50,000 for planning and stewardship; Up to \$100,000 for construction or maintenance	May	To support the preservation of public historic landscapes	Open to Municipalities Contact: Joanna Doherty, 617 626-1390 www.state.ma.us/dcr/programs/histland.htm
Lake and Pond Grant Program	50% match up to \$25,000	December	For protection, restoration and enhancement of public lakes and ponds	Open to Municipalities, local commissions, local authorities or lake districts. Contact: Steve Asen, 617 626-1353 www.state.ma.us/dcr/programs/lakepond/lakeapp.htm
Recreational Trails program	80% match of \$2,000-\$50,000 grant	July	Provides funding support for a variety of trail development and trail maintenance projects.	Open to Municipalities, government and non-profits. Contact: Peter Brandenburg, 617 626-1453 Jennifer Howard, 413 586-8706x18 (Jennifer.howard@state.ma.us) www.state.ma.us/dcr/stewardship/greenway/grants.htm
Urban Forest Planning and Educational Grant	Up to \$10,000	November	Assists in building support for the long term protection and management of community trees and forests	Open to Municipalities and non-profits. Contact: Eric Seaborn, 617 626-1468 (eric.seaborn@state.ma.us) www.state.ma.us/dcr/programs/forestry/urban.htm
<i>Department of Fisheries, Wildlife and Environmental Law Enforcement</i>				
Riverways Small Grants Program	\$10,000	November	Provides funding support for a variety of trail development and trail maintenance projects.	Open to Municipalities and non-profits, partnerships encouraged Contact: Eileen Goldberg, 617 626-1646 www.massriverways.org



Grant/Fund	Grant Award	Deadline	Funding Discussion	Notes
<i>Division of Conservation Services</i>				
Land and Water Conservation Fund	Reimbursement program offer 50% of total project cost up to \$250,000 max. award	Annual June 1	Funds to acquire land for conservation or recreation and/or to renovate or develop public outdoor recreation facilities	Open to Municipalities. Town/City must have approved Open Space Plan Contact: Joan Robes; 617 626-1014 www.state.ma.us/envir/conservation/grant.htm
Self Help Program	Reimbursement program offers 52-70% of total project cost up to \$250,000 maximum	Annual June 1	Funds for the acquisition of conservation lands	Open to Municipalities. Town/City must have approved Open Space Plan Contact: Jennifer Soper; 617 626-1015 www.state.ma.us/envir/conservation/grant.htm
Urban Self Help Program	Reimbursement program offers 52-70% of total project cost up to \$250,000 maximum	Annual June 1	Funds for acquiring land or for renovation or development of public outdoor recreation	Open to Municipalities. Town/City must have an approved Open Space Plan Contact: Joan Robes; 617 626-1014 www.state.ma.us/envir/conservation/urban.htm
Conservation Partnership Grants			To assist not-for-profit corporations in acquiring lands suitable for conservation and recreation	Open to Not-For-Profits Contact: Christy Edwards; 617 626-1151 (christy.edwards@state.ma.us) www.state.ma.us/envir/dcs/default.htm
<i>Division of Conservation and Recreation</i>				
Dam Safety Program	25% local match required	None	Grants for dam repairs according to a DCR ranked risk assessment methodology	Open to Municipalities. Contact: David Clark; 508 792-7716 x 115
Flood Mitigation Assistance Grants	25% local match required	July	Cost share grants for flood mitigation planning and projects for communities (pre and post disaster)	Open to current participants in the NFIP (National Insurance Flood Program) with repetitive flood loss properties Contact: Rich Zingarelli; 617 626-1406 www.state.ma.us/dcr/programs/mitigate/grants.htm



Massachusetts Plumbing Code: CMR 248; 10.10; 18.b.2:

2. Assembly (Dedicated).

a. All places of worship, arenas, **stadiums**, theaters, cinemas, restaurants, pubs, and nightclubs shall be classified as dedicated places of assembly and toilet facilities for each sex male and female shall be provided in the amount specified in 248 CMR 10.10(18): Table 1 for dedicated assembly.

b. Where the capacity is more than 2,000 persons, the number of toilets for the first 2,000 persons shall be calculated using the ratios in 248 CMR 10.10(18): Table 1. For the number of persons in excess of 2,000, the number of toilets shall be calculated at ratio of one per 100 for women and one per 200 for men.

Building Clarification	Use Group	Toilets		Urinals	Lavatories	Drinking	Bath/	Other	Pertinent Regulations.
		Females	Males	Males	Each Sex	Fountain	Show.	Fixtures	
Theaters	A-1	1 per 30	1 per 60	50%	1 per 100	1 per 1000		1 service sink per floor	(b), (i)1., (m), (n), (p)
Coliseums, Arenas	A-3	1 per 30	1 per 60	50%	1 per 150				(b), (i)1., (m), (n), (p)
House of Worship	A-4	1 per 50	1 per 100	50%	1 per 200				(b), (c), (m), (n), (p)
Stadiums Etc.	A-5	1 per 30	1 per 60	50%	1 per 150				(i)1., (m), (n), (p)
Retail (Mercantile)	M	1 per 20	1 per 20	33%	1 per 40				(i), (m), (n), (p)
Waiting Rooms (Airports, Railroad and Bus Stations)	A	1 per 35	1 per 75	50%	1 per 200	1 per 500			(b), (m), (n), (p)

It is assumed that the existing program of toilet facilities available in the school during athletic events will not change; however, the majority of fixtures may be required to be at the concession area if there are limitations regarding access to facilities in the high school building.

Accessibility

Massachusetts Architectural Access Board (521 CMR): This project will be required to comply with the provisions of CMR 521 for parking, accessible routes and facility accessibility.

Appendix Four: FUNDING SOURCE CHART

The majority of this project budget will inevitably come from municipal funds requiring town meeting approval. This project is important for the school's athletic program; and as a community resource, it provides healthy activities for the town's youth. The significant public investment in this project should be leveraged by promoting these goals through corporate sponsors and private donations. Also, refer to the next page for State grants for which this project may be eligible.

Environmental

Conservation Commission and the Department of Environmental Protection

The proposed improvements to the athletic facility are within the jurisdiction of the Millis Conservation Commission under the provisions of the Wetlands Protection Act and the Rivers Protection Act. The football, baseball and practice fields are within 100-feet of the wetland edge. The baseball field and practice fields are within 200-feet of the perennial stream. The filing of an Abbreviated Notice of Resource Area Delineation with the Conservation Commission will be required to determine and regulate the impacts on wetlands resources. The review period can exceed 120 days. There is a large wetland resource area located to the east of the football field and below the parking lot. This wetland is fed by a perennial stream flowing from the north under the school driveway southerly through the site. Several field areas are located on the east side of the wetland with access from the school over a small bridge. The Millis Conservation Commission will likely require a Notice of Intent to be filed to demonstrate that the proposed improvements do not impact these resource areas.

NPDES

The scope of this project will require completing the draft Notice of Intent for Stormwater Discharges Associated with Construction Activity under the NPDES General Permit and filing it with the EPA. Also a Stormwater Pollution Prevention Plan (SPPP) as part of the General Permit will be required.

Massachusetts Environmental Policy Agency (MEPA)

The review thresholds for development projects in the State that trigger the filing of an Environmental Notification Form (ENF) will likely **not** be reached by the scope of this project. If the filing of an ENF becomes necessary for the review and analysis of impacts to air, water, land and endangered resources, the review process can be accomplished in 60 days unless further review is mandated by the Secretary of Environmental Affairs.

Building Department & Board of Health – Building Permit

Any changes to the concession stand involving water or food service are governed by the **Health Code**, and (for toilet facilities) by the **Plumbing Code**.

Health Code Regulations:

In summary, the health code will require, at a minimum, a dedicated hand washing sink, a dedicated mop sink in a separate area, stainless steel work surfaces with food-service-quality sealants at edges, etc., hard (Glazed tile) wall surfaces in food prep areas, sanitary (hard) floor surfaces, food-service quality ceiling tiles, etc. Requirements become more stringent when hot food preparation is done, vs. simple distribution of pre-prepared and packaged foods. Hot food work requires ventilation hoods over cooking surfaces, fire suppression systems, 180 degree hot water and 3 stainless steel large sinks for cleanup (dirty rinse, wash, and clean rinse), a separate food prep sink, and dedicated staff toilet room.

Appendix 1: ZONING

The design and construction process will require compliance with the latest edition of the Town of Millis Zoning By-Laws. The school department is exempt from the provisions of By-law but confirmation from the Town Solicitor should be requested.

Appendix 2: TOWN BOARDS, COMMITTEES AND DEPARTMENTS

The proposed repair, replacement and new construction of athletic fields, parking and associated improvements will require the coordination with Town Boards and Committees. Each group will have specific areas of jurisdiction and it is imperative that these constituencies be contacted early in the design process. The project will require coordination with the following Town Boards and Committees:

- School Committee
- Board of Health
- Building, Planning and Construction Committee
- Board of Selectmen
- Conservation Commission
- Commission on Disability
- Finance Committee
- Planning Board

The Project will require coordination with the following Town Departments:

- Town Administrator
- Building Department
- Public Works (DPW) – Design & Construction Standards
- Engineering Department
- Parks and Recreation Department
- Fire Department
- Police Department
- Town Planner
- Conservation Commission

Appendix 3: PERMITTING AND REGULATORY COMPLIANCE

The construction of athletic field improvements at the Millis Middle/High School will require the review of agencies and departments at both the state and local level. The health, safety and welfare of the citizens of Millis and guests and visitors are paramount. The following is a summary list of agencies and departments with jurisdiction and/or interest in the design and construction process.

\$3-24 foot
 10000
 10000

* Walpole Fund Raising

Chapter Five:

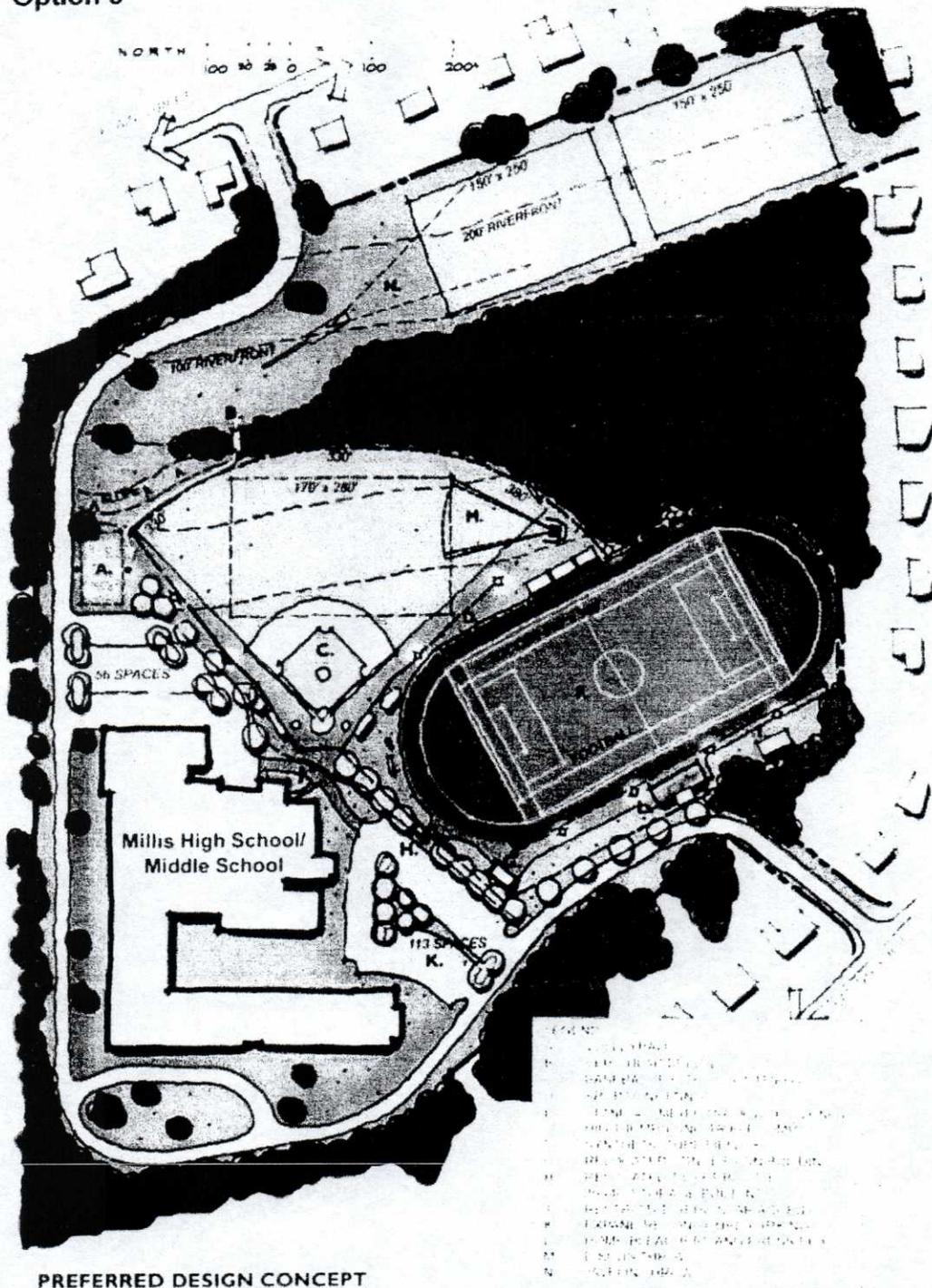
BUDGETING

Budget Summary

The estimated budget for the anticipated scope of this project is based on implementation of the entire scope as one project. Phasing the project into separate contracts will increase the costs associated with each component.

<p>do together</p>	<p>Track & Field New latex polyresin-based synthetic track and synthetic turf game field with field events, relocated sports lighting, new scoreboard, new home bleachers, associated site access, drainage, grading and paving. Relocate concession and ticket booth and provide new entry access and fenced separation from spectator activity. Press box to receive system upgrades only. Also includes removal of existing cinder track and removal of baseball infield and backstop to accommodate the required field dimensions of the track</p>	<p>\$1,677,000</p> <p>450K for out turf 150K for (100000)</p>
	<p>Baseball Field Expand and shift baseball field, new backstop, fencing, protected dugouts, sports lighting and spectator seating. Irrigation and new irrigation well. Also includes demolition of part of the east parking lot to accommodate the required field dimensions. Synthetic Infield option in lieu of natural grass</p>	<p>\$308,000</p> <p>\$225,000</p>
	<p>Volleyball & East Parking Area Upgrade reconfigured parking lot with new lighting and drainage and planting. New regulation volleyball court and lighting. Demolition of parking included in baseball field figure.</p>	<p>\$76,000</p>
	<p>East Practice Fields (Brook fields) Re-grade and establish grass fields to provide level playing areas. Irrigation and vehicular bridge connection.</p>	<p>\$117,000</p>
	<p>South Parking & Drive Connector Expand and replace parking with 113 space lot. Provide 16' wide paved driveway connecting to east parking lot. Lighting, drainage and plantings and new walkway to locker room.</p>	<p>\$153,000</p> <p>120 54 180 174</p>
	<p>Subtotal Estimated 2006 Construction Cost</p>	<p>\$2,556,000</p> <p>169</p>
<p>Other Potential & Project-Related Costs Includes 10% contingency, 8% design fee, survey & geotechnical services, Owner's project representative and general conditions.</p>	<p>\$679,000</p>	
<p>ESTIMATED BUDGET (2006)</p>	<p>\$3,235,000</p>	
<p>Escalation Inflation rate of 4% per year through 2010</p>	<p>\$549,000</p>	
<p>ESTIMATED BUDGET at potential construction (2010)</p>	<p>\$3,784,000</p>	

Option 3

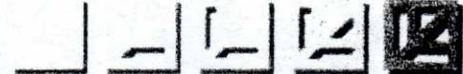


PREFERRED DESIGN CONCEPT

- A. ...
- B. ...
- C. ...
- D. ...
- E. ...
- F. ...
- G. ...
- H. ...
- I. ...
- J. ...
- K. ...
- L. ...
- M. ...
- N. ...



Millis High School/Middle School
Athletic Facilities Feasibility Study



Preferred Plan Concept: Option 3

Option 3: 6-lane Unequal 400m Track Large Radius.

The preferred plan incorporates the wider track facility and expanded baseball outfield. The east lot is reduced significantly to allow for the baseball realignment. However the south lot is expanded to accommodate approximately 113 parking spaces and make up for lost spaces in the east lot. Volleyball is relocated and a restricted access connector drive is provided to link the 2 parking lots and provide emergency or event vehicular circulation.

Refer to the following graphic site plan on the next page for the preferred plan concept design which shows the following amenities and site improvements:

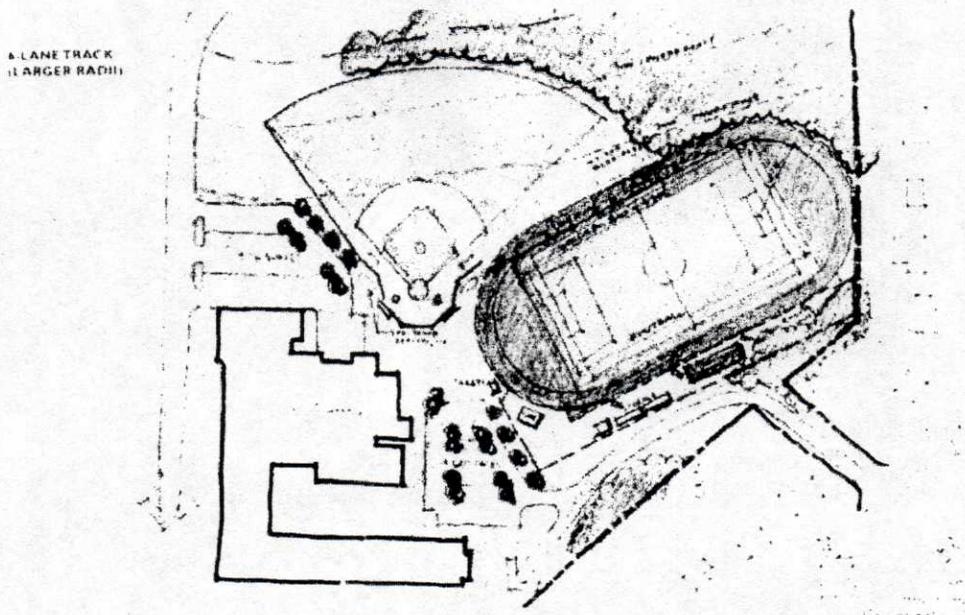
- Volleyball with lighting
- Vehicular bridge
- Improved practice fields with new goal posts.
- Baseball field with 330' outfield at shortest point.
- Protected dugouts, and spectator seating.
- Sports netting between baseball and track area.
- 6-lane 400m unequal quadrant track with d-zones and areas for field events including long/triple jump, high jump.
- Shotput/discus throw area
- Relocated concession building
- Relocated ticket booth
- Track perimeter separation fencing.
- 20'x40' storage building
- New home bleachers and re-use existing press box (minor upgrades only).
- Connector drive (restricted access) and pedestrian walkways at locker room.
- Expand and reconfigure south parking area. Lighting and drainage.
- Reconfigure east parking area. Lighting and drainage.
- Tree plantings at parking areas, entry drive and track facility entrance.

Option 3

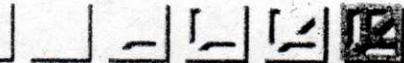
6-lane Unequal 400m Track Large Radius.

A new unequal quadrant 400m 6-lane all weather resilient surface track and multi purpose field area situated in the general location of the existing track and field. This program utilizes a shorter and wider footprint for the track and field. This reduces the changes at the north end of the track and allows retention of more support facilities. This option retains the western edge of the track and the bleachers but requires moving the baseball field and reorganizes the concession and ticket building and a new baseball field location.

- 6-lane equal 400m track with larger radius allowing for wider soccer field.
- Concession building to remain in current location.
- Biggest shift in baseball field location.
- Major parking reduction in east lot results in the loss of approximately 50 spaces
- Minimal changes in overall parking count.
- Field lighting upgraded on new poles
- Fencing improvements



Millis High School Athletic Facilities Study
Prepared by Larson Associates, Inc.



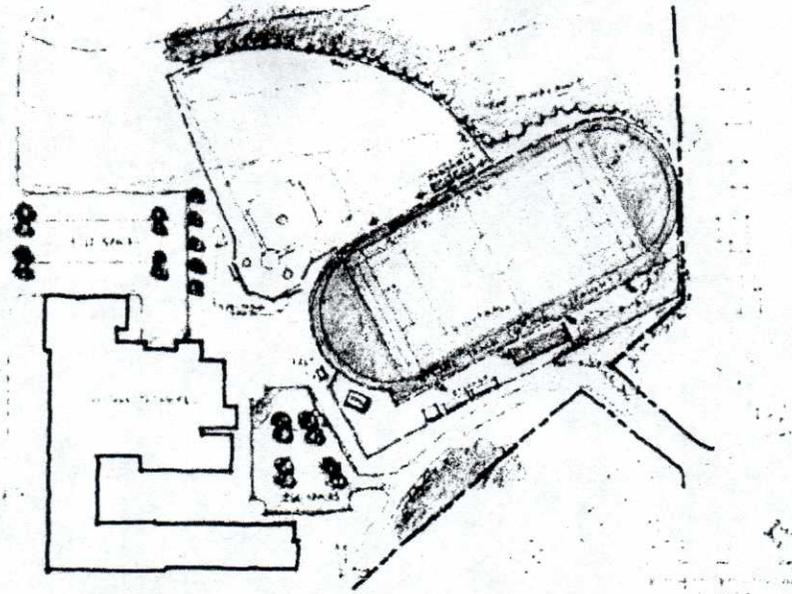
Option 2

3-Lane Track with 6-lane straightaway

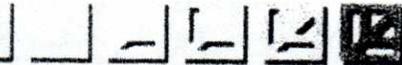
To reduce the infrastructure changes LAI studied the possibility of reducing the magnitude of the track and field footprint by maintaining a similar track footprint to the existing track. This would result in minor changes to the baseball field location which would reduce adjacent impacts to the existing parking in the east lot.

- 3-lane 400 meter track with multi-purpose game field and a 6-lane straightaway (up to 195'x330' soccer field).
- Concession building to remain in current location.
- Baseball field shift minimal.
- Minimal changes in overall parking count.
- Field lighting upgraded on existing poles.
- Fencing improvements.

3 LANE TRACK
(6-LANE STRAIGHTAWAY)



Millis High School Athletic Facilities Study
Prepared by Larson Associates

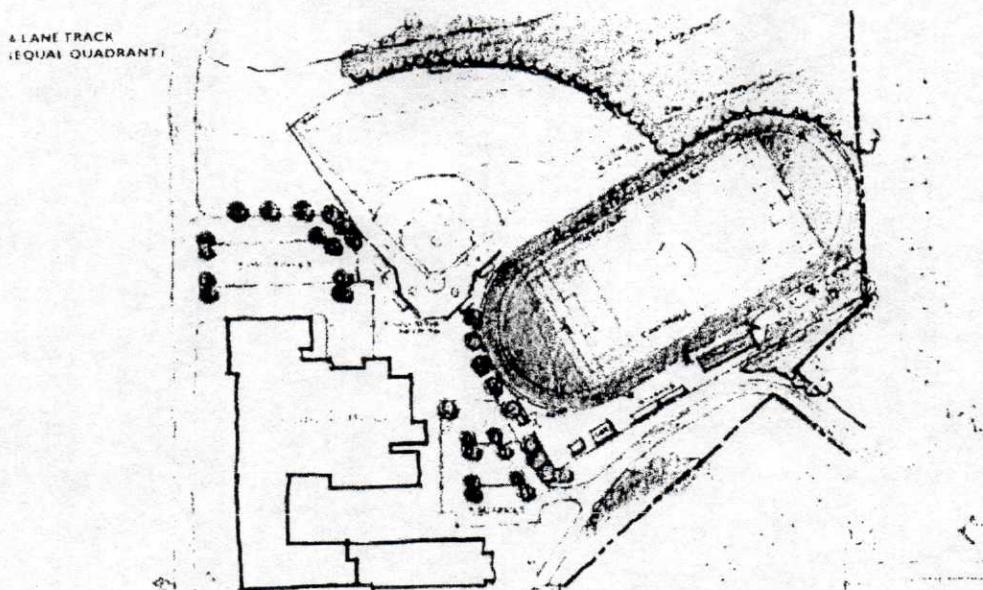


Option 1

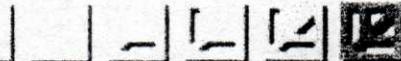
6-Lane Track Equal Quadrant

A new equal quadrant 400m 6-lane all weather resilient surface track and multi purpose field area situated in the general location of the existing track and field. This program requires significantly more land area than exists in order to accommodate a larger radius and track footprint. This option retains the western edge of the track and the bleachers but requires moving the baseball field and reorganizes the concession and ticket building and a new baseball field location.

- 6-lane equal quadrant 400 meter track with multi-purpose game field (up to 195 x330' soccer field)
- Relocated concession building
- Baseball field location shift reduces parking in east lot slightly.
- Parking lot redesign with a 20 parking space reduction.
- New sports field lighting
- New storage facility
- Fencing improvements



Millis High School Athletic Facilities Study
Prepared by Larson Associates



Option 1
Option 2
Option 3
Preferred Option 3

Process

The following factors influenced the formation and development of the conceptual plan options.

- Existing conditions, opportunities and constraints, including the stream corridor and wetlands.
- Facility program requirements
- Spatial and layout regulatory standards for sporting events
- Vehicular circulation and parking needs
- Pedestrian connections within the site
- Review and input by School Department.

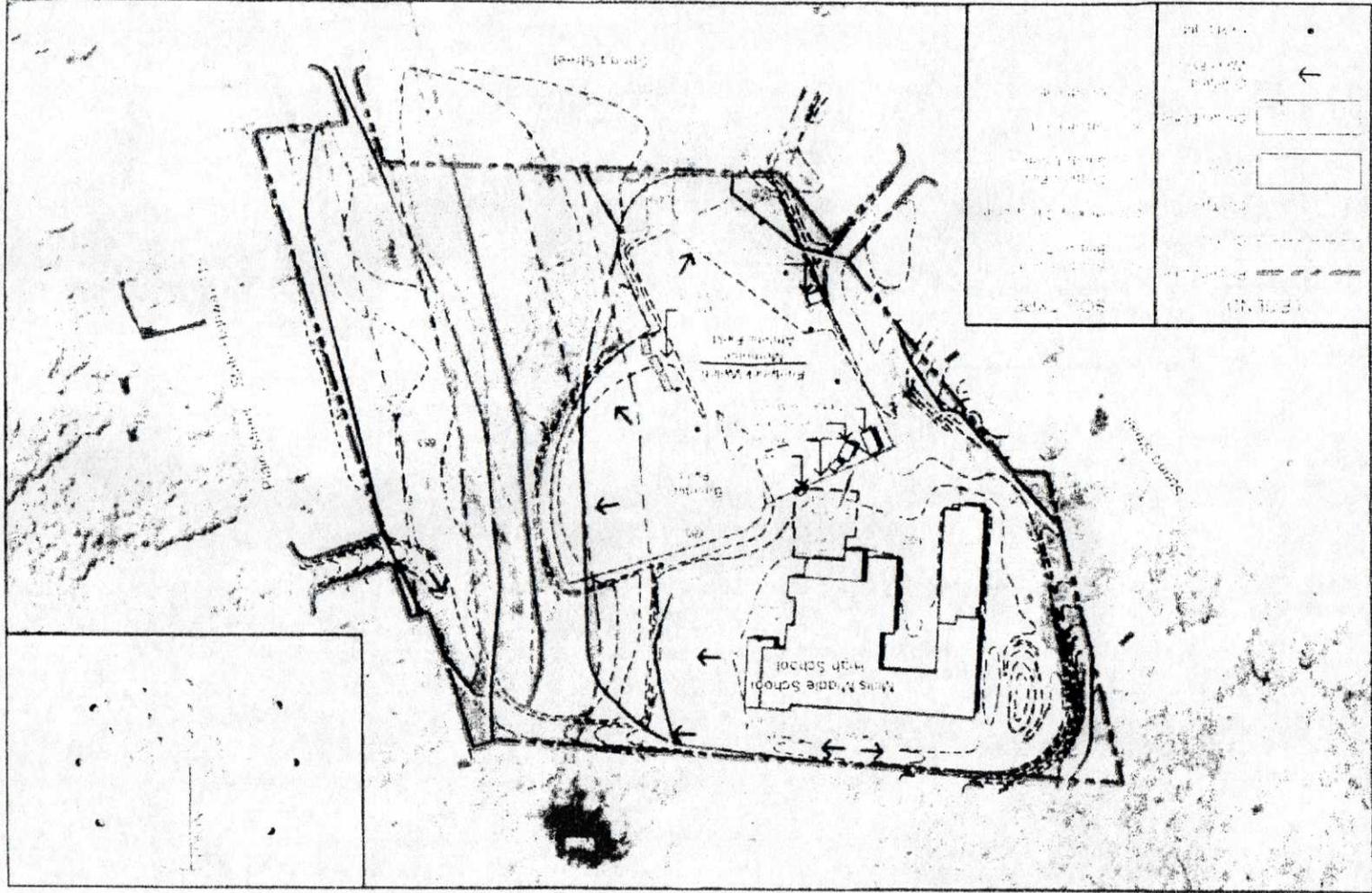
Plan Concepts

Given the shape and size constraints of the site and the stream corridor, it is clear that the track and the interior game field needs to be located in a similar position and orientation as the existing track. There are options however regarding the width and length of this facility that would be complemented by an improved and larger baseball field without affecting the overall school traffic, circulation and pedestrian safety. The existing parking area east of the school building is reduced somewhat by each of these plan concepts due to the baseball field location options; however, additional parking to offset this reduction is provided by expanding the parking area to the south.

Also, an option to improve the solar orientation for the baseball field was studied but the requisite alteration to parking and traffic and environmental impacts to the stream and wetlands marginalized the benefits and the proposal was withdrawn.

The three plan concepts are presented below:

(Construction needs to be included in plans) (Commission will be issued for permits - will be to go through process)



SITE ANALYSIS / EXISTING CONDITIONS

Baseball Field: The baseball field is a regulation size field situated to the east of the football field. The left field foul line measures approximately 305 feet, center field 300 feet and right field 320 feet. The field is over-used but maintained in good playable condition. Drainage is accommodated by sheet flow across the outfield towards the wetlands. There is no irrigation at the baseball field.

Practice Fields: Across the wetland and a stream on the eastern portion of the property is a linear open space devoted to practice areas. The length and width of the fields are too small to lay out appropriate field measurements for any sporting event. Poor soils and low lying fields adjacent to a wetland area cause significant wet soil conditions that limit use and accelerate field degradation. There is no irrigation at the practice fields.

Concession Stand

The concession stand is a wood construction shed structure. The exterior is painted wood panel finish that needs painting. The roof is fiberglass shingle in moderate condition. There is no accommodation for universal accessibility.

Bleachers/Press Box

The main bleacher system has aluminum seats and steel frame system. Due to the openings within the seating area, the lack of a pedestrian guard railing around the perimeter and non-conforming stairs and handrails, the bleacher is not in compliance with State Building Code or accessibility regulations. The press box is of wood construction with painted ceilings, walls and floor. The exterior is painted wood panel finish that needs painting. The roof is a slope 'flat' roof that pitches toward rear, away from the spectator stands. The PA system speakers are mounted on poles attached to the rear of the bleacher system.

Athletic Equipment Storage

Storage for athletic programs is housed in a wood structure and two storage containers on the northern end of the field adjacent to the parking lot.

Parking and Circulation

There are approximately 174 spaces in two lots on school property. The lot at the main entrance and administrative entrance to the school accommodates 120 spaces for staff, visitors and students. A smaller lot located to the south of the academic wing and gymnasium accommodates 54 automobiles for staff parking. There is a separate bus loop off the north-west corner of the building and a drop-off area on the north side of the school. The separation of use areas is safe and appropriate. Parking at the High School meets current needs for daily operation of the facility.

Athletic Fields

The athletic facility includes a football field and track complex with bleachers, press box, storage containers, concession stand and ticket booth, a baseball field and multi purpose practice field area. The condition of these facilities, although well-maintained, is generally poor for the delivery of safe and adequate competitive athletic programs due to their materials and configuration. The following is a venue by venue discussion:

Football Field: The football field is a regulation size field situated inside a cinder track. The field is used for football practice and game events, soccer games and other town sponsored events. The field is worn, compacted and over-used. Drainage and lack of adequate cross slopes cause low spots, wet areas and unplayable situations. There is an existing irrigation system fed from the Town water supply.

Track: The track is a 5-lane cinder composition track with long straight-aways and tight radii. The metal edging on the inside of the track protrudes 1-3" higher than the track surface and is an unsafe condition. The existing track is non-compliant with current governing standards and cannot be used for competitions.¹ All other tracks in the Tri-valley Conference are 6 lanes.

¹ MIAA (Massachusetts Interscholastic Athletic Association), NFHS (National Federation of State High School Associations); NCAA (National Collegiate Athletic Association), USATF (USA Track and Field); IAAF (International Association of Athletic Federations)

Stream:

The stream is indicated as a perennial stream on the USGS maps and flows through a well-defined channel within a large wetland resource area to the south of the baseball field and the east of the football field.

Drainage

Drainage:

There is no subsurface stormwater drainage system on the Millis Middle/High School property. The entire high school site drains through overland flow into the stream and associated wetlands to the east of the school and south of the school entry drive. The determination of overland flow was based USGS topographical maps, Town of Millis available data and field observations made on site walks with the Millis Public Schools Maintenance Department. Our descriptions that follow are based on the data available concerning existing conditions.

The pavement of the proposed new track will create an increase in the amount of impervious surface at the site, which will likely require that a stormwater detention area be created to maintain the rate of stormwater runoff in accordance with DEP requirements and Best Management Practices. Given the slow percolation rate of the existing soils, infiltration of the stormwater will be limited. A subsurface stormwater detention system could be installed without affecting the proposed field and track layout, provided there is sufficient depth to groundwater and no ledge exists where the system is located. It should also be noted that there is an open field area between the parking lot and the stream that used to be the location of tennis courts. These were removed due to the constant repair work necessary to fix pavement problems. There is the possibility that this area is part of a flood plain for the stream and any fill in this area will need to be offset by compensatory flood storage.

Utilities

Utilities:

Water: The school property is served by the Town of Millis Water Supply. The existing football field is currently irrigated by an automatic underground irrigation system utilizing town water.

Electric: The site is served by Mass Electric and there is adequate service for all site improvements. There is power service to existing concession building, ticket booth, press box and field lighting.

Field Lighting: There are eight (8) wood poles (four at each side) with six (6) light fixtures per pole providing lighting for the football field. The poles are located close to the edge of the existing track.

Gas: Gas service exists at the site, originating from Spring Street.

Sanitary Sewer: The site is serviced by the Town sewer system.

Structures

Ticket Booth

The ticket booth is a wood construction shed structure. The exterior is painted wood panel finish that requires painting. The roof is fiberglass shingle in moderate condition. There is an underground power line to the ticket booth.

- Location
- Topography and Soils
- Wetlands
- Drainage
- Utilities
- Structures
- Parking and Circulation
- Athletic Fields

Location

Location

The location of the Millis High School is south of the center of town between Plain Street (Route 115) and Spring Street. Just north of the school is Town Park which is adjacent to, and just south of Brown School. These parcels, although separated by driveways, are connected and form a significant community land resource near the center of town.

Topography & Soils

Topography

The high school property is relatively flat. There is no significant topographic relief. The mild slope pitches towards the stream and related wetlands to the east of the track and football field and west of the practice fields. The most significant land form change is the embankment adjacent to the entry drive from Plain Street.

Soils

Soil information was obtained from Natural Resource Conservation Service maps. The soils on site are classified as Scarboro and Birdsall soils and Udothents. These soil types are generally poorly drained with water percolation very slow causing significant ponding potential. The soils could adversely affect the grading requirements for proposed uses of the existing practice field area. Additional testing is required to assess the specific soil composition, gradation and limitations.

Wetlands

Wetlands:

There is an extensive wetlands system that divides the high school site in two sections. Upon entering the school driveway, there are play fields ahead and to the south of the road. These fields are low and adjacent to the wetland system. The driveway crosses a culvert where the stream flows southerly from a small pond and wetland system into a larger wetland area that separates the baseball and football fields from the practice fields off Plain Street. The high school site drains through overland flow into the stream and associated wetlands to the east of the school and south of the school entry drive. There are two drainage easements that carry the surface water from the stream and stormwater runoff under adjacent properties to the south across Spring Street.

The Millis Public Schools provides academic, extra-curricular and athletic opportunities to over 400 students at the high school level. This study was conceived as the preliminary step in addressing certain identifiable deficiencies within the outdoor athletic fields and physical education program space. The High School and Middle School facility has a football field and track complex with bleachers, press box, storage containers, concession stand and ticket booth. A baseball field is located adjacent to the football field and practice fields are located across a stream and wetland area near Plain Street. The much needed upgrades to the track will directly affect the football and baseball fields; therefore, this study considers the complete site in evaluating the best overall configuration of program elements. The Millis School Department has identified the following items in need of repair or replacement:

1. Football Field - Track Facility
 - * New regulation, all weather track (six lanes)
 - * Track event areas (high jump, discus, shot put, long jump, triple jump and javelin)
 - * Synthetic Turf
 - * Scoreboard
 - * Sports lighting
 - * Sound system in press box
2. Baseball Field:
 - * Relocate field, reconstruct with synthetic turf infield
 - * Scoreboard
 - * Lighting
 - * Irrigation
 - * Backstop, fencing
 - * Dugouts
3. Volleyball Court:
 - * Relocate and construct new regulation Court
 - * Lighting
4. Miscellaneous:
 - * Well(s) for irrigation
 - * Repair, repaint all outside buildings (storage, concession, ticket)
 - * Accessible path from locker room to main gate at ticket booth
 - * Goal posts for practice field
 - * Vehicular access to practice field on school property
 - * Fencing: Chain link fences, security gates.

Hopkinton
Medway

David
Warner
Landscape Architects,
Principal
in company

Executive Summary

In November 2005 the Town of Millis School Department commissioned Larson Associates, Inc. (LAI) to perform a detailed feasibility study of the Millis Middle/High School athletic fields and associated infrastructure.

The nonconforming track, poor field conditions and the limited available land area at the site were the primary factors initiating this study. Currently, the track is a narrow cinder surface encircling an over used football field with bleachers, concession stand, ticket booth storage trailers and field lighting. LAI was hired to take a fresh look at the athletic facilities including the fields, parking, circulation, storage, etc. and study alternatives for the configuration of the athletic facilities, parking and access that could be implemented into the future.

Feasibility Study Approach

This Feasibility Study evaluates the potential range of opportunities available to the School Department through the comparison of conceptual site designs with collective input from the school and athletic department representatives.

The first step before exploring design options is to identify and analyze the existing conditions providing the framework to develop design concepts. This report documents the current existing conditions and provides a site analysis that identifies opportunities and constraints for future development.

Site plan options were developed for the stated athletic program within the framework established by the site analysis. These options were reviewed by the School and revised to include their input. In meeting with the School, these plan options were refined into one preferred Site Plan Concept that includes the program and design decisions supported by this process.

An estimated budget was prepared to reflect the preferred design concept, material quality and the effect of escalation in sitework costs to time of implementation.

The preferred design for the athletic facilities at the Millis Middle/High School is the culmination of this feasibility study along with a target budget value that will enable the planning process to move forward towards the goal of achieving the best use of the School property.

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CHAPTER THREE:	Existing Conditions Parking Athletic Fields Topography and Soils Drainage and Utilities Structures
CHAPTER FOUR:	Design Concepts Process Options
CHAPTER FIVE:	Budgeting
APPENDICIES:	
Appendix 1:	Zoning
Appendix 2:	Town Boards, Committees and Departments
Appendix 3:	Permitting and Regulatory Compliance
Appendix 4:	Funding Source Chart

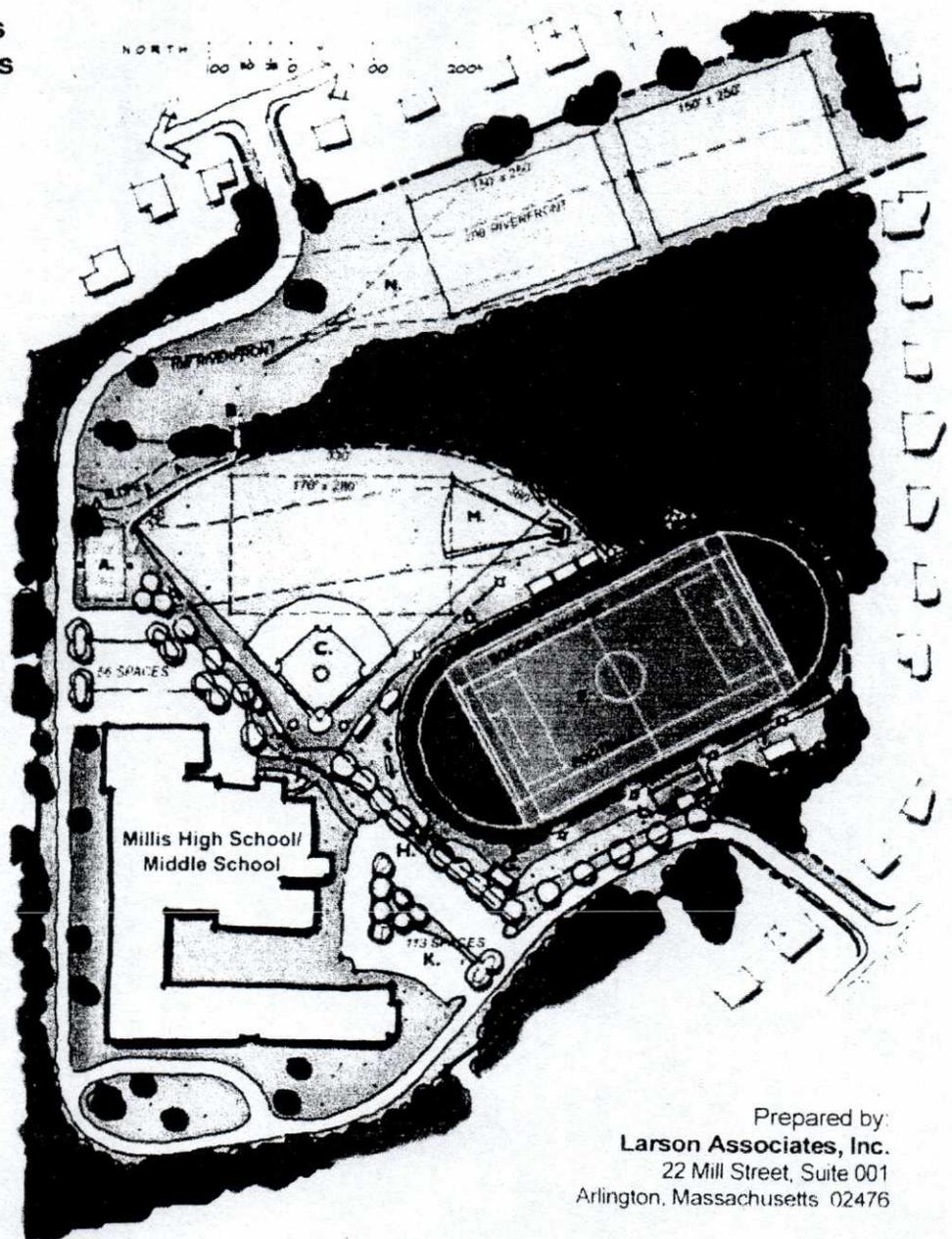


LARSON
ASSOCIATES
LANDSCAPE
ARCHITECTS

Millis Middle/High School Athletic Facility Feasibility Study

Prepared for:
Millis Public Schools
Millis, Massachusetts

June 2006



Prepared by:
Larson Associates, Inc.
22 Mill Street, Suite 001
Arlington, Massachusetts 02476

"Infill" Artificial Turf as a Sustainable Alternative to Natural Turf

- Reduced runoff
- No irrigation
- No fertilizer
- No mowing
- No herbicides or pesticides
- Lower maintenance



CDM
Smith

Artificial Turf Health Concerns

- Numerous studies nationally and internationally
- European studies by FIFA, VEFA, SAPCA
- Recent studies by NYC & NJ
- MA Department of Health review

General Conclusion:

Artificial turf field use has no documented detrimental health concerns.



CDM
Smith

Artificial Turf Safety



- Penn State evaluation
- Panhandle Sports Medicine Institute injury analysis
- NCAA Injury Surveillance System
- NFL Player Health and Safety Survey 2002
- Numerous other studies

Conclusion:

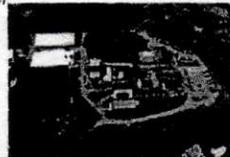
Infill artificial turf safer than natural grass – especially in a municipal setting.

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25

Artificial Turf Environmental Considerations

- Groundwater quality (metals & toxins from rubber)
- Heat island effect
- Material disposal at replacement
- Tire disposal (hazardous waste)
- Tire recycling
- Others?



CDM
Smith

Artificial Turf Environmental Considerations

Numerous studies and articles, including EPA, various states, municipalities, artificial turf industry, FIFA, scientific journals, and others.

Conclusion:

Artificial turf fields appear to have overriding environmental benefits.

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26

Artificial Turf

MAGIC CARPET

The evolution of artificial turf

Artificial fields across the country are replacing their old artificial turf — and in some cases, natural grass — with a new generation of turf that is supposed to play more like real grass.

NEW FILLINGS

Blue "spray" — Plastic fibers are at the base to separate layers of grass.

Blue "ball" — Rubber granules that are mixed with silica sand to make up a fill that supports the turf fibers.

Blue fibers — Turf fibers are woven into a synthetic fabric that can be cut and glued.

Blue fibers — Turf fibers are woven into a synthetic fabric that can be cut and glued.

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Blue fibers — Turf fibers are woven into a synthetic fabric that can be cut and glued.

Blue fibers — Turf fibers are woven into a synthetic fabric that can be cut and glued.

OLD ASTROTURF

The "grass" — Nylon fibers are at the base to separate layers of grass.

The base — Rubber granules that are mixed with silica sand to make up a fill that supports the turf fibers.

The base — Rubber granules that are mixed with silica sand to make up a fill that supports the turf fibers.

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The base — Rubber granules that are mixed with silica sand to make up a fill that supports the turf fibers.

It's a smoother, safer ride on newest synthetic surfaces

By Amalie Benjamin

Quarterly Player expresses the needs of his right elbow, which is just high enough to reveal a square-shaped mark. That's not all. The Boston College quarterback says, "How do you know it's AstroTurf? Its entire surface might be the deep red of the AstroTurf."

But the old turf is gone from AstroTurf, replaced at the start of the 2004 season with the latest and greatest surface: FieldTurf, a brand of new synthetic turf. It's expected to be the surface for most major, high-end professional sports fields being installed everywhere from the professional levels to the high school level in the coming years.

"The biggest difference with the FieldTurf is when you hit, it doesn't feel like you're falling on a hard," BC linebacker Roy Brownlee said. "It's really really soft."

9/26/05, Page C21

Boston Globe (October 16, 2005)



Artificial Turf Health Concerns

FACT SHEET

October 2007

**Artificial Turf Fields:
Health Questions**

Consumer Response of Public Health
Behavioral & Biomedical Health Assessment
Division
101 Capital Avenue, 10th Floor, PO Box 34868
Baltimore, MD 21288-0468
(410) 328-7200
http://www.cdc.gov

NEWS from CPSC

U.S. Consumer Product Safety Commission
Office of Information and Public Affairs Washington, DC 20207

FOR IMMEDIATE RELEASE CPSC MediaLine (202) 886-2772
July 30, 2008 CPSC Media Contacts: (202) 304-7920
Release: 808-348

CPSC Staff Finds Synthetic Turf Fields OK to Install, OK to Play On

Study looks at lead levels in synthetic fields
By Deborah McCarty and Steve Steinhilber, USA TODAY

The U.S. Consumer Product Safety Commission has begun investigating potential hazards from lead in some artificial turf sports fields across the country.

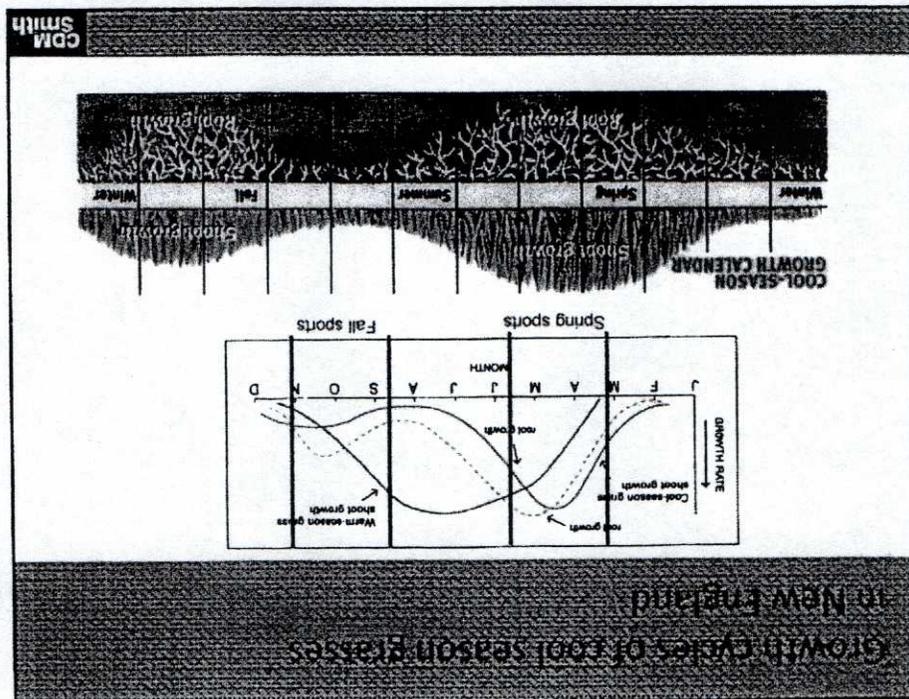
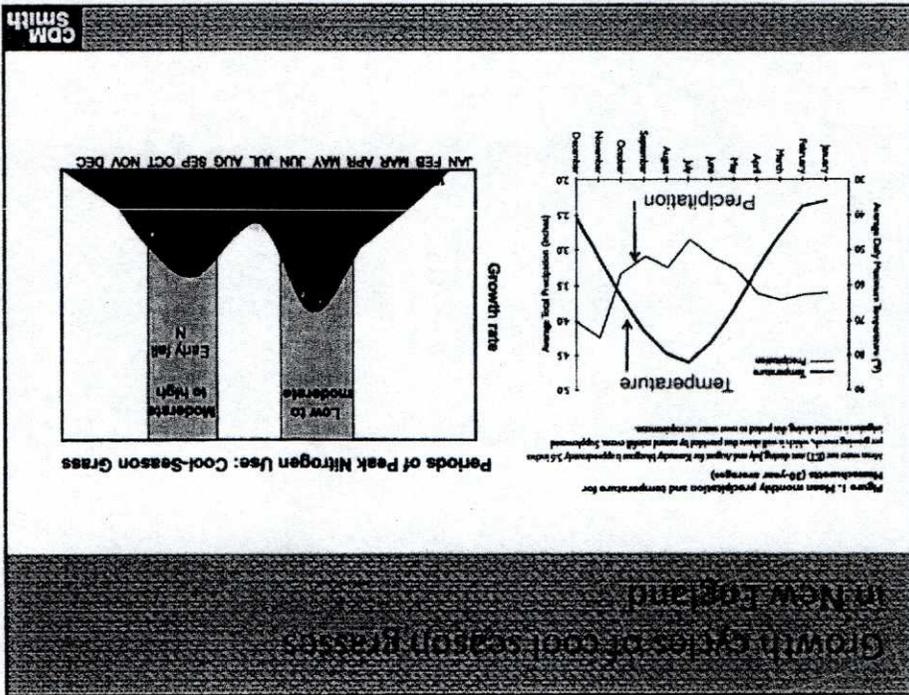
Heat and lead a concern for artificial turf fields - Weston, MA - The Weston Town Crier

Heat and lead a concern for artificial turf fields
By Gabriel Leloux
Mon Apr 28, 2008, 11:32 AM EDT

Real health risks of artificial turf - Weston, MA - The Weston Town Crier

Real health risks of artificial turf
By Barbara Falkerton
Thu Apr 10, 2008, 10:43 AM EDT





Ideal Turfgrass Characteristics for Sports Fields

- Resilient – cushion falls, reduce injuries
- Pest and disease free
- Wear tolerant
- Shear strength
- Dense plant stand
- Ability to sustain early spring and late fall play



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Natural Turfgrass Culture

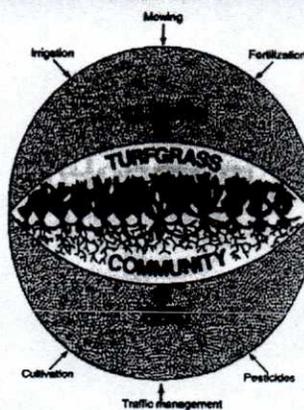


Figure 1.4. The essence of turfgrass culture is the modification of a natural environment in such a way that the turf is sustained at a desirable level of quality.

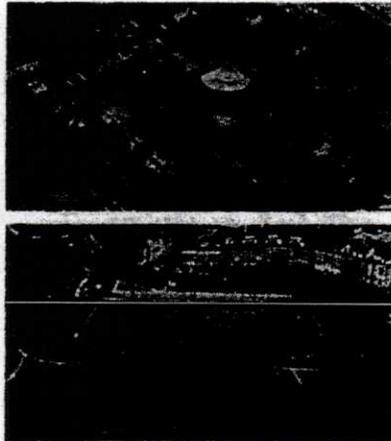
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Track Maintenance

- Twice a year, clean of loose debris
- Limit or eliminate vehicle traffic
- Re-stripe lines every 3-5 years depending on use
- New surfacing every 5-7 years on black tracks and 7 to 9 years on colored tracks

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Considerations of Artificial Turf over Natural Grass

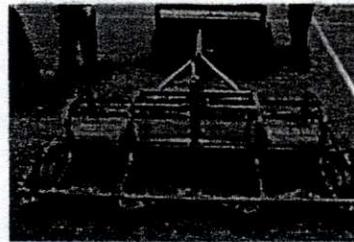


- Increase in demands for field use
- Increase in hours of use
- No time to "rest" fields
- Early spring & late fall use demands
- Fields not designed for current uses
- New England weather

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Artificial Turf Maintenance

- **Brushing** - Rejuvenates the matted fibers and levels the top portion of the infill.
- **Aerating** - Minimizes risk of slight compaction, by penetrating and loosening the infill with rotating tines.
- **Raking** - Prevents fibers from matting down and ensures infill is loosened.
- **Sweeping** - Ensures debris doesn't get into the infill.

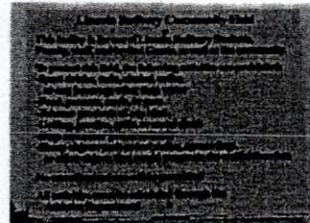


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Artificial Turf Maintenance

Other turf maintenance items:

- Remove organic materials from the surface with a leaf vac or blower
- Regularly inspect line markings and field seams
- Monitor high wear areas for re-disbursement of infill
- Yearly G-Max testing for life of the field
- Post Signs at field noting limitations

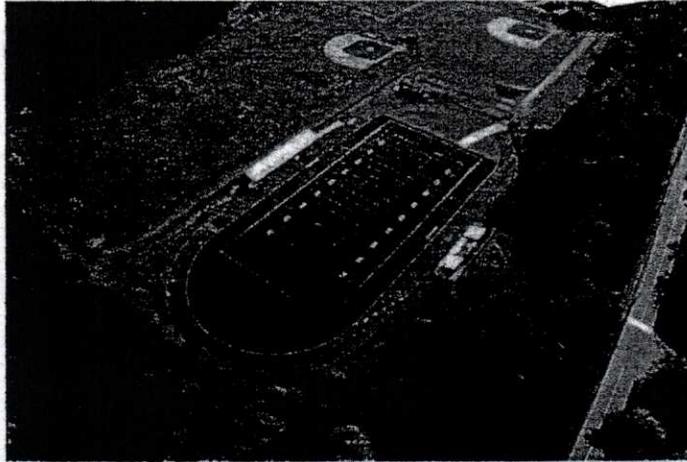


- In 8-12 years, the field surface will need to be replaced

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Case Study: Lincoln Sudbury Regional High School

October 2007



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Questions/Discussion



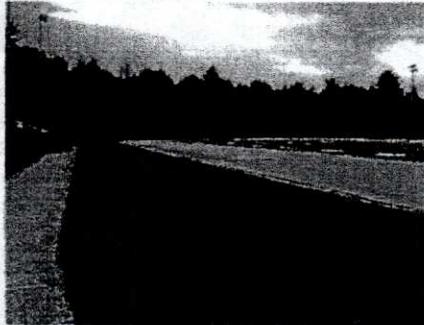
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Case Study Construction - January - August 2007

August



Completed "D" Area



Track

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Case Study Construction - January - August 2007

August



Completed Track

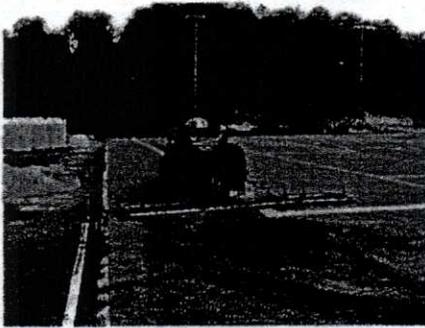


Track lines

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Gate Study Construction January - August 2007

July



Grooming



Completed Installation

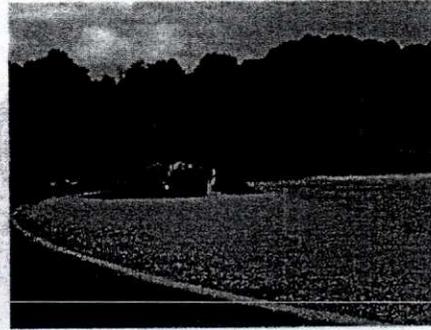
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Gate Study Construction January - August 2007

August



"D" Area: Base Rubber

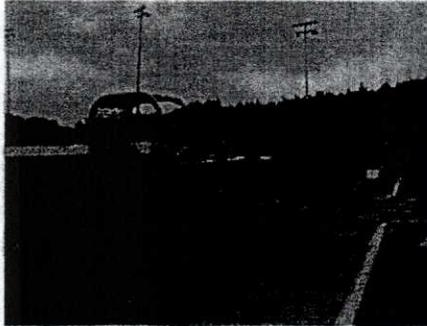


Latex Spray

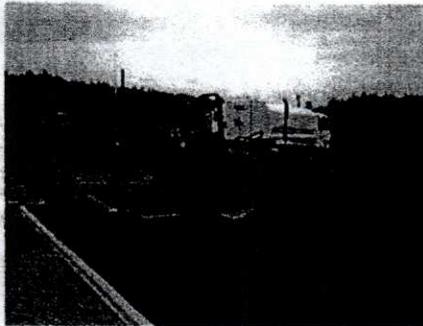
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Case Study: Construction - January - August 2007

June



Base & Top Stone



Base & Top Stone

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Case Study: Construction - January - August 2007

June-July



Turf Installation

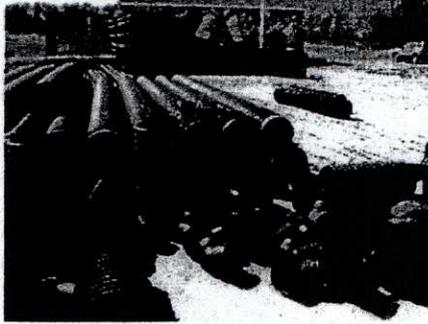


Infill

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Case Study Construction January - August 2007

May



Drainage

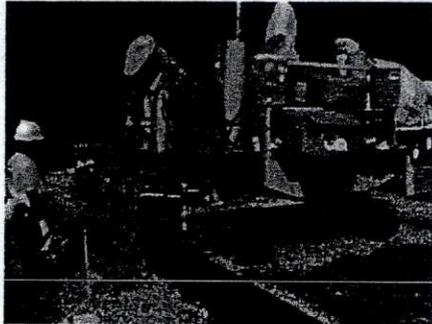


Drainage

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Case Study Construction January - August 2007

May



Concrete Turf Curb



Concrete Turf Curb

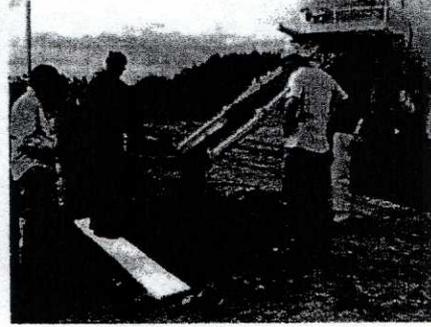
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Case Study: Construction - January - August 2007

March



Subgraded

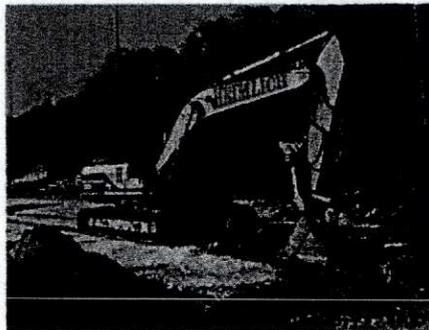


Grandstand Footings

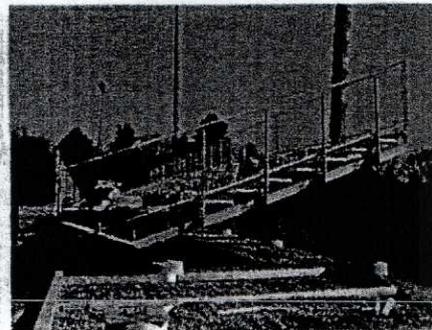
CDM
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Case Study: Construction - January - August 2007

May



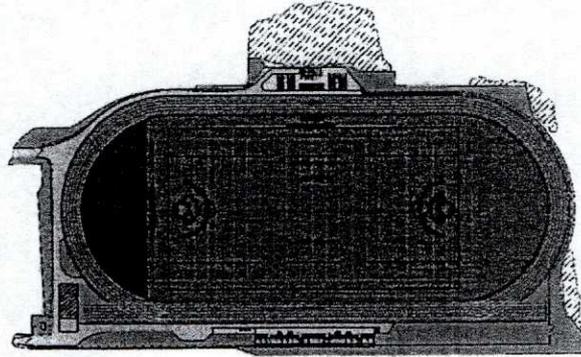
Drainage



Grandstand Construction

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Case Study: Design June to December 2006



Final Design

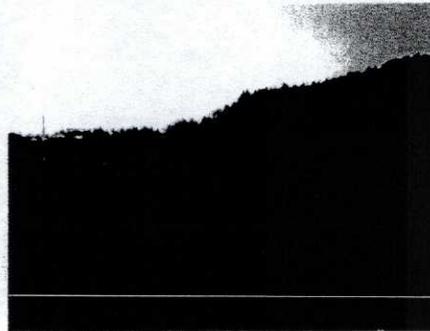
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Case Study: Construction January - August 2007

January



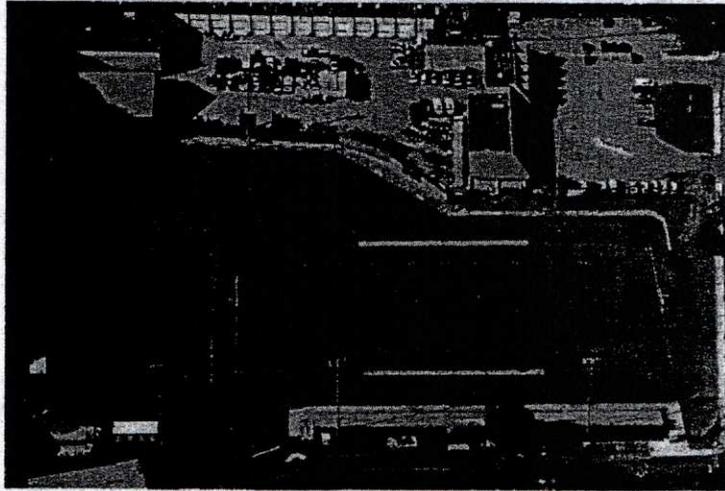
Track removal



Topsoil removal

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Victory Field - Watertown



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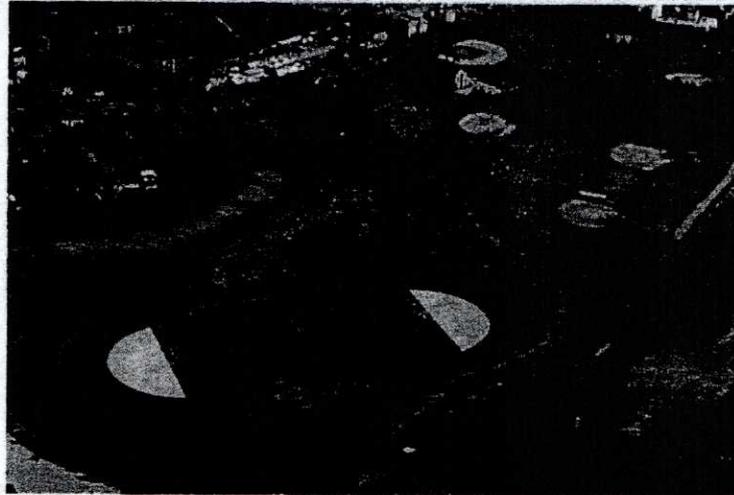
Case Study: Lincoln Sudbury Regional High School



October 2006

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Danby Park - Cambridge



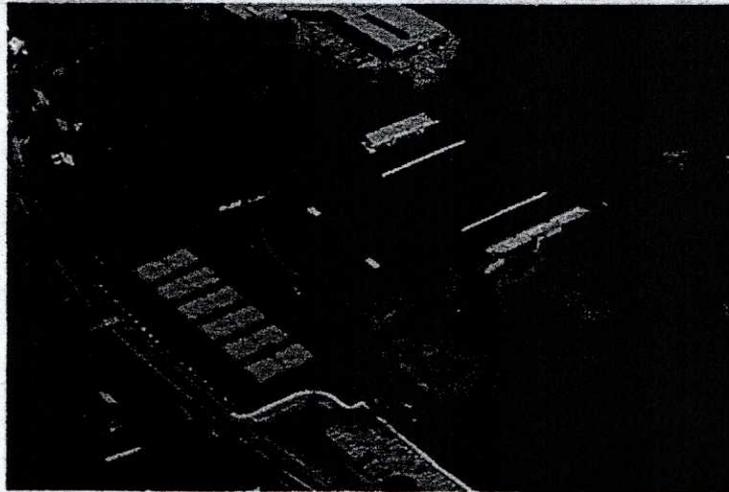
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Barnstable High School



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Smith

Milford High School



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Smith

Oliver Ames HS - Eastern



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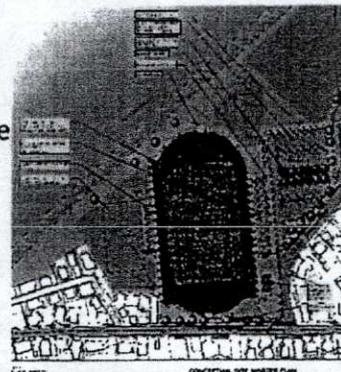
The Design Process

- Know your facilities and their limitations including the play limits of natural turf
- Research and site visits to artificial turf fields with decision makers
- Interviews of other field owners and users
- Engage a Designer
- Survey & subsurface investigations
- Develop Preliminary plan and accurate estimate for field development
- Look for partnerships or fund raising opportunities
- Project fund raising and appropriations
- Final design, bid and construction

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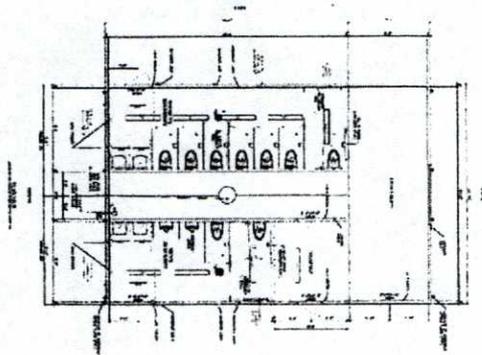
Design Considerations

- Project Budget
- Field grading
- Surface and subsurface drainage
- Integration with adjacent uses
- Subsurface conditions and material disposal
- Field sizes
- Track and Field needs
- Access to on site rest rooms or new rest rooms requirements
- HC Accessibility (including stands)
- Site security
- Future maintenance



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Modern HS Stadium Typical Features: Rest Room



- Rest Room Facilities
- Concession Stand
- Based on # of seats per MA plumbing code
- Falmouth example
- Approx. \$250k
- 800 seats
- 7-female, 4 male toilets after 50% reduction

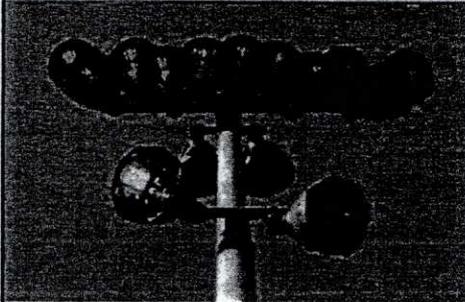
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Typical Construction Costs (for a project 1 year old)

• Site Preparation	• \$100,000
• Artificial Turf Field	• \$700,000
• 6-lane track	• \$350,000
• Field Lighting	• \$375,000
• Bleachers	• \$300,000
• Press Box and Lift	• \$100,000
• Rest Room	• \$225,000
• Fencing	• \$ 75,000
• Misc Work	• \$100,000
• TOTAL	• \$2,325,000

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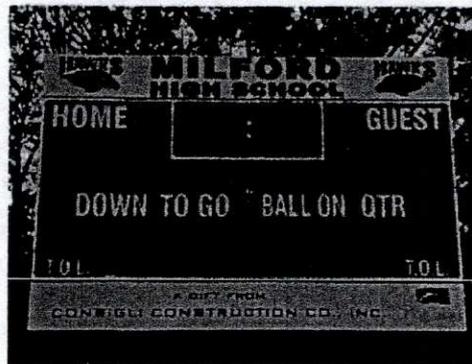
Modern HS Stadium Typical Features: Lighting



- 50 fc lighting system
- Remote control and monitoring systems: web & phone
- Some systems with 25 year maintenance
- 50% less operating costs and 50% less light spill than previous systems

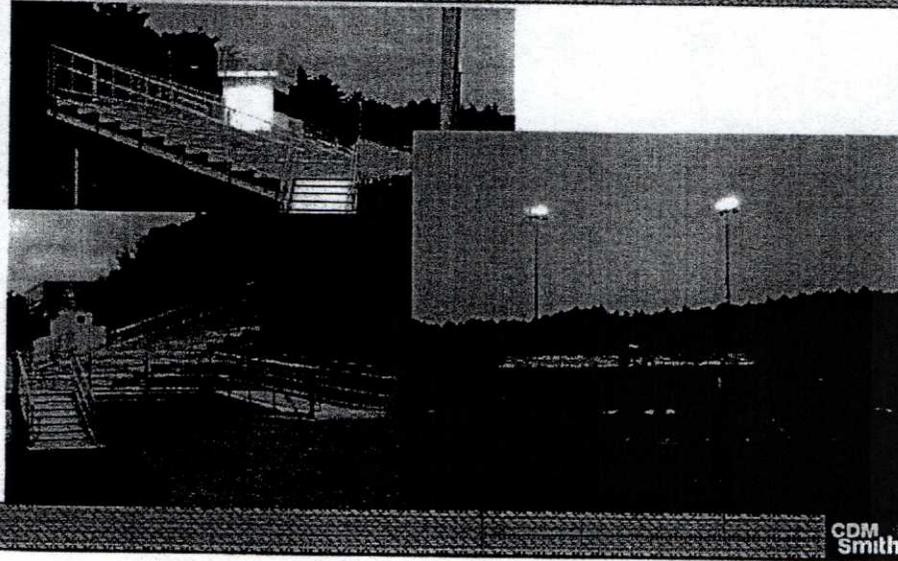
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Modern HS Stadium Typical Features: Scoreboard

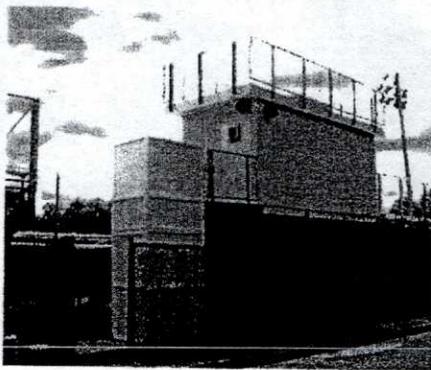


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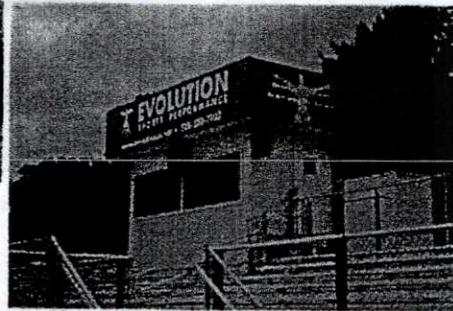
Modern HS Stadium Typical Features - Bleachers



Modern HS Stadium Typical Features - Press Box

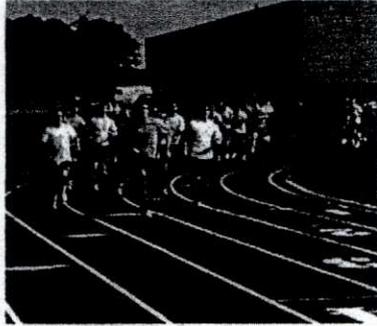


- Press Box and Camera Platform
- Vertical Platform Lift



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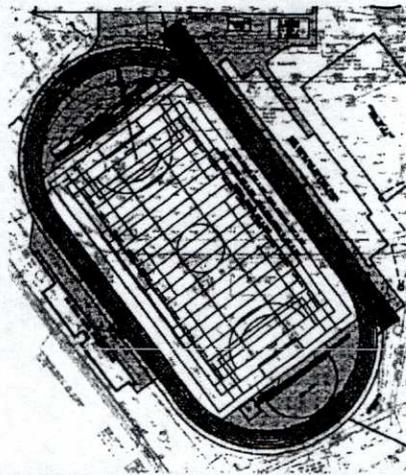
Modern HS Stadium Typical Features



- Multipurpose field, most typically artificial turf
- 6 lane, 400-meter synthetic running track
- Grandstand seating for home and visitors
- Press box and vertical platform lift
- 50 fc athletic lighting system
- Rest room facilities
- Scoreboard

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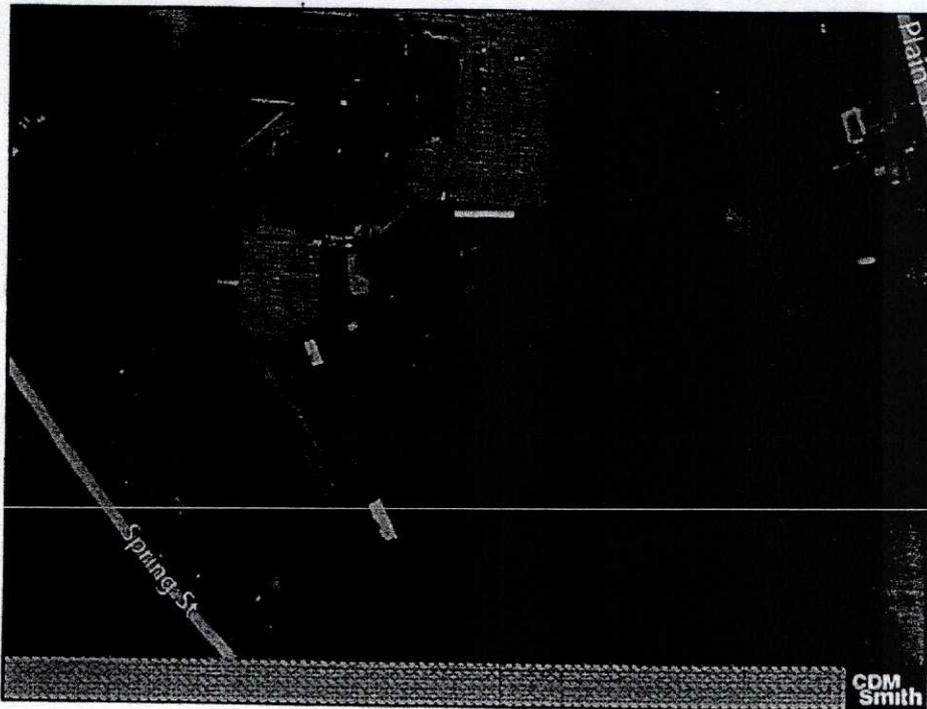
Modern HS Stadium Typical Features: Track

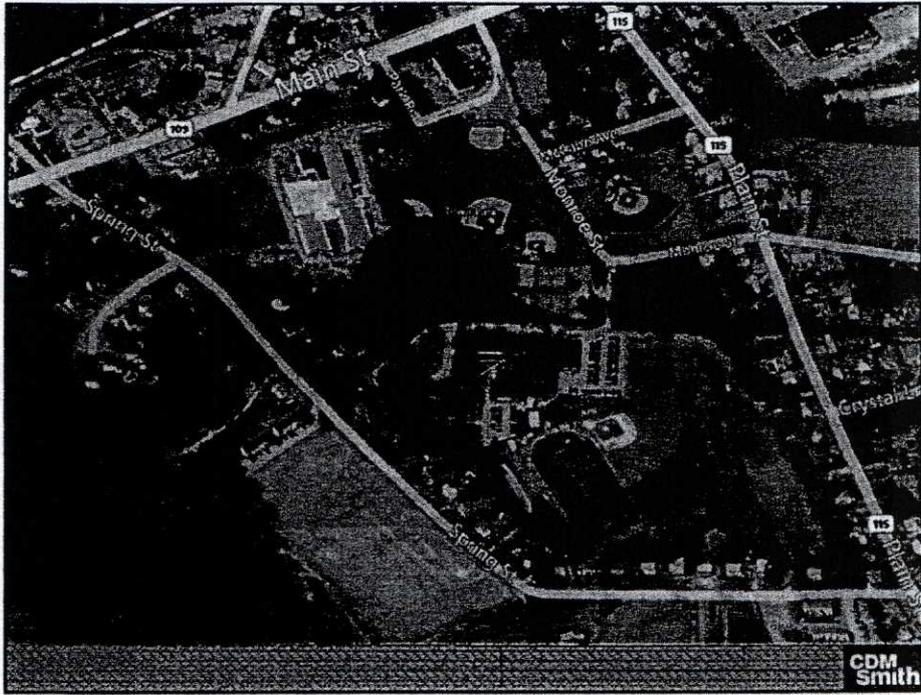


- Track measure line
- Track surfacing systems
- 6-lane tracks,
8-lane straightaways
- Track events & "D" Areas



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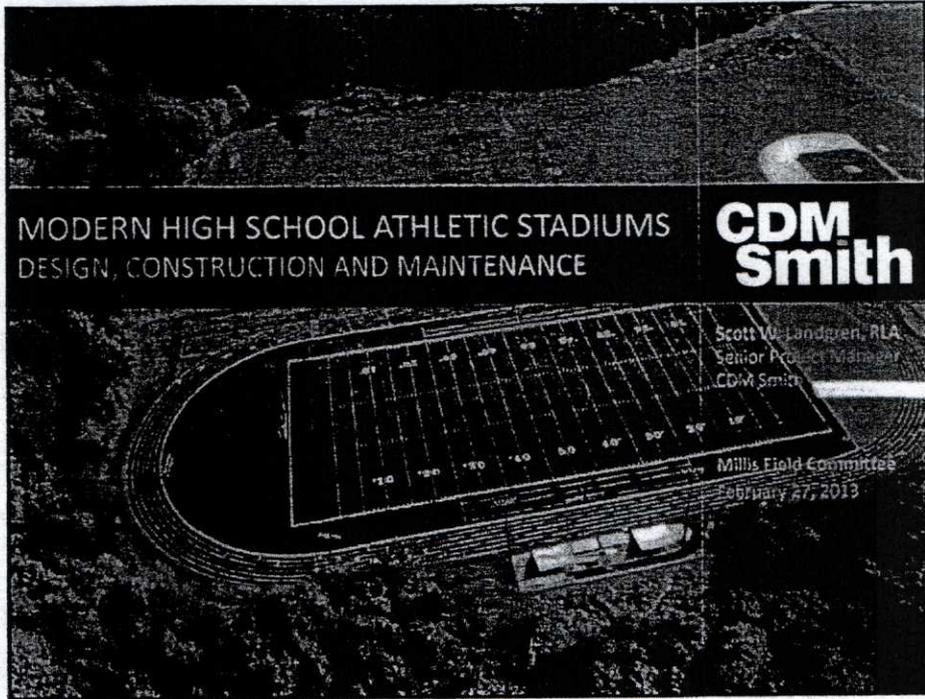


Presentation Outline

- Millis High School Facility
- Elements of today's HS athletic stadiums
- Project example overviews
- Design process and considerations
- Costs
- Project construction case study
- Maintenance considerations
- Natural versus artificial turf
- Artificial turf typical concerns and issues

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CDM Smith

- **Scott Landgren, RLA**
 - Senior Project Manager at CDM Smith
 - Registered Landscape Architect
 - BS Landscape Architecture, UMass Amherst
 - MS Soil Science, UMass Amherst
 - Designed/ overseen construction of over 12 HS Stadiums in MA
- **CDM Smith**
 - Formerly CDM, Camp Dresser & McKee
 - CDM Smith provides lasting and integrated solutions in water, environment, transportation, energy and facilities to public and private clients worldwide.
 - Over 50 Athletic Facilities for HS and College Clients in New England

**CDM
Smith**



4796

610

Executed under seal this twentieth day of December, 1971.

Francis M. Connolly
Mary L. Connolly

COMMONWEALTH OF MASSACHUSETTS

Bufford, ss. December 20, 1971. Then personally appeared the above-named Francis M. Connolly and Mary L. Connolly and acknowledged the foregoing instrument to be their free act and deed, before me,

Bernadette E. Casavant, Notary Public
My commission expires September 22, 1972.

Recorded Dec. 23, 1971 at 12h. 42m. P.M.

QUITCLAIM DEED (INDIVIDUAL)

Easy Acres Realty Trust, Eleanor R. Sullivan, Trustee, of Millis, Norfolk County, Massachusetts, under a Declaration of Trust recorded in Norfolk Registry, Book 4739, page 94.

of County, Massachusetts, ~~XXXXXXXXXX~~ for consideration paid, grant to Jeannine (A.) Smith of 418 Partridge St., Franklin, Norfolk County, Massachusetts, Trustee of Farm Trust under a Declaration of Trust registered in Norfolk Registry District of the Land Court as Document No. 314276.

with quitclaim covenants the land in Millis, Norfolk County, Massachusetts, bounded and described

as follows: [Description and encumbrances, if any]

A portion of that land in Millis, Norfolk County, Mass. shown as Parcel "X" on a plan of land entitled "Colonial Village at Millis" by Bowie Engineering Co., Inc., Russell S. Bowie, Registered Engineer and Land Surveyor, of 707 Main St., Millis, Mass., recorded in Norfolk Registry as part of Plan No. 49 of 1969 in Plan Book 225, and shown on sheet 6 of said plan.

Meaning and intending to convey only that portion of Parcel "X" shown on said plan, that is Westerly of an intersection formed when the bearing shown on said plan as N 25° 12' 09" W is continued in a South Easterly direction until it intersects with the bearing shown on said plan as S 62° 43' 18" W.

For my title see Book 4739, page 95.

The consideration is less than \$100.00.

Witness my hand and seal this sixteenth day of December, 1971.

Eleanor R. Sullivan

The Commonwealth of Massachusetts

Notary

ss.

December 16th 1971

Then personally appeared the above named and acknowledged the foregoing instrument to be

Eleanor R. Sullivan

My commission expires
Notary Public in the Peace
MASSACHUSETTS

Recorded Dec. 23, 1971 at 12h. 54m. P.M.

692

Farm Street Corp.

a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at Boston, Suffolk

County, Massachusetts, for consideration paid.

grants to The TOWN OF MILLIS, a municipal corporation organized under the laws of the Commonwealth of Massachusetts situated in the County of Norfolk within said Commonwealth

SK

with quitclaim covenants

Metes and

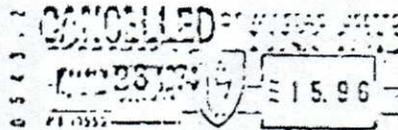
[Description and encumbrances, if any]

A certain parcel of land with the buildings thereon, if any, in Millis, Norfolk County, Massachusetts, being shown as Lot 108 on a plan entitled "Colonial Village at Millis" a subdivision in Millis, Mass. by Bowie Engineering Co., Civil Engineers and Land Surveyors dated June 28, 1968, and recorded with Norfolk County Registry of Deeds as Plan No. 44 of 1969, in Plan Book 225, more particularly bounded and described as follows:
Southwesterly by Independence Lane, 142.45 feet;
Northwesterly by Lot 107 as shown on said plan, 349.71 feet;
Northeasterly by Parcel Y as shown on said plan, 80.00 feet; and
Southeasterly by Lot 109 as shown on said plan, 325.41 feet.

Containing 34,775 square feet of land, more or less.

Said property is conveyed to the grantee by virtue of the provisions of Chapter 40, Section 8C of the General Laws for conservation purposes. It is to be used under the jurisdiction and control of the Millis Conservation Commission.

For title see deed recorded with Norfolk County Registry of Deeds in Book 4784, Page 10.



In witness whereof, the said

has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged and delivered

xxxxxxomocobbehalf byx

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

usx xxiXXXXXXXXXXXXXXXXXXXXXXXXXXXX

EXECUTED AND SEALED this 8th

day of July in the year one thousand nine hundred and seventy-four.

Signed and sealed in presence of

FARM STREET CORP.

by

Francis M. Vazza
Treasurer

The Commonwealth of Massachusetts

Suffolk,

Boston

July 15, 1974.

Then personally appeared the above named Francis M. Vazza, Treasurer

and acknowledged the foregoing instrument to be the free act and deed of the Farm Street Corp.,

before me,

RESIDENCE AND POST OFFICE
ADDRESS OF GRANTEE.

*Town Hall
Millis, Mass*

CONSIDERATION \$ 7,000 -

Laura M. [Signature]
Notary Public - Suffolk County, Mass.

My commission expires

5/1 May 1981

APPROVAL

We the undersigned Board of Selectmen of the Town of Millis hereby approve the receipt of the within deed under General Laws, Ch. 40, Sec. 8-C, as it has been and may be amended as requested by vote of the Conservation Commission of said Town for the protection of the natural and watershed resources of the Town.

Henry J. Lewandowski
Henry J. Lewandowski

Charles Levine
Charles Levine

Clifford D. Thatcher
Clifford D. Thatcher

The Commonwealth of Massachusetts

Norfolk

ss.

July 16 1976

Then personally appeared the above named Henry J. Lewandowski, Charles Levine and Clifford D. Thatcher, as they constitute the Board of Selectmen of the Town of Millis and acknowledged the foregoing instrument to be their free act and deed

before me

[Signature]
Notary Public - ~~Notary of the State~~

My Commission expires *July 14* 1978

Recorded July 22, 1976 at 9h. A. M.

566

FARM STREET CORP., a corporation organized and existing under the laws of the Commonwealth of Massachusetts and having a usual place of business at West Roxbury (Boston)

XX

Suffolk County, Massachusetts,

~~has~~ for consideration paid, ~~XX~~ and in full consideration of less than One Hundred Dollars

grants to the Inhabitants of the TOWN OF MILLIS, a municipal corporation organized under the laws of the Commonwealth of Massachusetts and situated in the County of Norfolk within said Commonwealth

XX

with ~~quitclaim covenants~~

~~XXXXXX~~

(Description and encumbrances, if any)

The land with the buildings thereon, if any, shown as Parcel Y on a plan entitled "Colonial Village of Millis" dated June 28, 1968 by Bowie Engineering Co., recorded as Plan No. 44 of 1969 in Plan Book 225 with Norfolk County Registry of Deeds, containing Twenty-Nine (29) acres more or less. Reference is made to that plan for a more particular description of the said parcel.

Being part of the premises conveyed to the grantor by deed of Richard R. Vazza dated April 11, 1972 and recorded with Norfolk Deeds at Book 482i, Page 231.

Said real property is conveyed to said Town under the provisions of General Laws, Ch. 40, Sec. 8-C as it may hereafter be amended to be managed and controlled by the Conservation Commission of the Town of Millis for the promotion and development of the natural resources and for the protection of the watershed resources of said Town.

IN WITNESS WHEREOF, the said Farm Street Corp. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Francis M. Vazza its Treasurer hereto duly authorized this 8th day of July in the year one thousand nine hundred and seventy-six.

Signed and sealed in presence of

Paul Moulton

by Francis M. Vazza Treasurer

COMMONWEALTH OF MASSACHUSETTS

Suffolk ss.

8 July 1976

Then personally appeared the above named and acknowledged the foregoing instrument to be the free act and deed of the Farm Street Corp. before me,

Lena M. Francis
Notary Public

My commission expires: 8 May '81

5512

611

(THIS INSTRUMENT NOT VALID UNLESS RECORDED WITHIN 60 DAYS OF THE DATE OF TAKING)
STATE TAX--FORM 301 INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS

Millis
NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

I, Richard H. Aulenback, Collector of Taxes for
the City of Millis, pursuant and subject to the provisions
of General Laws, Chapter 60, Sections 53 and 54, hereby take for said ^{city}town the following
described land:

DESCRIPTION OF LAND

The description must be sufficiently accurate to identify the premises and must agree with the record of taking. In the case of
registered land, the Certificate of Title Number and the Registry Volume and Page must be given.

Land in said Millis off Fern St. described in assessors book

Map 41, Parcel 41.

Dedham Reg. of Deeds Book 4796, Page 610

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60
assessed thereon to Jeannie Smith Trustee Farm Trust

for the year 1976, which were not paid within fourteen days after demand therefor made upon
Jeannie Smith Trustee Farm Trust on June 9, 1978 and now
remain unpaid together with interest and incidental expenses and costs to the date of taking in the
amounts hereinafter specified, after notice of intention to take said land given as required by law

1976 TAXES REMAINING UNPAID	\$ 106.00
INTEREST TO THE DATE OF TAKING	23.30
INCIDENTAL EXPENSES AND COSTS TO THE DAY OF TAKING	13.00
SUM FOR WHICH LAND IS TAKEN	\$ 142.30

WITNESS my hand and seal this 30th day of August 1978

Richard H. Aulenback

Collector of Taxes for the City of Millis
Town

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

August 23, 1978

Then personally appeared the above named Richard H. Aulenback
and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes
before me, [Signature]
My commission expires July 23, 1982

Recorded Sept. 3, 1978 at 1h. 19m. P. M.

(SEAL)

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

RECORDED
 INDEXED
 9/14/96
 BOOK 66698
 PAGE 496
 DEPARTMENT OF THE TRIAL COURT
 LAND COURT
 BARRY T. HANCOCK, CLERK

Case No.

73642 TL.

FINAL JUDGMENT IN TAX LIEN CASE

Town of Millis

vs.

Jeanette Smith, Trustee

Farm Trust

JUDGMENT

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the deed

given by the Collector of Taxes for the Town

of Millis in the County of Norfolk

and said Commonwealth, dated August 30, 1978

and duly recorded in

Book 5512

Page 641

By the Court (Kilborn, J.)

Attest:

Charles W. Trowley, Jr.
 Recorder
 not a copy
 ATTEST

Dated May 14, 1991

ab

Charles W. Trowley, Jr.
 Recorder

Map 41
Block 41

228

10

147791

(SEAL)

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No. 73642 TL.

RECEIVED
OFFICE OF THE CLERK
OF THE LAND COURT
100 STATE STREET
BOSTON, MASSACHUSETTS 02109
Charles W. Trombly, Jr.
RECORDED

FINAL JUDGMENT IN TAX LIEN CASE

Town of Millis
vs.
Jeannie Smith, Trustee
Farm Trust
JUDGMENT

RECEIVED
OFFICE OF THE CLERK
OF THE LAND COURT
100 STATE STREET
BOSTON, MASSACHUSETTS 02109
92 DEC -3 PM 12:15

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is
ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the deed
given by the Collector of Taxes for the **Town**
of **Millis** in the County of **Norfolk**
and said Commonwealth, dated **August 30, 1978** and duly recorded in
Book **5512** Page **641**

By the Court **(Kilborn, J.)**

Attest:

Dated **May 14, 1991**

Charles W. Trombly, Jr.
A TRUE COPY Recorder
ATTEST

Charles W. Trombly, Jr.
RECORDER

ab

Annual Town Meeting
Monday, Feb. 21, 1955

Article 33 – To see if the Town will vote to transfer from the School Department to the Park Department a parcel of land which is no longer needed for school purposes, said parcel being shown as Lot B1 and containing 16.46 acres on plan entitled, "Plan of Land in Town of Millis, showing subdivision of Lot "B" of plan filed 1922-180, Scale: 80 feet to the inch, E.P. Gavin, Surveyor, November 1, 1954", or do anything relating thereto.

The Finance Committee recommended that this parcel of land remain under the supervision of the School Department and made a *Motion* that this Article be dismissed.

After a lengthy discussion the *Motion* to dismiss this Article was *Lost*.

Voted that the Town transfer from the School Department to the Park Department a parcel of land which is no longer needed for school purposes, said parcel being shown as Lot B1 and containing 16.46 acres on plan entitled, "Plan of Land in the Town of Millis, showing subdivision of Lot "B" of plan filed 1922-180, Scale: 80 feet to the inch, E.P. Gavin, Surveyor, November 1, 1954".

re: Life Course Property on Village Street**From :** Camille Standley-Town of Millis <cstandley@millis.net>

Tue, Jan 15, 2013 05:26 PM

Subject : re: Life Course Property on Village Street**To :** bvara@comcast.net**Reply To :** cstandley@millis.net

Hi Sue,

The Commission met last night and discussed your email. The current commission is not sure how the land was obtained as it was so long ago. They do not believe it was purchased with self-help funds, rather it may have been turned over to the Town a long time ago. They suggested that you check with the Norfolk County Registry of Deeds to see how the land was obtained and if there are any restrictions on it. If there are no restrictions, you could come before them with a presentation of what you/the Committee would like to propose.

Let me know if there is anything else! Thank you.

Camille

From: bvara@comcast.net**Sent:** Wednesday, January 09, 2013 7:17 AM**To:** conservation@millis.net**Subject:** Life Course Property on Village Street

Good morning, Camille:

Sue Vara here. I am on the Town Fields Committee and they are interested in possibly looking at the property on Village Street (I believe it is called the Life Course property) to potentially build new recreation playing fields (soccer, baseball, etc.).

At one point I was speaking with Donna Cabibbo (she at one time purchased the duplex that abuts this property) and she was under the impression that even though this property is Town owned, that such things as recreation playing fields were not allowed to be built there since the State is also involved in this property. Do you know of any such restrictions?

Thanks for your assistance.

Sue

re: Life Course Property on Village Street

From : Camille Standley-Town of Millis <cstandley@millis.net>

Wed, Jan 09, 2013 12:26 PM

Subject : re: Life Course Property on Village Street

To : bvara@comcast.net

Reply To : cstandley@millis.net

Hi Sue! Yes - I believe there are restrictions. It is my understanding that properties purchased through a state grant (I think it was called "self-help" funds) cannot be used for anything other than as open space. The Commission is meeting on Monday night and I can certainly run this by them to be sure, though. I will get back to you! Camille

From: bvara@comcast.net

Sent: Wednesday, January 09, 2013 7:17 AM

To: conservation@millis.net

Subject: Life Course Property on Village Street

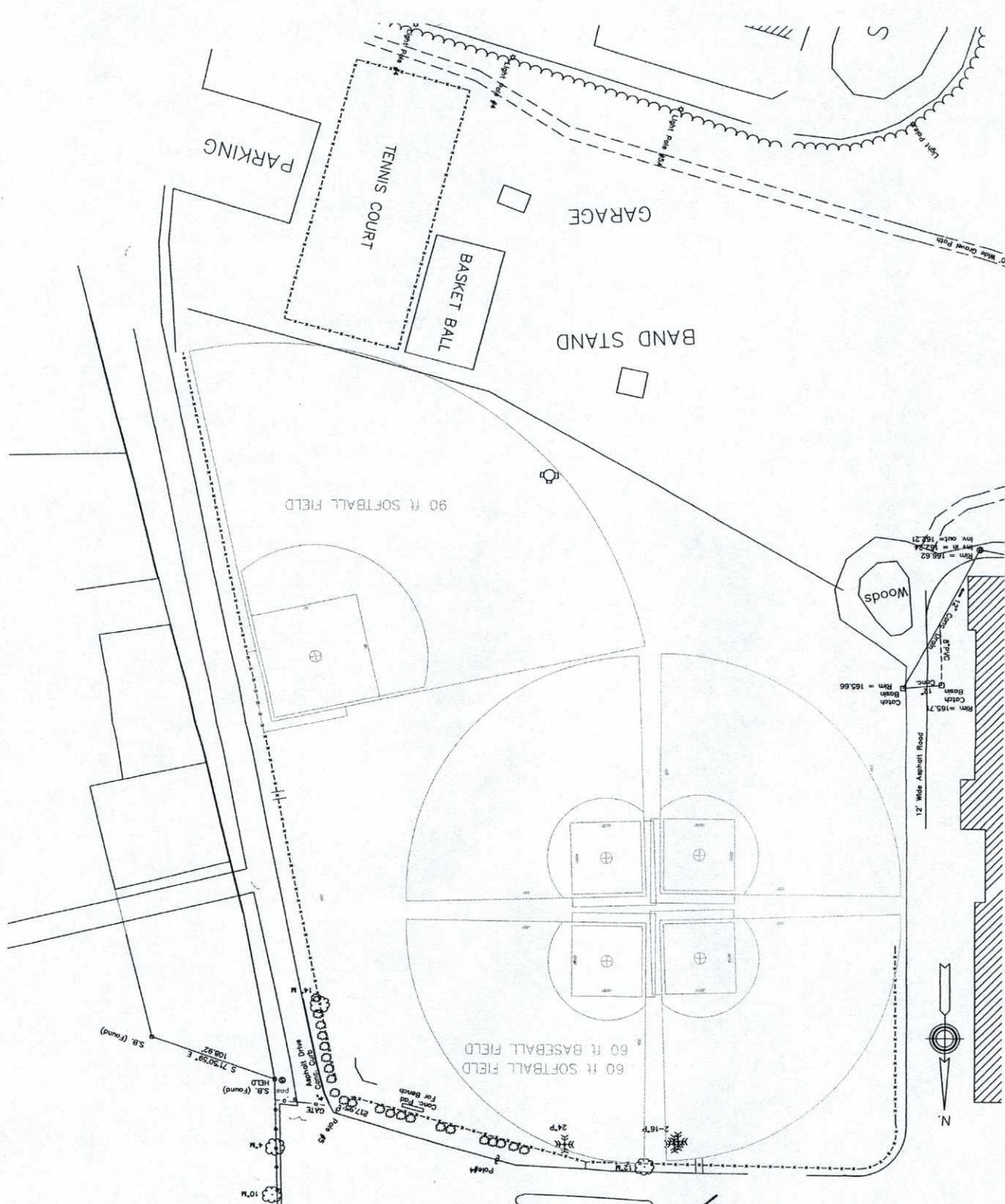
Good morning, Camille:

Sue Vara here. I am on the Town Fields Committee and they are interested in possibly looking at the property on Village Street (I believe it is called the Life Course property) to potentially build new recreation playing fields (soccer, baseball, etc.).

At one point I was speaking with Donna Cabibbo (she at one time purchased the duplex that abuts this property) and she was under the impression that even though this property is Town owned, that such things as recreation playing fields were not allowed to be built there since the State is also involved in this property. Do you know of any such restrictions?

Thanks for your assistance.

Sue



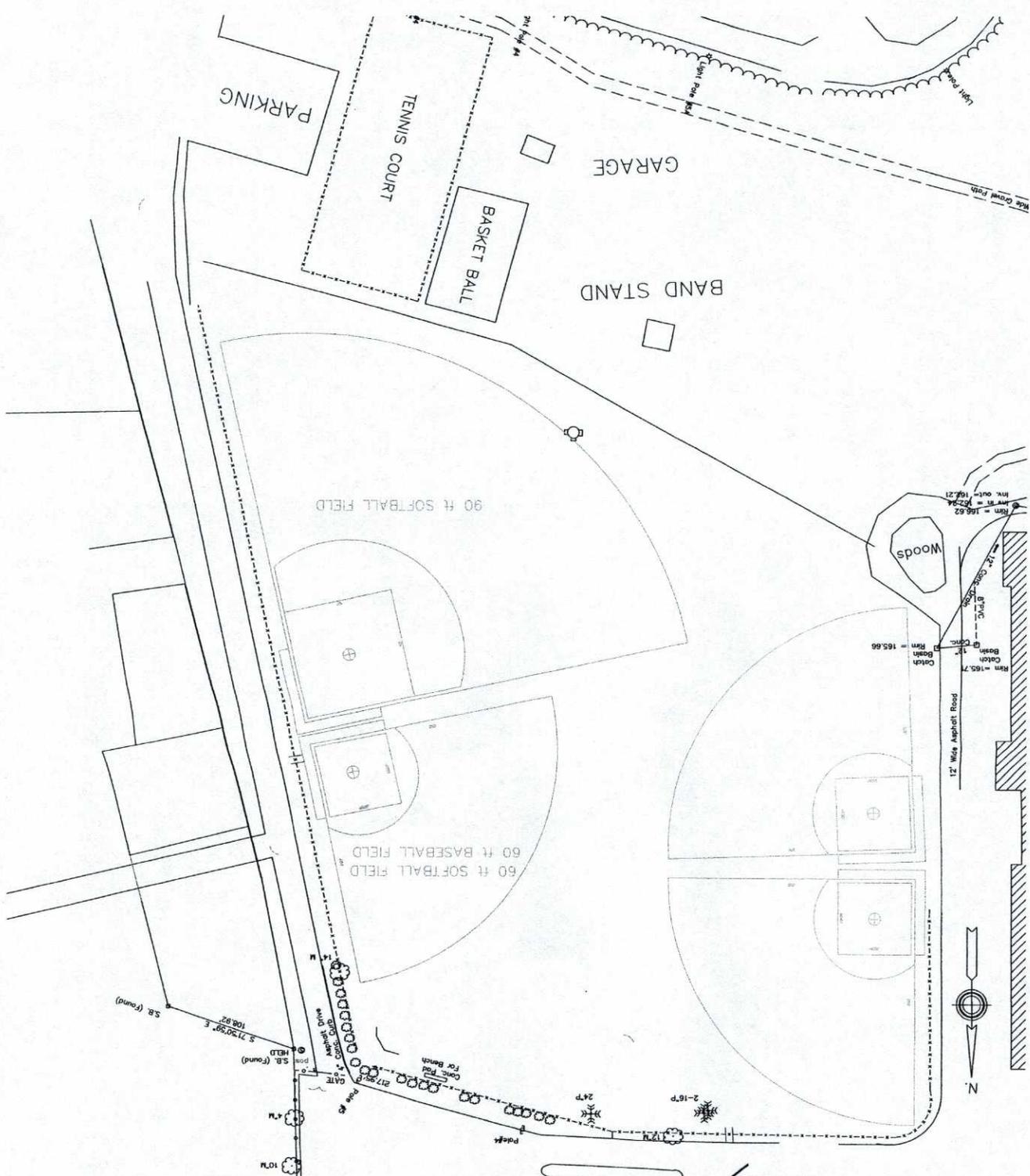
REPAIRED BY: CARLSON SURVEY COMPANY

PREPARED FOR: The TOWN OF MILLIS

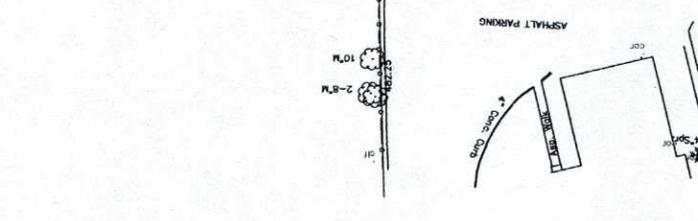
SCALE 1" = 80' MAY 8, 2013

MILLIS, MASS.

SKETCH D

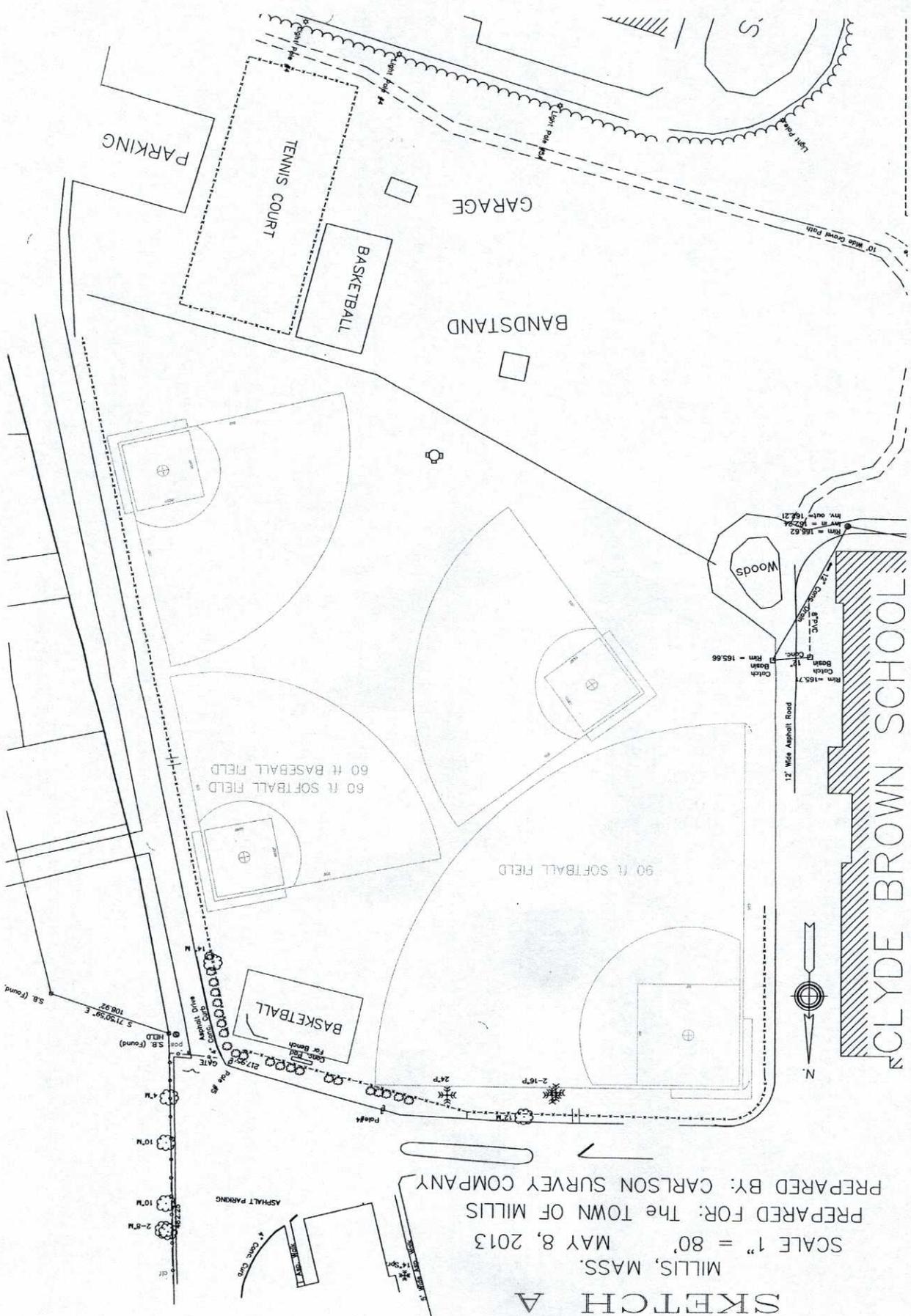


SKETCH C
 MILLIS, MASS.
 SCALE 1" = 80' MAY 8, 2013
 PREPARED FOR: The TOWN OF MILLIS
 PREPARED BY: CARLSON SURVEY COMPANY



SKETCH A

MILLIS, MASS.
SCALE 1" = 80' MAY 8, 2013
PREPARED FOR: The TOWN OF MILLIS
PREPARED BY: CARLSON SURVEY COMPANY



CARLSON SURVEY COMPANY

261 UNION STREET - MILLIS, MA. 02054

Telephone (508) 376-2310

ESTIMATE

June 10, 2013

Town of Millis

DEPT. OF PUBLIC WORKS

REF. PRACTICE FOOTBALL FIELD

900 Main Street

Millis. MA. 02054

The estimate for providing a proposed plan that will show:

1. Topographical features of the practice field, wetland limits.
2. Prepare a notice of intent filing with plan to include meetings.
3. This estimate does not include engineering design for the proposed drainage pipe.

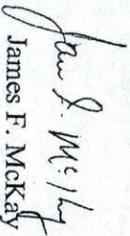
Our estimate is \$2900

These improvement projects are essential to continue to uphold and maintain the quality of life for Millis residents. Upon review of the current budget, the Department of Public Works has been faced with the task of trying to absorb the yearly maintenance expenses for the fields (e.g. irrigation system for Clyde Brown Field \$4,149.06 & Town Park \$6,640.89, fertilization for Clyde Brown Field & Town Park = \$3,750, playground mulch = \$400).

In reviewing of these finances, the Department of Public Works cannot continue to afford these expenses while offering the same level of field support like we have done in the past. Outlined in the Department's budget, there is \$14,000.00 available for these recurring expenses. As a result, I would recommend that the rental fees of the fields need to be assessed as a means to maintain and provide for the continual improvement of these fields in order to keep the same high standard for the community.

Please let me know if you have any further questions. I would be more than happy to discuss this further with you, the Board of Selectmen, and the Finance Committee.

Sincerely,



James F. McKay
Assistant Director of Public Works
Town of Millis



DEPARTMENT OF PUBLIC WORKS

7 WATER STREET
MILLIS, MASSACHUSETTS 02054
(508) 376-5424
FAX: (508) 376-2442

August 21, 2012

Town of Millis
Office of the Town Administrator
Attn: Mr. Charles Aspinwall
900 Main Street
Millis, MA 02054

Dear Mr. Aspinwall,

Per our discussion on Friday, August 17, 2012, I have comprised this letter to put in writing and serve as a point of reference for my concerns regarding the maintenance and expenses of our town fields. During my time serving as the Assistant Director of Public Works, in spite of budgetary hardships, I have made it a priority to fully support our community fields by upgrading and renovating the following field components:

- 90' Baseball Diamond = new dugouts and player benches have been replaced
- Tennis Courts = resurfacing of courts, installation of security cameras, installation of parking guard rail at tennis court parking lot
- Basketball Courts = resurfacing of courts, installation of security cameras
- Girls Varsity Softball Field = replaced backstop and two player benches
- AAA Little League baseball diamond = two new player benches
- Removal of all shrubbery along fence line on Park Road
- Playground = clearing and site prep for installation of new playground equipment

While these are some accomplishments for the fields, there are still numerous repairs needing to be completed including the following with their estimated costs:

- 90' baseball diamond: a new backstop needed = \$6500
- Basketball Courts: crack sealant and resurfacing of the courts = estimate TBD
- Softball Field: dugout fencing = estimate TBD
- AAA Little League baseball diamond: a new backstop and dugout fencing = \$6500 + fencing estimate TBD
- Bandstand: security camera & relocation of security lights = estimates TBD
- Playground: replacement of swings at playground area = \$3000
- Junior Softball field: full replacement and repair (backstop, fencing, benches, dugouts) = Estimates TBD
- T-Ball Field: full replacement and repair (backstop, fencing, benches, dugouts) = Estimates TBD

STEVEN G. COSMOS

LANDSCAPE ARCHITECT & ENVIRONMENTAL PLANNER

September 19, 2012

Recreation Department
Town of Millis
900 Main Street
Millis, MA 02054

Attention: Kris Fogarty, Recreation Director
Re: Cassidy Farm Playfields Project

Dear Kris:

Thank you for requesting this proposal to assist with the design of the playfields at Cassidy Farm. We have requested a topographic survey be performed and received two bids from surveyors which were exactly the same price.

The Scope of Services is as follows:

Services	Hours
1. Site Visit & Kick-off meeting	2.0
2. Schematic Design Plans (Soccer/ softball Fields & parking)	25.0
3. Cost Estimates	3.0
4. Construction Documents (Grading, layout & site details)	50.0
5. Technical specifications	12.0
5. Meetings & coordination	10.0
TOTAL PROJECT HOURS	102.0

S. Cosmos, Principal 102 hours @ \$125.00/ hour = \$12,750.00
R. Clemence, Drafting 25 hours @ \$65.00/hour= 1,625.00
Reimbursable expenses (mileage, printing) 125.00

Cosmos Associates Design Fee \$14,500.00
Metrowest Engineering Survey 7,500.00
Total Design & Survey Fee \$22,000.00

Please contact me if you have any questions. I look forward to assisting you with this much needed community recreation project.
Sincerely,

Steven G. Cosmos

5 LONGVIEW STREET, NATICK, MA 01760
508.628.3595 FAX 508.405.4479
COSMOSLA @RCN.COM

FW: Cassidy Playfields Proposal - SmarterMail

Date Thu 10/24/2013 10:09 AM
From "kfogarty" <kfogarty@mllis.net>
To jmkay@mllis.net, svara@mllis.net
Subject FW: Cassidy Playfields Proposal
Attachments Proposal3.pdf
View HTML | Text | Header | Raw Content

This is the proposal I got last year when I first began looking at building new fields.....I think we should put this in the packet.

From: Cosmos Associates [mailto:cosmosla@rcn.com]
Sent: Thursday, September 20, 2012 4:27 PM
To: kfogarty@mllis.net
Subject: Cassidy Playfields Proposal

HI Kris,
 Here's the proposal for submittal to Town Meeting as requested.
 Let me know if you have any questions. Keep me posted!

Thanks,
 Steve

Steven G. Cosmos
Registered Landscape Architect
 508.628-3595 Office
 508.405-4479 Fax
 508.654-6847 Cell

Finance Committee Meeting

October 3, 2012 7:30 PM
Veterans Memorial Building, Room 229
900 Main Street
Millis, MA 02054

In Attendance:

Craig Schultze, Chairman
Peter Jurmain, Vice Chairman
Rich Molloy, Clerk
Bud Drummey
Rick Manburg
Doug Riley
Chris Smith
Susan Vecchi
Charles Aspinwall, Town Administrator
Charles Vecchi, Board of Selectmen
Kris Fogarty, Recreation Department
Brutus Cantoreggi, Resident
Lisa Hardin, Resident & Town Clerk

Craig Schultze called the meeting to order at 7:30 PM,

Article #18 Recreation Position:

Kris Fogarty:

The department is requesting the restoration of a ten hour a week position. The position was cut several years ago and was not funded by taxation. The approximate cost of the position is \$7,000.00 per year and would be funded by excess funds in the revolving account. The committee will be looking at the \$20,000.00 funding of the department by taxation during the FY14 budget presentation season in the spring.

Article #27 Recreation Field Consultant:

Kris Fogarty:

Millis is in dire need of field space. Field use is at its maximum. The high school uses the Town Park for sports and all fields are rented on the weekends. Building new fields would turn a profit. The \$22,000.00 proposal from Steven Cosmos was part of the original plan to consider fields at Cassidy Farm. The proposal consists of \$14,500.00 for design and \$7,500.00 for an engineering survey.

Patricia M. Sjogren Asst. Town Clerk

Citizen's Petition to create New Athletic Fields and Facilities
Town of Millis, MA.

We the undersigned registered voters of the Town of Millis, MA, respectfully request the Millis Board of Selectman; place the following Citizen's Petition/Warrant Article on the Town Warrant, for the November 2013, Millis Town Meeting:

“Shall the Town of Millis be allowed to exempt from the provisions of Proposition 2 1/2, so called; the amount of (3) three million dollars, required to pay for a bond issued to design and construct new and renovated athletic facilities in the Millis Town Park and on Millis School Department grounds, as follows: (1); A new six lane rubberized track with an interior synthetic multi-purpose use field (football, lacrosse, field hockey, soccer) to be located directly behind the Veteran's Memorial Building in the existing baseball fields. (2); To relocate and expand the baseball facilities in the area of the existing football field on School Department grounds. (3); To build a new public bathroom facility in the area of the new track and synthetic field, to include; public restrooms; bleacher seating, team locker rooms, a concession stand area, a press box, new lighting, a new sound system, equipment storage areas, site furnishings, and the expansion of area parking. Further, to build additional soccer fields; baseball and/or softball fields, outdoor volleyball courts, outdoor basketball courts, or practice fields as space allows, in either the Town Park, and/or the School Department grounds, upon the completion of tasks: One; Two, and Three, listed above. In addition, this article instructs the Board of Selectman and School Committee to enter into an “Memorandum of Agreement” detailing the operation and maintenance responsibilities, shared costs, rental fees, and preferential scheduling for Millis Public School- sports Teams, prior to scheduling any “non” Millis School sports team.

(It is the intent of this article, to place the athletic fields, located in the Millis Town Park, under the care and custody of the Millis Recreation Department. It is the intent of this article to keep the athletic fields located on School Department grounds, in the care and custody of the Millis School Department).

Sign Name	Print Name	Street Address	Precinct
	SEAN DOHERTY	10 Cottage Ave Millis	1
	Margaret Doherty	11 Brookwood Rd Millis, MA	3
	Philip Doherty	18 Brookwood rd millis	3
	Stacy Sack	34 Pleasant St. Millis, MA	1
	Lay Soric	34 Pleasant St. Millis, MA	1
	Pat Shaha	235 Conway St millis MA	3
	James McHenry	416 Village St. Millis MA	3

Certified September 18, 2013

Patricia M. Sjogren
Assistant Town Clerk

Rec'd: Sept. 18, 2013 @ 9:19 AM
 Patricia M. Sjogren
 Asst. Town Clerk

Citizen's Petition to create New Athletic Fields and Facilities
 Town of Millis, MA.

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Sign Name	Print Name	Street Address	Precinct
<i>[Signature]</i>	DAVID BAKER	2 Holbrook Way	3
<i>[Signature]</i>	BRIAN DOHERTY	11 BASSETT ROAD	3
<i>[Signature]</i>	MARC COURTOY	12 ROSENFELD ROAD	2
<i>[Signature]</i>	STEVEN CATANO	12 BOBKTAN CIRCLE	3
<i>[Signature]</i>	Jennifer Soule	10 Grove Street	3
<i>[Signature]</i>	<i>[Signature]</i>	431 Exchange St	2

Certified September 18, 2013
Patricia M. Sjogren
 Patricia M. Sjogren
 Assistant Town Clerk

Rec'd: Sept 21, 2012
 Patricia M. Sjogren
 Asst. Town Clerk

Dear Millis Selectmen, we (signed below) request that the following article be placed on the Warrant for the Town of Millis Fall Town Meeting to be held on November 5th, 2012

That the Town appropriate funds (Final cost to be provided at TM) for the evaluation of Town owned land for the possible construction of athletic fields. The two areas that are being considered are:

(1) The "Cassidy Land" located off of Exchange St and Island Rd, Map 11, Parcel 26 #1 consisting of +/- 36 Acres and Map 16, Parcel #116 consisting of .92 Acres.

(2) The "Life Course site" located off of Village St. Map 41, Parcel 5 consisting of 5.11 Acres and Map 42, Parcel 8 consisting of +/- 29 Acres.

Name	Address	Signature	
✓ 1. Samantha Conroy	12 Rosenfeld Rd, Millis, MA	Samantha Conroy	2
✓ 2. Eileen Peruzzi	200 Pleasant St Millis MA	Eileen Peruzzi	1
✓ 3. Sandy Guadagni	5 Heritage Path Millis, MA	Sandy Guadagni	1
✓ 4. Lynn M. Wood	117 Forest rd Millis MA	Lynn M. Wood	1
✓ 5. Christopher STAPLES	55 Forest Rd	Christopher Staples	1
✓ 6. Alexandra Burns	62 Bullard Ln ABURN	Alexandra Burns	3
✓ 7. JULIA FREDETTE	241 MAN ST	Julia Fredette	2
✓ 8. Kristin LaRose	2 Lewis Drive	Kristin LaRose	3
✓ 9. BRIAN GAUGAN	3 KEY ST.	Brian Gaugan	2
✓ 10. Patricia Atkinson	30 DEAN ST	Patricia Atkinson	1
✓ 11. Mark Egan	63 Wattle rd	Mark Egan	1
✓ 12. Lynn Herrow	63 Norfolk Rd	Lynn Herrow	1
✓ 13. Silvio Gerardo	33 Pollard Dr.	Silvio Gerardo	1
✓ 14. David McTavish	14 Birch St.	David McTavish	1
✓ 15. Donna MacLean	14 Birch St	Donna MacLean	1
✓ 16. Scott Lagus	212 Fern St	Scott Lagus	1
✓ 17. Christine M. Lagus	83 Dore Rd	Christine M. Lagus	1
✓ 18. James Lagus	83 Dore Rd	James Lagus	1
19.			
20.			
21.			
22.			
23.			
24.			

Certified September 21, 2012
 Patricia M. Sjogren
 Assistant Town Clerk

Rec'd: Sept. 21, 2012
 Patricia M. Sjogren
 Asst. Town Clerk

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(2) The "Life Course site" located off of Village St. Map 41, Parcel 5 consisting of 5.11 Acres and Map 42, Parcel 8 consisting of +/- 29 Acres.

Name	Address	Signature
1. [Redacted]	[Redacted]	[Redacted]
2. Wendi Castoreggi	7 Bluewin	[Signature]
3. JONATHAN LOER	247 PLEASANT ST.	[Signature]
4. ALEXANDRA LOER	217 PLEASANT ST.	[Signature]
5. STACEY MILLER	3 BLUEBERRY	[Signature]
6. MATT MILLER	5 BLUEBERRY	[Signature]
7. Elizabeth Covoni	33 McCabe Ave	[Signature]
8. Scott Covoni	33 McCabe Ave	[Signature]
9. Andrew Mirken	34 Bow St.	[Signature]
10. Timm Ciampolillo	29 Grove St	[Signature]
11. Lisa Ciampolillo	29 Grove St.	[Signature]
12. Mike [Redacted]	117 Forest Rd	[Signature]
13. Kristen [Redacted]	242 Fair	[Signature]
14. Jan Stalling	9 Pine House	[Signature]
15. Robin Christie	104 Ridge St.	[Signature]
16. [Redacted] [Redacted]	47 Glad St	[Signature]
17. Kristin Guinzani	28 Lexington Ln	[Signature]
18. Mark Guinzani	28 Lexington Ln	[Signature]
19. Amy O'Toole	66 Spencer St	[Signature]
20. PJ O'Toole	66 Spencer St	[Signature]
21. Ann Mundy	11 Ridge St	[Signature]
22. Kelly Hubbell	68 Orchard St.	[Signature]
23. Kelly Mirken	34 Bow St	[Signature]
24. Marc Curran	12 Rosenfeld Rd	[Signature]

Certified September 21, 2012

Patricia M. Sjogren
 Assistant Town Clerk

Article #28 Recreation Fields Evaluation:

Brutus Cantoreggi:

The town of Millis has a lot of open space. Cassidy Farm and a parcel of land off of Village Street are ideal properties to build playing fields. Both parcels have easy access, good soil and gravel parking lots could be built. The properties are already leveled and cleared of trees. He estimates the cost of building playing fields is \$200,000.00 - \$250,000.00. This article is requesting a sum of money, approximately \$7,500.00, to research potential properties to build playing fields. The evaluation would be presented to the Millis residents in May 2013 to vote on the project. Fees for use of the fields could be used for field maintenance or to pay down the debt of the construction. The \$7,500.00 would be used for site surveys, etc.

Discussion: The committee felt it was premature to appropriate funds until the Field Committee meets and presents a plan of viable options. Budgeted funds in both the DPW and Selectmen's FY13 budgets could be used to offset any costs for the field study.

Charles Aspinwall:

It is a priority of the Board of Selectmen to evaluate the fields at Oak Grove Farm as an option to fill the need for additional fields and to identify parcels that would make good playing fields.

Article Recommendations:

Chris Smith made a motion to dismiss Article #27, Recreation Field Consultant; Rich Molloy seconded. Vote: 8/0, motion carries.

Chris Smith made a motion to dismiss Article #28, Recreation Fields Evaluation; Rich Molloy seconded. Vote: 8/0, motion carries.

Article #6 Public Safety Data Processing System: Postponed

Article #29 Citizens United/Election Spending Resolution:

Chris Smith does not feel the committee should make recommendations on political issues. The discussion was limited to the reasons why a political issue should be recommended by the Finance Committee as it is not town business. The town's moderator, James McCaffrey, will research if the Finance Committee can not recommend or not not recommend this article, in other words not take a position on the article either way.

Article Recommendation:

Chris Smith made a motion to dismiss Article #29 Citizens United/Election Spending Resolution; Doug Riley seconded. Vote 5/3, motion carries. Members voting to dismiss the article include Richard Molloy, Bud Drummey, Rick Manburg, Doug Riley and Chris Smith. Members voting not to dismiss the article include Craig Schultze, Peter Jurmain and Susan Vecchi.



Millis Public Schools

Nancy L. Gustafson, Superintendent

245 Plain St. Millis, MA 02054

Phone: (508)376-7000 FAX: (508) 376- 7020 E-mail: Ngustafson@millisps.org

MEMO

TO: School Committee
FROM: Nancy L. Gustafson
RE: School use of Town Fields
DATE: Oct. 28, 2013

With input from David Byrne and Chuck Grant we have compiled some information for you regarding school use of the town fields.

For the 2013 season:

Boys and Girls Middle School Soccer- total of 60 practice and 14 games on town field

Boys and Girls JV Soccer Total of 60 Practices and 10 games on town field

Boys and Girls Varsity Soccer 60 practices on town field

Boys and Girls Middle School Softball/Baseball 40 practices and 14 games on town field

Boys and Girls JV Baseball/Softball 60 Practices and 10 games on town fields

Girls Varsity Softball 40 practices and 10 games on town fields

Thus,
High School soccer uses Town Field 24 hours per week

High School Baseball and Softball use Town Field 12 hours per week

Millis Schools contribute \$1200 (\$600 dirt, \$600 fertilizer) toward maintenance of town fields plus \$400 field lining paint that is then used by recreation department as well by their teams

The Millis Youth Baseball organization solely uses and maintains the "Little League Field" which is school property.

Activity	Location	Frequency	Cost	Total # of Participants
Recreation Soccer	Clyde Brown Field	M-W-F (practice) Sunday Games	156 \$55/player	
Flag Football	Clyde Brown/Town Park	M-W-F (practice) Saturday Games		
Flag Football	Brook Field	T-Thur (practice)		
Total # of Participants				
Scorpions Soccer Club	Clyde Brown	T-Thurs (10 weeks)	\$125/week	250
Scorpions Soccer Club	Clyde Brown	T-Thurs (10 weeks)	\$125/week	
Scorpions Soccer Club	Clyde Brown	Fall	\$1,250	1500

PROGRAM	Location	*Approximate Usage	Season	# Participa Fee	Fee Total
Boys Freshman Soccer	Town Field	5 days (8 weeks)	Fall		
Boys JV Soccer	Town Field	5 days (8 weeks)	Fall		
Boys Varsity Soccer	Town Field	5 days (8 weeks)	Fall		
Total # of Participants				58	
Girls Freshman Soccer	Town Field	5 days (8 weeks)	Fall		
Girls JV Soccer	Town Field	5 days (8 weeks)	Fall		
Girls Varsity Soccer	Town Field	5 days (8 weeks)	Fall		
Total # of Participants				63	
Freshman Baseball	Big Diamond	5 days (8 weeks)	Spring		
JV Baseball	Big Diamond	5 days (8 weeks)	Spring		
Total # of Participants				56	
JV Softball	Town Softball Diamond	5 days (8 weeks)	Spring		
Varsity Softball	Town Softball Diamond	5 days (8 weeks)	Spring		
Total # of Participants				34	
JV Tennis	Town Tennis Court	5 days (8 weeks)	Spring		
Varsity Tennis	Town Tennis Court	5 days (8 weeks)	Spring		
Total # of Participants				39	
MYBS -Softball	Town Park Baseball fields	5 days (8 weeks)	Spring	71	
MYBS - Baseball	Town Park Baseball fields	5 days (8 weeks)	Spring	224	
MYBS -Softball	Town Park Baseball fields	5 days (8 weeks)	Summer	41	
MYBS - Baseball	Town Park Baseball fields	5 days (8 weeks)	Summer	76	\$18,000
Clyde Brown School (Recess)	Town Field	School Year (180 days)		300	
Extended Day	Clyde Brown Field	School Year & Summer (220 days)		75	
Recreation Soccer	Clyde Brown Field	M-W-F (practice) Sunday Games	Spring	164 \$55/player	
Total # of Participants					

From "kfogarty" <kfogarty@millis.net>
To seandohertyesq@verizon.net, svvara@millis.net,
jmckay@millis.net, blueberryhollow@hotmail.com,
sncassidy@comcast.net, stevemacinnnes@verizon.net,
darcfa@comcast.net, ajw@wagnerlegal.com
Subject RE: school fields cost

Date: Thu 10/24/2013 10:23 AM

View: [HTML](#) | [Text](#) | [Header](#) | [Raw Content](#)

FYI – I just received the packet from the schools for basketball. The fees waived for the use of the gyms was \$1993.60. (I still pay the time & ½ for the custodians, which is approximately \$2300)

From: seandohertyesq@verizon.net [mailto:seandohertyesq@verizon.net]
Sent: Thursday, October 24, 2013 9:11 AM
To: svvara@millis.net; jmckay@millis.net; kfogarty@millis.net; blueberryhollow@hotmail.com; seandohertyesq@verizon.net; sncassidy@comcast.net; stevemacinnnes@verizon.net; darcfa@comcast.net; ajw@wagnerlegal.com
Subject: school fields cost

Hi All:

.School monetary contribution to the town field is approximately \$1600.00 (infield dirt \$600, fertilizer \$600 and field paint \$400)...the schools do not pay for maintenance of that field. But we have helped indirectly with the \$1600. As to school fields, costs are \$15,200.00 thanks.

Sean

On 10/22/13, Sue Vara<svvara@millis.net> wrote:

**TOWN FIELDS COMMITTEE
ROOM 104, VETERANS MEMORIAL BUILDING
900 MAIN STREET
MILLIS, MA 02054
OCTOBER 23, 2013, 6:30 PM, ROOM 104
AGENDA**

- I. CALL TO ORDER
- II. OLD BUSINESS
- III. NEW BUSINESS
Determine how far we are with Selectmen's charge
- IV. CORRESPONDENCE/OTHER BUSINESS
Approve May 22, 2013, October 9, 2013
- V. ADJOURNMENT

OAK GROVE FARM COMMISSION EXPENSES

Fiscal year 2013 (July 1 – June 30)

The Oak Grove Farm Commission has a revolving account. The funds in this account are generated from user fees only and no town funds are deposited into this account. Any amount exceeding \$15,000 in one fiscal year requires authorization from both the Board of Selectmen and the Finance Committee. In fiscal year 2013, OGF did not go over the cap.

Below is a breakdown of how the \$15,000 was spent.

<u>Amount Expended</u>	<u>Reason</u>
\$ 2,840	JPAC Enterprises - woodchip replenishment at playground.
\$ 1,444	The Welding Works - fertilizer, lime and spreading on all playing fields.
\$ 740	Frontier Fence Inc. - replacement of wooden guardrail at the corner of Exchange Street and Island Road.
\$ 590	Eight new heavy-duty 42 gallon trash cans.
\$ 1,485	The Welding Works - major field repair, fill in low spot, level and reseed.
\$ 2,200	Stumpy's Tree Service - tree work and chipping hurricane Sandy aftermath.
\$ 590	The Welding Works - seeding and aeration on the upper field.
\$ 9,889	TOTAL AMOUNT EXPENDED

Of the amounts expended (in **bold**), the sum of \$3,519 (\$1,444; \$1,485; \$590) was spent directly on the fields. This amount does not include the volunteer time spent by members of the Oak Grove Farm Commission dragging hoses to water the reseeded and repaired areas on the fields. The water bill is paid from another account.

\$5,111 Balance remaining

The balance of \$5,111 was spent on the following items: DPW wages (OGF does not pay for mowing of athletic fields or trash pickup; these DPW wages are the result of nonplaying fields being maintained), secretarial wages, legal notices, equipment repair, miscellaneous expenses, a portion of portable toilet rental cost, and a portion of our quarterly water bill.

Annual Town Meeting Appropriation

At the beginning of each fiscal year, as voted at the Spring Town Meeting, the Oak Grove Farm Commission receives the amount of \$1,636. The sum of \$1,424 is allocated from this appropriation to pay for the two portable toilets at Oak Grove farm. The balance is used to pay a portion of the water bill and the electric bill.

OAK GROVE FARM COMMISSON INCOME

Fiscal year 2013 (July 1 – June 30)

The following are the fees paid to the Oak Grove Farm Commission for use of the fields for fiscal year 2013.

<u>Amount</u>	<u>Source</u>
\$ 8,940	Fall, 2012, Maple Premier Clubs
\$ 940	Fall, 2012, Millis Soccer Club
\$ 8,290	Spring, 2013, Maple Premier Clubs
\$ 1,030	Spring, 2013, Millis Soccer Club
\$ 440	Men's Soccer Club that plays early Sunday mornings
\$19,640	FY13 TOTAL COLLECTED

OAK GROVE FARM COMMISSON INCOME

Fiscal year 2014 (July 1 – June 30)

<u>Amount</u>	<u>Source</u>
\$ 5,740	Fall, 2013, Maple Premier Clubs
\$ 950	Fall, 2013, Millis Soccer Club
\$ 6,690	FY14 TOTAL COLLECTED

FOR 2013 12

JOURNAL DETAIL 2013 1 TO 2013 12

ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
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14,001	14,000.58	36,172.42	9,842.17	.00	-22,171.84	258.4%
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** END OF REPORT - Generated by Lisa Morin **

FOR 2013 12

JOURNAL DETAIL 2013 1 TO 2013 12

ACCOUNTS FOR:	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
0001 GENERAL FUND							
05 HIGHWAY DIVISION							
0142252 DPW EXPENSE							
540494 PARK EXPENSES							
0142252 540494 PARK EXPENSES							
2013/11/000160 05/23/2013 API	116.74 VND	000471 VCH8937			GILMORE'S INC		99944
2013/11/000160 05/23/2013 API	89.06 VND	000471 VCH8938			GILMORE'S INC		99944
2013/11/000163 05/23/2013 API	11.82 VND	000399 VCH9024			MEDWAY BLOCK CO INC		99978
2013/11/000163 05/23/2013 API	25.20 VND	000400 VCH9025			MEDWAY LUMBER & SUPP		99980
2013/11/000163 05/23/2013 API	17.10 VND	000400 VCH9026			MEDWAY LUMBER & SUPP		99980
2013/11/000169 05/23/2013 API	117.00 VND	006949 VCH9093			K & K MULCH AND LOAM		99960
2013/11/000169 05/23/2013 API	1,087.14 VND	001169 VCH9100			WALCO SERVICE CO INC		100066
2013/11/000169 05/23/2013 API	330.42 VND	001169 VCH9101			WALCO SERVICE CO INC		100066
2013/12/000031 06/05/2013 GEN	129.54 REF	13-345					
2013/12/000031 06/05/2013 GEN	132.15 REF	13-345					
2013/12/000057 06/13/2013 API	11.99 VND	000134 VCH9517			ROCKY'S ACE HARDWARE		100392
2013/12/000063 06/13/2013 API	1,367.00 VND	002195 VCH9565			O'BRIEN & SONS INC		100378
2013/12/000122 06/20/2013 API	950.00 VND	001513 VCH9837			CARLSON SURVEY COMPA	MILLIS TOWN PARK PLAN	100445
2013/12/000122 06/20/2013 API	129.54 VND	000134 VCH9843			ROCKY'S ACE HARDWARE		100541
2013/12/000122 06/20/2013 API	9.99 VND	000134 VCH9844			ROCKY'S ACE HARDWARE		100541
2013/12/000184 06/27/2013 API	94.00 VND	002195 VCH9959			O'BRIEN & SONS INC		100708
2013/12/000301 06/30/2013 API	44.85 VND	000134 VCH10434			ROCKY'S ACE HARDWARE		101009
2013/12/000301 06/30/2013 API	21.99 VND	000134 VCH10436			ROCKY'S ACE HARDWARE		101009
2013/12/000301 06/30/2013 API	45.48 VND	000134 VCH10437			ROCKY'S ACE HARDWARE		101009
2013/12/000301 06/30/2013 API	312.92 VND	000134 VCH10442			ROCKY'S ACE HARDWARE		101009
2013/12/000301 06/30/2013 API	2,472.37 VND	005165 VCH10455			BISCO		100917
2013/12/000301 06/30/2013 API	515.00 VND	005520 VCH10459			PCA'S LANDSCAPING		101000
2013/12/000301 06/30/2013 API	2,073.60 VND	010366 VCH10467			JOHN DEER LAND		100966
2013/12/000301 06/30/2013 API	1,298.70 VND	000400 VCH10469			MEDWAY LUMBER & SUPP		100985
2013/12/000325 06/30/2013 API	233.05 VND	000134 VCH10716			ROCKY'S ACE HARDWARE		101134
TOTAL DPW EXPENSE	14,001	14,000.58	36,172.42	9,842.17	.00	-22,171.84	258.4%
TOTAL HIGHWAY DIVISION	14,001	14,000.58	36,172.42	9,842.17	.00	-22,171.84	258.4%
TOTAL GENERAL FUND	14,001	14,000.58	36,172.42	9,842.17	.00	-22,171.84	258.4%
TOTAL EXPENSES	14,001	14,000.58	36,172.42	9,842.17	.00	-22,171.84	

Recreation

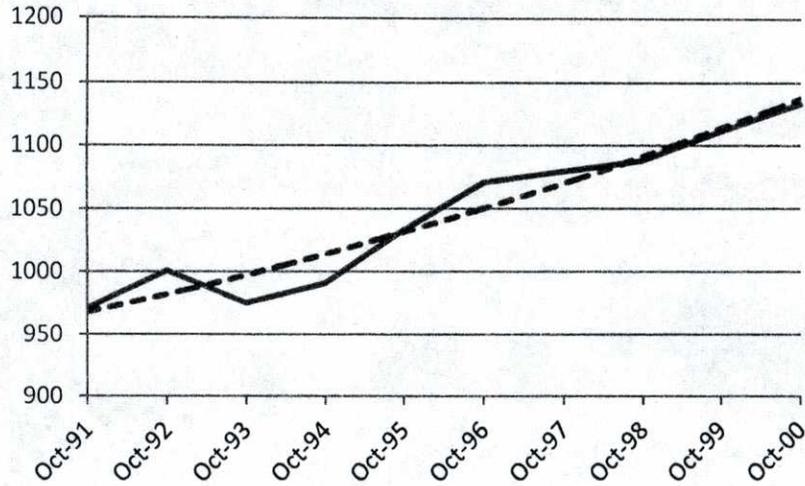
FY2013				
Company	Invoice Date	Invoice #	Description of Work Performed	Amount
Blueberry Hollow Farm	6/29/12	6/29/2012	Labor and Equipment use to fertilize Town fields	\$300.00
Town of Millis	8/17/12	118102	Water Park Road Sprinklers T.P.	\$2,104.62
Town of Millis	8/17/12	118106	Water Park Road Clyde B. Sprinkler	\$1,128.54
O'Brien & Sons	8/14/12	1122161-IN	(12) STD Wear Mat for under swings at playground	\$1,870.00
B&B Wholesale Fence	4/1/13	0017734-IN	Materials for Backstop at Big Diamond	\$3,199.28
Frontier Fence	3/23/13	13139	Installation of Backstop at Big Diamond	\$2,950.72
John Deere Landscapes	4/11/13	64211429	Fertilizer for Town Fields	\$658.40
Blueberry Hollow Farm	5/1/13	5/1/2013	Labor and Equipment use to fertilize Town fields	\$175.00
O'Brien & Sons	5/14/13	D-0168B	Woodchips at the Playground (split with DPW total \$2734))	\$1,367.00
TOTAL				\$13,753.56

By the Numbers

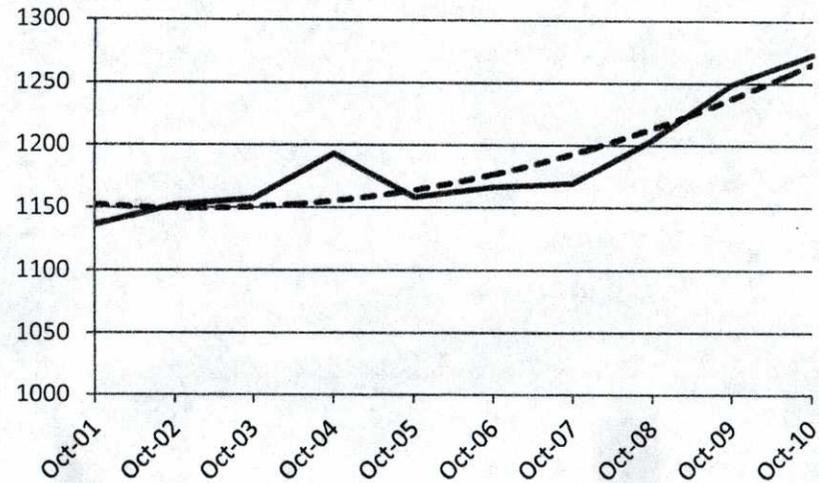
Year	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Delta	Growth	Elementary	Middle	High
10/01/1991	107	104	94	84	82	92	84	80	61	61	64	58	971			389	338	244
10/01/1992	90	108	106	95	85	82	93	86	70	61	61	64	1001	30	3%	399	346	256
10/01/1993	108	83	109	93	89	86	78	83	66	62	64	54	975	-26	-3%	393	336	246
10/01/1994	113	103	79	105	91	91	88	71	63	62	61	64	991	16	2%	400	341	250
10/01/1995	112	109	100	79	105	87	94	85	58	75	68	61	1033	42	4%	400	371	262
10/01/1996	113	114	112	99	74	105	85	93	73	65	72	66	1071	38	4%	438	357	276
10/01/1997	119	109	118	108	102	74	106	80	74	65	61	64	1080	9	1%	454	362	264
10/01/1998	119	119	107	114	101	100	72	98	70	69	65	54	1088	8	1%	459	371	258
10/01/1999	126	115	115	97	107	94	96	74	86	65	75	61	1111	23	2%	453	371	287
10/01/2000	112	120	112	114	93	112	93	96	71	76	62	72	1133	22	2%	458	394	281
10/01/2001	108	108	116	110	112	96	107	96	77	67	77	62	1136	3	0%	442	411	283
10/01/2002	120	99	109	121	108	111	92	107	74	70	67	74	1152	16	1%	449	418	285
10/01/2003	113	119	101	103	118	115	105	98	78	74	71	62	1157	5	0%	436	436	285
10/01/2004	116	111	124	98	104	119	113	106	69	79	79	75	1193	36	3%	449	442	302
10/01/2005	105	106	107	119	94	105	111	111	83	63	80	74	1158	-35	-3%	437	421	300
10/01/2006	115	97	107	103	122	93	109	110	85	85	61	79	1166	8	1%	422	434	310
10/01/2007	98	113	99	108	101	123	93	105	94	88	87	60	1169	3	0%	418	422	329
10/01/2008	118	99	114	103	111	103	117	94	84	93	86	82	1204	35	3%	434	425	345
10/01/2009	124	116	101	113	102	110	107	124	86	90	90	86	1249	45	4%	454	443	352
10/01/2010	107	120	116	98	125	102	111	110	114	85	93	92	1273	24	2%	441	448	384
10/01/2011	114	113	119	120	99	124	98	113	103	105	85	88	1281	8	1%	466	434	381
10/01/2012	101	110	111	120	121	102	122	97	103	102	107	87	1283	2	0%	442	442	399
10/01/2013	112	101	110	111	120	121	102	122	97	103	102	107	1308	25	2%			
10/01/2014	112	109	101	110	111	120	121	102	122	97	103	102	1310	2	0%			
10/01/2015	112	109	108	101	110	111	120	121	102	122	97	103	1316	6	0%			
10/01/2016	112	109	108	105	101	110	111	120	121	102	122	97	1318	2	0%			
10/01/2017	112	109	108	105	102	101	110	111	120	121	102	122	1323	5	0%			
10/01/2018	112	109	108	105	102	101	101	110	111	120	121	102	1302	-21	-2%			
10/01/2019	112	109	108	105	102	101	99	101	110	111	120	121	1299	-3	0%			
10/01/2020	112	109	108	105	102	101	99	96	101	110	111	120	1274	-25	-2%			

Decade by Decade

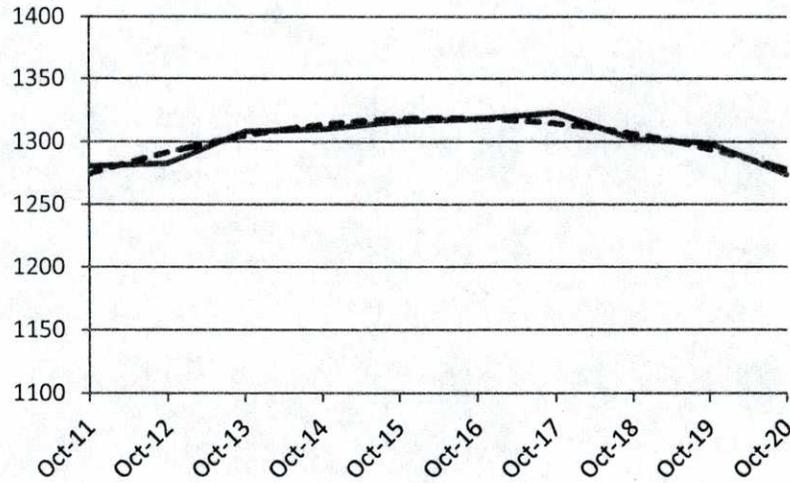
1990's Enrollment



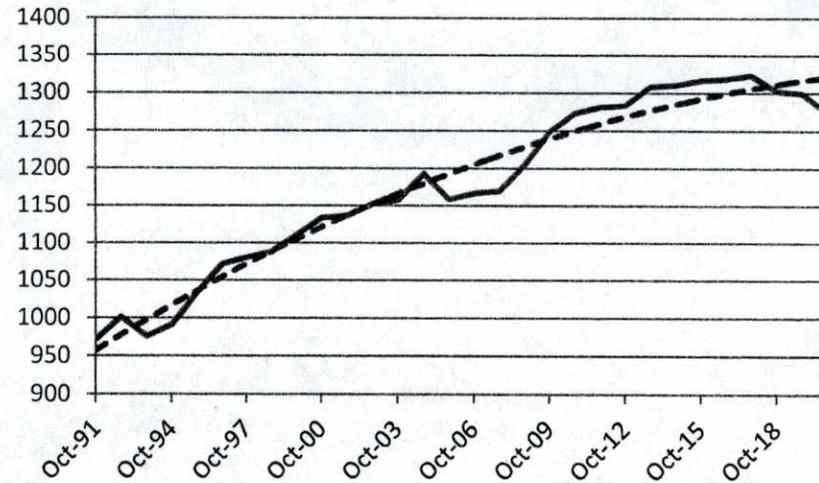
2000's Enrollment



2010's Enrollment (projections)

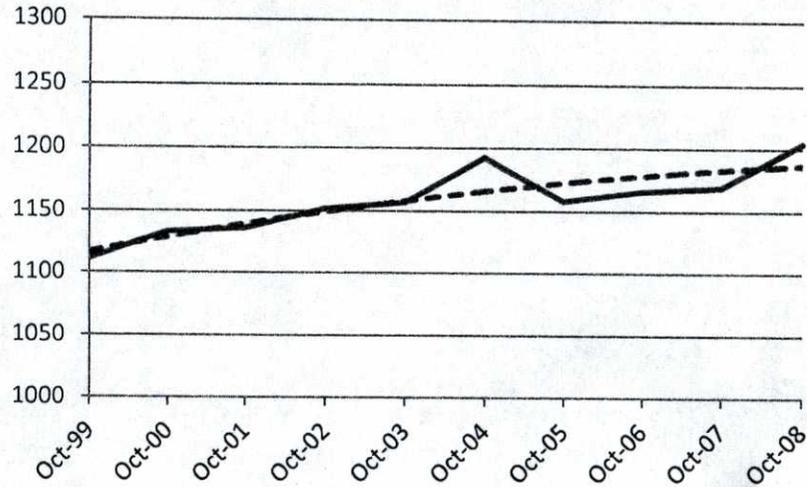


1991-2020 (projected enrollment)

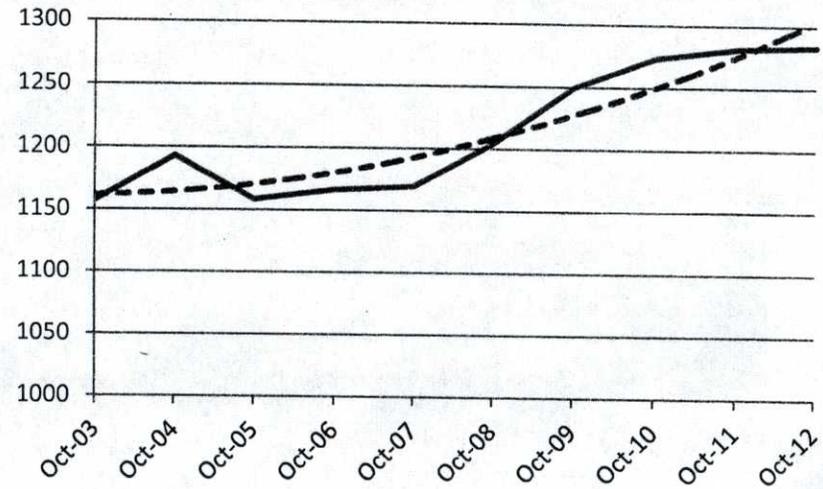


Recent 10 Year Trends

10 Year Trend: School Enrollment 1999-2008



10 Year Trend: School Enrollment 2003-2012



- '99 to '08 saw an increase of 8% in total school enrollment (Grades 1-12)
- '03 to '12 saw an increase of 10% in total school enrollment (Grades 1-12)

Determine who would Maintain any new Fields and how to pay for it

As stated above, this Committee, along with the School Committee feels that should the Town decide to centralize scheduling and maintenance, probably with the DPW in charge, then a portion (percentage*) of school athletic, recreation, and Oak Grove Farm user fees would be put in to a Revolving Fund for Field Maintenance of Athletic Fields in Town. The centralization of both scheduling and maintenance would allow the DPW to rotate fields as needed in order to better maintain fields.

(Discuss developing the financial policy in more detail—consider requesting more tax dollars to utilize for this budget*).

presentation is as follows: football and soccer has grown from 94 athletes in 2003 to 190 athletes in 2013 (comprising of 70 football players and 120 soccer players), leaving limited practice areas. Most of the practice fields are at the Town Park and Clyde Brown School so these fields become over-used and decrepit. Since the Recreation Department also utilizes these fields for their programs, it is difficult to “rest” these fields at all.

As a Committee, we seem to agree that centralizing both the scheduling and maintenance of ALL Town (including: Schools, Town Park, Oak Grove) athletic fields seems to make the most sense. We still need to figure out how this transition can happen, exactly which department should take it over (we tend to lean toward the DPW), and how the percentage of fees collected can be utilized to maintain the fields.

We do feel that more field space is needed in Town. Some of the Town properties we have considered are:

1. Life Course Property off of Village Street was determined unusable because of the restrictions that were place on it because of the funding used to purchase the property.
2. Dewey Property is not usable because it is Conservation Land.
3. Former landfill off of Island Road would be too expensive to clean up to meet current regulations to create recreation fields, the road would need to be repaired, and parking would need to be created, leaving this property unusable.
4. Cassidy Field, located near Island Road and Exchange Street seems to be the best option, although it is wet and there may not be enough parking available and entering and exiting may be difficult to accommodate.
5. Steve MacInnes, the representative from Oak Grove Farm Commission, did let us know they are considering adding a new field behind the farmhouse, however, there have been a couple of glitches with their plan—the Historical Commission is concerned that the proposed field would be too close to the house and should it be moved further away, the Conservation Commission would need to be involved. Also, there is concern that at this late date to begin this project, they won't have enough time to complete the field and seed it.
6. The Middle/High School fields need to be addressed. The track is no longer functional as it does not meet MIAA requirements for track meets, the baseball diamond is becoming insufficient for current standards, and the football/soccer field has been overused which creates disrepair.
7. The Town Park and Clyde Brown fields become overused since they do not have a chance to “rest” leaving field conditions less than superb condition.

There are a few outside entities that pay to rent fields (Town Park, behind Clyde Brown and at Oak Grove Farm), but this Committee feels there is still a shortage of fields today, even if these outside entities left altogether. If they did leave, however, it would perhaps help in rotation of some of the fields and open up some time to alleviate some of the current conflicts.

This Committee feels that priority of use athletic fields should be:
Schools/Recreation Department (working together to schedule)
Townspeople
Outside Entities

Developing a Financial Policy

Depending on who is using the fields is how the fees for field use pay. School & Recreation programs have the cost of field use in their program fees (School cost per sport is \$220 with \$880 for a family cap per school year, while Recreation fees can vary due to the class, but soccer is \$55 per player). Outside entities pay \$50 per day for Town Park rental. Oak Grove charges \$70 for games and \$3600 per season (current outside entity has 2 seasons) for practices with entities outside of Millis, while they charge \$10 per game and \$0 for practices with Millis Residents.

The annual maintenance costs are paid as follows:

DPW paid \$10,733.53 for water usage for FY13 for Town Park and Clyde Brown fields and in FY14 they have spent \$7908.97 for water so far.

The DPW budgeted \$14,001.00 but paid \$36,172.42 for fertilization, seeding, mowing at the Town Park and Clyde Brown fields in FY13 and, again, budgeted \$14,001.00 and spent \$14,279.95 so far for FY14 for these items.

The Recreation Department paid \$13,753.16 in FY13 and so far for FY14, \$2,452.00 for fertilization, seeding, and lining fields.

Millis Youth Baseball also contributes to the upkeep of Town Park by spending approximately \$18,000 per year toward maintenance of baseball fields they use.

The Oak Grove Farm spent approximately \$1,300 for porta-potties and approximately \$6,000 for lining fields, fertilizer, field maintenance for FY13 and so far for FY14 they spent \$5,000 to date with more expected this year to maintain their fields.

The Schools paid \$15,200.00 and toward Town Park--\$600 infield dirt, fertilizer \$600, field paint \$400 total of \$1,600 for FY13 and so far for FY14 they have spent \$ _____ for maintenance for their fields.

Some of the capital needs include, but aren't limited to, backstops and fencing.

We did meet with the School Committee on September 17, 2013 to present what our charge is for the Selectmen and to see how to address the School's needs along with the Town's needs for field space. Chuck Grant, the Athletic Director, also made a presentation where he stated that all of the Fall High School programs has doubled, his

- (d) if either expansion or development, would that meet the needs for the particular sport/insufficiency
- (e) what would the cost to construct and maintain either an expansion or new development
- (f) how would that be achieved

Progress:

Strategy:

- (a) for each field, identify whether all the land is being used efficiently
- (b) obtain list of town owned property
- (c) determine whether that town owned property is viable
- (d) identify which fields/locations for expansion possibilities or improvement
- (e) is there any private property that would be ideal and available
- (f) compare to needs as established in Item 1 or 3
- (g) explore options and costs

5. Determine who would maintain any new fields and how would the maintenance be paid for

Progress

2. Developing a financial policy;

Goals:

- (a) what are the fees for each field/group/program
- (b) how are the fees paid (use, program etc....)
- (c) what is the cost to maintain each field yearly
- (d) how is this cost paid (should include source and % if more than 1)
- (e) are there any capital needs for each field
- (f) how have these been addressed in the past (source and %)
- (g) are the program fees or use fees similar with the other groups/fields/sports (clearly school will have more costs due to travel) (program fees also include uniforms and equipment)
- (h) if we have identified the field could be used more, would increasing the use on the particular field add more to cost
- (i) if the costs to maintain and/or the costs for capital needs are different, should we standardize among fields/sports
- (j) can we develop a single fee structure for a particular sport

Strategy:

- (a) need to identify by sport, by field, user, and by age group what the fees are, whether included in program fee or by use
- (b) are these consistent in the groups, by sport, age group... and what are the differences
- (c) what are the fees in other area towns
- (d) find costs to maintain and what is done to maintain (mowing etc...)
- (e) determine future capital needs
- (f) identify past capital projects and how handled
- (g) determine go forward structure

Progress:

3. Reviewing the existing Town fields inventory and make a determination as to whether the number of existing fields is sufficient;

I think this is really completed in example 1

4. If the number of fields is determined to be deficient, recommend locations for new fields; and

Goals:

- (a) review current fields for expansion possibilities or improvement (turf)
- (b) review town owned land for development of more fields
- (c) is there private property looking to sell or amenable to the construction of fields

Wagner
on

Motion by Sel. Vecchi, seconded by Sel. Wagner, that we charge the Town Fields Committee with the following agenda: 1. Developing a Use Priority for Town fields; 2. Developing a financial policy; 3. Reviewing the existing Town fields inventory and make a determination as to whether the number of existing fields is sufficient; 4. If the number of fields is determined to be deficient, recommend locations for new fields; and 5. Determine who would maintain any new fields and how would the maintenance be paid for. The motion passed unanimously

1. Developing a Use Priority for Town fields;

Goals:

- (a) determine the number of fields in town, their use, their users
- (b) identify which fields are under the control of which group (i.e. OGFC, School, Town)
- (c) seasonally determine the sports using the field, number of teams, availability (weekdays, weekends, and hours), game frequency, practice frequency
- (d) determine whether town user or private user
- (e) determine whether paid user or part of program cost
- (f) determine which group should have priority over the field for each season/sport
- (g) determine whether insufficient for the group, sufficient, or if there is excess
- (h) for each field, compare the fields insufficiency v. excess to see if the needs can be met.

Strategy:

- (a) need to obtain the availability of the fields (weekdays/weekends and hours)
- (b) need to determine for each sport/age group and field the game freq.
- (c) need to determine for each sport/age group and field the practice freq.
- (d) need to identify for each sport/age whether town user or private user
- (e) need to determine whether extra cost or part of program
- (f) for each group/season and time period determine which group (OGFC, School, Town) should have priority of the field
- (g) does each group have sufficient or insufficient space for the season/sport
- (h) can it be found elsewhere
- (i) look at population data: will the users be increasing or decreasing

Progress:

- (a) identified the number of fields
- (b) identified their use
- (c) identified their users
- (d) identified which fields are controlled by which group

been gained over the years, neither the members nor the residents of Millis must lose sight of its beauty and meaning for so many.

prudently saved in order to have the necessary capital to fund the more expensive projects. As you may or may not know, the commission cannot exceed its yearly spending budget of \$15,000 (these are funds from premier clubs) unless permission is given by the Board of Selectmen. These funds have allowed Oak Grove to expand so many areas of the farm, maintain those areas, and plan for the future.

It has taken many years for the commission to save money for the future but the members have been anticipating field expansion or field maintenance concerns for some time and have been planning for that. The commissioners have volunteered many hours maintaining the soccer fields and its equipment, rotating fields, repairing culverts, weed and grass cutting and trimming, repairing guard rails, maintaining trails, removal of trash from fields and trails, and repairing the playground equipment. The members do this as they appreciate what Oak Grove provides to so many residents of this town. The members keep in mind the past: why Oak Grove was bought by the town; the present: how do members continue to provide a quality facility for so many interests and users of this property; and the future: how to ensure that Oak Grove is maintained for the future enjoyment of all. Oak Grove Farm is so much more than athletic fields. While the athletic fields are an important component and vital for the Oak Grove Farm Commission's ability to maintain what has

funds will be needed to plant any trees or construct fences near the house. Professional contactors will be hired to construct the fields. Through informal discussions, the commissioners have been advised that "best practices" require two growing seasons to properly construct and establish a playing field. The proposed area cannot simply be mowed and then it is ready for use. The ground is not level and the area is mostly hay.

b. Playground maintenance. These components include, among other things, upkeep of the fall zone on a regular basis as well as structure repair and perimeter edging.

c. Extension of Water Service. Water service to the farm extends from Island Road and ends at the Island Road parking lot. This past Saturday, I met with a contractor at Oak Grove to discuss the feasibility of extending this water line to behind the farm house in order to water the proposed field(s) during construction.

Conclusion

The commissioners have volunteered many hours maintaining the soccer fields, repairing the playground equipment, fielding concerns of trail users, and complaints from people regarding dog feces and owners of dogs not using a leash. Ongoing funds are necessary to continue to meet the needs of the residents of Millis regarding usage of Oak Grove Farm. The commission has a good amount of money in its account that commissioners have

to prevent drivers from driving off the parking lots, and removed an old foundation. Experts were hired to enlarge and construct proper parking areas so that parking on the streets was alleviated. This work helped with parking concerns but is also an area that needs continual maintenance.

Upcoming Projects

a. New playing fields. Since the beginning of 2013, the commissioners have once again initiated plans to help alleviate the demand for fields for the Millis youth by constructing an additional field or fields. Dry land may not have existing parking close by. Several portions of the farm are located within the State's wetlands delineation map. As a result, even though the farm is town-owned, strict conservations laws must be followed, and the commission must address any wetlands issues with the town's Conservation Commission.

Through the hiring of a land surveyor, the commission has found an area behind the existing farm house that could accommodate two "six-on-six" fields or be combined into a one eight-on-eight field as needed, not located in the wetlands. The commissioners have requested a meeting with the Millis Historical Society (overseers of the house located on the farm) to discuss remediation of any impact the location of these fields will have to the residents of the house. Beyond the extensive funds needed to construct a new field, additional

Several drinking "bubblers" were destroyed and finally not replaced.

Early on, residents expressed an interest in walking trails within the farm. Trails were nonexistent; but the heartier folks walked through brush and followed old deer tracks. The Millis Boy Scouts, through Eagle Scout and Life Scout projects, built a series of trails primarily around the perimeter of the farm. The commission provided funds as needed. Those trails are the "official" trails of the farm. Over the years, others, mostly the good neighbors of the farm, have mowed a series of trails wherever they felt a trail needed to go. Either through volunteer or paid contractors, the official and homemade trails as well as the outlying fields near the farm house and along Ridge Street have been maintained and enlarged by the commission, using funds gained from the premier soccer clubs.

Dead trees within and around the farm were and continue to be a safety issue. Since funding became available from the premier soccer clubs, commission funds have been used to hire contractors to maintain and will be used to continue maintenance of the trees -- through pruning of living trees and removal and chipping of dead trees - to alleviate these safety concerns.

As use of Oak Grove increased, a lack of parking became evident to the commissioners. The commissioners removed the piles of debris on the parking lots, brought in telephone poles

cost free, and Millis Soccer pays a \$10 game fee for their two-season use, which works out to less than a \$5 an hour fee when including practice time. The commission has not removed any Millis organizations from use at Oak Grove, however a Millis Men's Recreational League was added that lost space to out-of-town users on the Town Park. Many requests from outside clubs have been received over the years, some from Millis residents, but they have not added, knowing that there is limited space to provide, as well as being able to preserve the fields. An additional note, the commission does not schedule each permit holder's allotted time and space. It is the responsibility of the permit holder to best schedule and optimize their time for their particular club's needs.

As a result of premier leagues paying for use of the field, the commission now had funds to plan, construct, and maintain activities within the farm. Seed money for the first playground was raised by fundraisers -- the commission supplied additional funds as needed -- and the playground was completed in 1991. That playground deteriorated (primarily because wood was used for the structure) and the commission removed sections as they became unsafe. Fundraisers were held to construct a second (the current) playground. The commission provided a number of granite benches and replaced the woodchips as needed for the playground. Electricity and water were brought to the farm.

Board of Directors formed a new club, Black Magic, that would play in this league on Sundays (not affecting Millis Soccer Club times) and have practice times as well. Their requests were accommodated for a small fee. As is the case with these organizations, as players grow and move on, so do their coaches. Organizations undergo name changes and restructuring. Such is the case with our outside organizations or premier clubs that use Oak Grove; JSSA is the original Black Magic that has been using Oak Grove for 23 years, and NEEFC has been at Oak Grove for 10 years. NEEFC uses a portion of a field for 1 night a week. Although both clubs have requested and would love more space/time, it has not increased. Their fees however, have increased significantly over the years. The commission members have worked with both of these clubs and developed a relationship that provides them with a very good facility and us with the ability to maintain not only the playing fields but the rest of the 108 acres of Oak Grove Farm. Both clubs pay to the commission competitive fees up front before any games or practices occur and have provided additional nets to the field. This revenue from these clubs has also enabled the Millis organizations to be almost cost free with their use of Oak Grove. Millis Youth Baseball has no fees except for their own seasonal maintenance of their playing field, high school teams have used Oak Grove for summer leagues and captain's practices

determined that this area was the best suited in town to remedy the burgeoning soccer programs developing in Millis. Little preparation work was needed at this proposed field area in order for the existing town soccer clubs to relocate there from the old landfill located on Island Road.

Conditions at the farm site (other than the soccer area) were basically that of an abandoned farm - heavy brush growth, several old foundations, many piles of debris, limited access onto the site, no water or electricity (except to the farm house), and virtually no parking. A small sum of money was given to the commission for a study to develop a plan of uses and maintenance for the site. The commissioners sought out numerous volunteers with whatever equipment they owned - rakes, shovels, chainsaws, and trailers. Everyone lent a hand and nothing was expected in return. The services of the Millis Department of Public Works were greatly needed and appreciated when it had time available.

It soon became evident that more funds than the Board of Selectmen could supply were needed to facilitate the plethora of uses both residents and commissioners envisioned for Oak Grove. One of the first main funding sources for the commission was the annual Holliston Youth Soccer tournaments held on Memorial Day weekend. Soccer interest was exploding and new leagues were forming, one of these MAPLE. Members of the then Millis Soccer

Town of Millis and known as the Oak Grove Farm, said Commission to consist of five members, each serving three year terms, to be appointed by the Town Moderator, or act in any manner relating thereto." At a recessed Town Meeting held on May 18, 1987, it was "VOTED that the Town establish a commission to be known as the Oak Grove Farm Commission which shall have the authority to oversee and manage the property known as OAK GROVE FARM" No vote numbers were given.⁶

Evolution of Oak Grove and its Athletic Fields

The year was 1987 -- the soccer boom was taking off. It soon became clear to the commissioners that extensive maintenance was needed at Oak Grove. The location of the current soccer field was relatively clear with minimal brush. After the town park and the school fields, the commissioners

⁶Here is a brief history of the acquisition of Oak Grove Farm which has been culled from various Millis Town Reports. At a Special Town meeting held on March 20, 1984, it was voted to purchase OGF from the Izbicki family. The standing count vote was, "yes," 478, "no," 19. At yet another Special Town Meeting held on October 29, 1984, after lengthy discussion by an overflow crowd, it was voted that the designation for Oak Grove Farm be changed from municipal use to parks and recreation use. The standing count was, "yes," 244, "no," 216. Yet again, on November 19, 1984, at a recessed Special Town Meeting (from October 30, 1984), it was proposed by the Board of Selectmen in Article 1, that a certain 4.946 acres of land located at OGF, bounded by Island Road and Exchange Street (that is the original and main soccer field at OGF), be conveyed to the Millis Housing Authority for one dollar, said parcel to be used for the development and maintenance of low-income housing. The vote was against this Article by a standing count of, "yes," 223, "no," 8.

to discussion with commission members and the Board of Selectmen saw fit not, to increase future funding for Oak Grove, I single handedly caused needed maintenance and improvements at Oak Grove Farm to cease.

I now wish to speak about the property known as Oak Grove Farm. Please note that this is in no way a complete compilation of the history of Oak Grove Farm, nor does it include much about the Oak Grove Farm Commission prior to my appointment to the commission. That document is for another day.

Oak Grove Farm

Many residents may not know the humble beginnings of the 108 acre Oak Grove property. Nor may they remember the condition of the farm as it appeared when the town purchased it. What follows is an historical overview of the appearance and maintenance of the farm since town ownership and -- more importantly -- the need for ongoing funds to maintain the entire site of the farm and not merely its playing fields.

Establishment of the Oak Grove Farm Commission

Article 52 of the 1987 Annual Town Warrant read: "To see if the Town will vote to establish a commission to be known as the Oak Grove Farm Commission which will have the authority and responsibility to oversee and manage the property owned by the

I want to take this opportunity to apologize for any misunderstanding the hard-working members of the Fields Committee may have regarding my decision to abstain from voting on the report of the Fields Committee. I could not vote "no" to the entire report, because I agree with many of its recommendations (i.e., need for more fields, possible locations of new fields). However, I interpret the recommendation of the Fields Committee to, in one fell swoop, remove the chief funding source (the premier leagues) used for maintenance of the entire property. To do so would require that, in order to continue the upkeep and future capital improvements of Oak Grove, perhaps another financial hardship must be borne by the taxpayers of Millis by increasing the line item given to the Oak Grove Farm Commission of \$1,636 currently budgeted.⁵ I could not vote for that recommendation without discussing this with commission members. If I were to vote "yes" on this recommendation prior

Girls Scouts, contractors, or volunteers working around the farm. What they do not see is the amount of planning, budget preparation, and funds that are needed before anyone steps foot on Oak Grove Farm.

⁵ My notes from the November 6, 2013, meeting of the Fields Committee show that the committee is recommending that "Schools and recreation department - shall be entitled to use all fields without cross-department charges. However cost of the program . . . includes a cost toward[] the maintenance and use of the fields." No mention has been made regarding how the Oak Grove Farm Commission is to fund maintenance of the entire farm if the premier leagues do not play at Oak Grove, and future users shall pay only for maintenance of the field they use.

posting requirements did not allow for a commission meeting to be held until this Thursday, November 21, 2014.² I am sending this report as well as the report of the Fields Committee (when I receive it) to my fellow commission members.

However, at its November 6 meeting, I finally grasped the direction in which the Fields Committee was moving, especially concerning its recommendation that users of the fields in Millis be prioritized,³ and that the "premier leagues," those private soccer clubs who use the soccer fields at Oak Grove and whose usage fees chiefly provide the much needed monies to maintain the entire Oak Grove, cease playing.⁴

² On many occasions during the meetings of the Fields Committee, I explained that the Oak Grove Farm Commission (commission) worked at a slower pace than other committees and boards in town. I take full responsibility for the fact that certain Oak Grove Farm Commission meeting minutes were posted on the town's website prior to the commission members reading and approving them.

³ My notes show the recommendation of the Fields Committee that use of all Millis fields shall be prioritized as follows: "1. Schools and the Recreation Department working in conjunction; 2. Residents of the town of Millis if using the fields for anything other than recreation/school related activities; 3. Outside entities, such as private clubs."

⁴ I understand that the Board of Selectmen charged the Fields Committee with, among other things, the task of finding playing fields in Millis. Throughout the meetings of the Fields Committee, I explained the enormity of work, volunteer and paid, that is done to maintain and enhance the entire Oak Grove Farm for which the commission is responsible. People drive by Oak Grove Farm and see a well-maintained property owned by the town of Millis. At any given time, they may see, for example, Oak Grove Farm members, court probationers, prisoners, Boy Scouts,

Statement by Stephen G. MacInnes
Regarding the Report of the Fields Committee¹

November 17, 2013

As a member of the Oak Grove Farm Commission since 1992 and its chairman for a long time, I welcomed the opportunity, as a member of the newly formed Fields Committee, to give the historical and financial background of Oak Grove and, in particular, its field usage. Initially, there was discussion whether I would be a voting member because stewardship of Oak Grove is overseen by a commission whose members are appointed by the Town Moderator and, thus, not under the control and direction of the Board of Selectmen. Throughout the meetings of the Fields Committee, I made clear that I am a liaison and that prior to my voting on any report of the Fields Committee, I wanted a discussion and vote of the Oak Grove Farm Commission members. The schedules of commission members and the legal

¹ I have prepared this document without the assistance of the other members of the Oak Grove Farm Commission, except I wish to thank commission member Susan McAvoy for her input regarding the history of the teams that have used the soccer fields at Oak Grove and also the importance of Oak Grove as not just a soccer facility but a property to be enjoyed in other ways by all the residents of Millis. I also thank commission member John McAvoy for reminding me of past work done at Oak Grove that had escaped my memory.

It is my hope that this document be read in its entirety, as reading just a sentence or a paragraph here and there will certainly cause my discussion to be taken out of context.

We propose that the Board of Selectmen permanently appoint the Town Fields Committee as follows:

1-Representative from the Board of Selectmen

1-Representative from the School Committee

1-Representative from the Finance Committee

1-Representative from the Recreation Committee

1-Representative from the Oak Grove Farm Commission

4-Representatives from the General Public

For a total of 9 voting members, the Committee would have:

1-Chairperson

1-Vice Chairperson

1-Clerk

The role of the Committee:

The role of the Town Fields Committee is to review the general operation and condition of all athletic fields in the Town and make recommendations to the Board of Selectmen as necessary. In addition, the Committee would review all capital expenditures and major requests on a case by case basis and recommends its' finding to the Selectmen as well. The ultimate goal of the Committee is to serve the citizens of Millis in a fair and equitable manner while helping to maintain the character of the fields.

The first charge of the Town Fields Committee as a permanent Committee would be to assist the Board of Selectmen in the implementation of our recommendations included in the Town Fields Committee report. It would be gratifying to have input in the final outcome of new field(s) in the community.

Positive Parenting, a program which helps parents develop positive attitudes and skills; Community Education Programs: The staff of Cutler Center is available to provide talks, workshops and consultation on a wide variety of mental health related topics. These services are available to community agencies, civic organizations, business and industry, schools and the court system. In addition, community education programs on such topics as stress management, assertiveness training and clinical issues are held periodically throughout the year. Also, the Cutler Center has a contract with the Dedham House of Corrections to provide mental health and substance abuse services to the inmates at the prison facility.

Cutler Center currently has offices in Norwood and Wrentham with the Wrentham Office providing the full range of services offered by the Norwood Office.

During Fiscal Year 1994, Cutler Center provided direct services to approximately 69 people from Millis. The direct value of these services was \$48,484 of which the Town of Millis allocated \$-0-.

In the past year, people from Millis who came to us for assistance were often referred by friends, neighbors, family, clergy, school, physicians, or community agencies. The most common requests for help concerned such problems as depression and anxiety, difficulties in marriage or family relations, school or behavior-related problems, and acute or chronic mental illness.

REPORT OF THE OAK GROVE FARM COMMISSION

The Oak Grove Farm Commission consists of five members of the community who are appointed by the Town Moderator.

The year 1994 has seen many of the projects mentioned in last year's report inch closer to completion. Due to last year's drought conditions in the area, we seeded Veteran's Field with an annual rye grass to hold the soil and keep the dust down. We plan to use the \$1,000.00 donated by the Millis Amvets Post No. 495 this year to reseed and fertilize. Special thanks to Allan Works for his many, many hours of volunteer time to further this project.

Some parking lot barricades have been erected. Other barricades have been erected to restrict access to certain areas by motor vehicles. The Commission has received a positive response thus far. We hope to erect more this year. Our sincere gratitude to Joseph Held of Frontier Fence in Millis for his assistance on this project.

Bringing water for drinking and irrigation is still being reviewed.

The perimeter trails around Oak Grove Farm were completed this year by Eagle Scouts Tom Coulter and Matthew Mertz. These trails are in daily use and have opened up the Farm for enjoyment by all the people. However, unless some of the users are willing to step forward and assist in keeping the brush cut back, the brush will slowly grow back.

The Commission is seeking an appropriation from 1995 Town Meeting to perform a "storm trim" on the maple trees that form the arborway. Jackie Anderson of the Selectmen's office has obtained a grant from Mass Releaf to provide a planting of maples, dogwoods, and spruce at the Farm this year. Our thanks to Jackie.

The Oak Grove Farm Commission is working closely with the Millis Historical Commission on areas of mutual interest and concern. We are supporting the Civil War Reenactment the Historical Commission will hold this May, 1995.

New rules and regulations are being reviewed and a fee structure is being implemented for use of the athletic fields.

Acts of vandalism continue -- this includes fires, unauthorized automobile traffic, littering, dumping of trash and yard wastes, and dog owners allowing their pets to use the playground, athletic fields, and parking lots as a toilet. To all this, we say "SHAME ON YOU."

The Oak Grove Farm Commission would like to thank those same volunteers that heed our call - especially Scott Maxfield.

The citizens of Millis are invited to attend all meetings and are encouraged to bring ideas and suggestions for discussion.

Stephen G. MacInnes, Chairman
Annmarie Fontecchio, Vice Chairman

Meg Smith, Treasurer
Bruce S. Bonzey, Clerk
Harold E. Curran, Member

County Pension Plan	345,387	
Group Life Insurance	7,500	
Medicare	37,400	
Town Share/Employee Benefits		773,887

TRANSFERS (from Available Funds)

Cemetery Receipts	10,000	
Water Receipts	481,155	
Sewer Receipts	250,000	
Sewer Surplus	68,566	
Overlay Surplus	20,000	
Wetlands Fund	1,630	
Pension Surplus	10,000	
FY93 General Insurance	39,000	
Free Cash	146,722	
Norfolk County Agricultural		
School Reimbursement	4,361	
Insurance Reimbursement	10,000	
FY94 General Insurance		
Account	7,000	
Transfers to reduce Operating Budgets		1,048,434

VOTED to adopt Article 14 as amended.

ARTICLE 15. To see if the Town will vote to appropriate and raise by taxation an additional \$350,000 in Real Estate and Personal Property taxes for the purposes of the School Operating budget wages and expenses for the fiscal year beginning July 1, 1994, provided that this amount was approved by the voters on the May 2, 1994 ballot to be raised by the Town over and above the limits of Proposition 2 1/2, so called, or act in any manner relating thereto.

MOTION made by John Hinkley that Article 15 be dismissed.
VOTED to dismiss Article 15.

ARTICLE 16. To see if the Town will vote to appropriate and raise by taxation an additional \$575,000 in real estate and personal property taxes for the purposes of the School Operating budget wages and expenses for the fiscal year beginning July 1, 1994, provided that this amount was approved by the voters on the May 2, 1994 ballot to be raised by the Town over and above the limits of Proposition 2 1/2 so called, or act in any manner relating thereto.

MOTION made by John Hinkley that Article 16 be dismissed.
VOTED to dismiss Article 16.

ARTICLE 17. To see if the Town will vote, in accordance with the provisions of M.G.L. Chapter 41, Section 4A, to authorize the Board of Health to appoint any of its own members to any other Town office or position for the term provided by law, and fix the salaries of such

Annual Town Meeting May 9, 1994

office or position to which they are authorized by law to make appointments, or act in any manner relating thereto.

VOTED that the Town, in accordance with the provisions of M.G.L. Chapter 41, Section 4A, authorize the Board of Health to appoint any of its own members to any other Town office or position for the term provided by law, and fix the salaries of such office or position to which they are authorized by law to make appointments.

ARTICLE 18. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds, or by transfer from the Stabilization Fund, a sum of money for the purpose of general improvements of Oak Grove Farm, or act in any manner relating thereto.

MOTION made by Leonard Bateman, Finance Committee member, that Article 18 be dismissed.

VOTED to dismiss Article 18.

ARTICLE 19. To see if the Town will vote, pursuant to M.G.L. Chapter 44, Section 53E1/2, to authorize the use of a revolving fund for the purpose of paying expenses of maintaining Oak Grove Farm, said fund to be credited with the receipts from users' fees and/or appropriation from Town under the authority of the Oak Grove Farm Commission, such expenditures not to exceed \$3,000, or act in any manner relating thereto.

VOTED that the Town, pursuant to M.G.L. Chapter 44, Section 53E and 1/2, to authorize the use of a revolving fund for the purpose of paying expenses of maintaining Oak Grove Farm, said fund to be credited with receipts from users' fees and/or appropriation from the Town under the authority of the Oak Grove Farm Commission, such expenditures not to exceed \$3,000.

ARTICLE 20. To see if the Town will vote pursuant to M.G.L. Chapter 44, Section 53E1/2, to reauthorize the use of a revolving fund for the purpose of paying the expenses of housing and caring for stray animals, said fund to be credited with the receipts from the operation of the Animal Control Department holding facility under the authority and direction of the Board of Selectmen, such expenditures not to exceed \$500, or act in any manner relating thereto.

VOTED that the Town, pursuant to M.G.L. Chapter 44, Section 53E and 1/2, to reauthorize the use of a revolving fund for the purpose of paying the expenses of housing and caring for stray animals, said fund to be credited with the receipts from the Animal Control Department holding facility under the authority and direction of the Board of Selectmen, such expenditures not to exceed \$500.

ARTICLE 21. To see if the Town will vote to appropriate and raise by taxation, or by transfer from available funds, a sum of money and, pursuant to M.G.L., Chapter 44, Section 53E1/2, reauthorize use of a revolving fund for the purpose of paying the expenses of ambulance billing and collections, said funds to be credited with a portion of the ambulance receipts, such expenditures not to exceed \$8,000, or act in any manner relating thereto.

REPORT OF THE OAK GROVE FARM COMMISSION

Created by a vote of Town Meeting in May 1987, members of the Oak Grove Farm Commission are appointed by the Town Moderator. The Commission was given the "authority and responsibility to oversee and manage" the 108-acre Oak Grove Farm on behalf of the citizens of Millis.

The present Commission has taken a more active approach in overseeing how the Farm is utilized, while, at the same time, successfully maintaining a balance between active and passive recreational uses and preserving the integrity of its natural state.

Veterans' Field, a softball field, began in 1989 by Millis Amvets Post 495, should be seeded and fertilized by the Spring of 1994 and playable by 1995. Post 495 has allocated \$1,000 for the final seeding and fertilization. Many thanks. The Commission is greatly indebted to the engineers of the Norfolk County Commission who have prepared, at no cost, a new layout of the ball field.

The Millis Playground Association officially turned over to the Oak Grove Farm Commission "Kids Connection" playground. Many thanks to the MPA for giving to the children of Millis the finest playground around.

The Oak Grove Farm Commission actively participated in this year's Millis Pride Day. Our booth collected donations of \$548 from knife sharpening and a turkey raffle. Special thanks to Bill and Kathy Talmadge for the knife sharpening and Dino D'Innocenzo for donating two dressed turkeys.

Millis Boy Scouts of America Troop 15 Eagle Scout candidates Thomas Coulter and Matthew Mertz cleared and reopened the trails around Oak Grove Farm. The trails will be marked and officially open in the spring of 1994.

The commission is looking into bringing water onto the farm, initially to provide water for a fountain at the playground, and in the future to provide irrigation to the soccer and softball field. Parking lot improvements and a series of gates and fences to contain cars in the proper parking area are also planned.

Acts of vandalism have become more frequent at Oak Grove, including fires, unauthorized automobile traffic, damage to the playground, littering, and the dumping of trash and yard wastes. Without a constant police presence, we can only ask that the users of Oak Grove police themselves.

The Oak Grove Farm Commission would like to thank the same few volunteers who always answer the call when something needs to be done at Oak Grove Farm.

The citizens of Millis are always invited to all meetings and encouraged to bring ideas and suggestions for discussion.

Stephen G. MacInnes, Chairman
Annmarie Fontecchio, Vice Chairman

Meg Smith, Treasurer
Bruce S. Bonzey, Clerk

Harold E. Curran, Member

Annual Report of the Millis Planning Board

The past year has been one of transition for the Millis Planning Board. Since the Town Election, the Board has experienced a significant change in membership. In less than one year, two-thirds of the Board membership has changed. In May, Ms. Catherine MacInnes was elected to the Board. In September, Mr. Ronald Santospago was appointed to the Board to fill the vacancy caused by the resignation of Jack Daley, who moved from Millis. In December, Ms. Joanne Bragg was appointed to the Board to fill the vacancy resulting from the resignation of John Greco, a member of the Planning Board for over twenty years.

On behalf of the citizens of Millis, the Board would like to express its thanks to John Greco for his twenty-four years of service to the Town of Millis as a member of the Planning Board. During John's tenure on the Board, the Town experienced a period of significant change and growth. Much of the growth was directed by policies established by the Planning Board during John's tenure. Through John's efforts over the years, Millis has grown with new commercial and residential development while, at the same time, retaining a rural character that makes Millis a desirable community in which to live.

During the later part of 1993, the Millis Planning Board was selected to participate in the Lincoln Institute Seminars. Millis was one of thirteen communities selected to participate from a field that included over two hundred applicants. The day-long seminars, held on a monthly basis from September 1993 through May 1994, focus on various aspects of the planning process. Experts in a variety of fields present case studies dealing with issues that face planning officials today. All members of the Planning Board are scheduled to participate in these highly informative sessions.

As we move into 1994, the Planning Board has undertaken a major new initiative - updating the Master Plan for the Town of Millis. A major revision of the Master Plan is required since many significant changes have taken place in the Town since the original plan was created in 1975. This will be a significant effort since the Master Plan includes information about the character of the Town, an inventory of community resources available, an assessment of the infrastructure of the Town and plans for the long-term development. The updating of the master plan will be a comprehensive effort involving all segments of the community. Over the next few months, a series of public hearings will be held to elicit the widest possible public participation in the development process. The importance of this undertaking cannot be minimized since many of the grants and other public funding available to the Town is contingent on having a current Master Plan on file.

In conclusion, the Board would like to express its thanks to all other members of town government for their assistance during the past year. The citizens of the Town of Millis all benefit from the open communications and cooperative spirit demonstrated by Town Boards and officials.

Respectfully Submitted,

Donald L. Roman, Chairman
Catherine MacInnes, Clerk
R. Scott Maxfield
Ronald Santospago
Joanne Bragg

REPORT OF THE NORFOLK COUNTY MOSQUITO CONTROL PROJECT

tional Project Program integrates all proven technologies into a mosquito control that is rational, safe, effective, and economical.

to eggs need water to hatch to sustain larval growth.

duction Work: Our primary efforts are concentrated on the drain-allow, standing, stagnant water, and the maintenance of existing sams which contribute to mosquito breeding sources.

age ditches cleaned	1,475 feet
1 obstructing drainage cut	1,418 feet
age construction by wide-track backhoe	1,390 feet

ing: Treatment of mosquito larvae during aquatic development is most effective control effort.

icide by backpack/briquets/mistblowers	82 acres
1 basin larvicide applications	367 count

ing: The suppression of flying adult mosquitoes becomes necessary are numerous, annoying, or threatening to residents.

icide with mistblowers	186 acres
icide U.L.V. from trucks	11.904 acres

inspections, and monitoring in support of our program include lo-d mapping breeding areas, larval and adult collections, and field uations leading to better drainage.

ct received 67 calls from residents for information and assistance.

Respectfully submitted,

John J. Smith, Superintendent
Norfolk County Mosquito Control Project
Building #34 Endicott Street
Norwood, Massachusetts 02062
(617) 762-3681

REPORT OF THE OAK GROVE FARM COMMISSION

Several of the projects of the Oak Grove Farm Commission have been completed over the past year.

Thanks to the efforts of the Millis Playground Committee the playground was officially opened to the public last June. It not only is being enjoyed by many local families but is an attractive addition to the landscape. Congratulations to the Playground Committee for a job well done!

With the help of the Millis Department of Public Works the Scout House foundation and the old farm foundations have been filled in and rendered safe.

Veteran's Field (the softball field donated by Millis Amvets Post 495) is still underway. Still needed are the clay infield, backstop, and team benches. Donations of money or materials would be greatly appreciated.

The third annual Pride Day was again a great success bringing many of the local volunteer organizations, religious organizations and town boards together. It is not only an entertaining day, but an opportunity for the citizens of Millis to get to know their town.

Last years clean up day was very successful. A special thanks to the Playground Committee and the Millis Lions for their help. The next Oak Grove Farm Clean-up Day will be April 4, 1992 with a rain-date of April 11th. Special attention will be given to cleaning up the brush along the edge of Island Road near the Scout House Foundation. Volunteers are needed! All town organizations are invited to join in.

The Millis Soccer Club has continued to use and maintain the soccer fields with the help of the Millis Department of Public Works.

The parking area between the farmhouse and the playground has been expanded. Telephone poles have been placed to keep vehicles confined to the parking area. However, vehicles continue to park and drive on the grassy areas including the oak grove itself. More poles will be put in place on clean-up day, but we ask those who use the Oak Grove Farm to please park in the parking areas and speak to those people that you see parking elsewhere.

The Commission has been discussing the possibility of a community garden for local residents if there is enough interest. We are also looking ways to improve the driveway. We hope to clear more trails for walkers and skiers, preferably around the perimeter of the Oak Grove Farm.

There is no operating budget for Oak Grove Farm. Progress on future and ongoing projects can only be made with continuing support of the townspeople. Our goal remains to improve the property while maintaining open space and recreation areas for generations to come through prudent administration of a valuable town asset.

Respectfully submitted,
Robert Braman, Chairman
Carol Goldstein
John Larkin
John Menne
Cliff Thatcher

Annual Report 1990

REPORT OF THE OAK GROVE FARM COMMISSION

The efforts of several years, spanning past and present Commission members, are becoming realities this year.

A softball field has been donated by AMVETS Post 495 and D. P. & Sons. Construction has been completed to the point of seeding. A dedication stone has been erected and the field will be named "Veterans' Field." Our thanks to Post 495 and D. P. & Sons for their generous donation of such a valuable town asset. If anyone is interested in donating team benches or a backstop (money or materials), please contact a committee member.

The Pride Day Committee and the Oak Grove Farm Commission worked together for the second annual Pride Day. It was a successful event attended by several thousand people. Nearly every town organization was represented. The Pride Day Committee is hoping to erect permanent electrical power at Oak Grove Farm for future Pride Days and other town functions.

The Millis Playground Association has been working with the Oak Grove Farm Commission, and both have agreed to a site for the playground. The new playground should be operational in June 1991. An architect has designed the playground to blend into the surrounding landscape. The chosen site is the same site indicated in the original Oak Grove Farm master plan. This will be a wonderful addition to the Oak Grove Farm, thanks to the work of Millis Playground Association. Bravo!

Our thanks to the Millis Department of Public Works who have been filling in the dangerous open foundations and keeping the soccer field grass cut.

The Millis Soccer Club has been using the soccer fields and maintaining them, including fertilizing, with the help of the DPW.

The Historical Commission has been restoring the farmhouse with noticeable results. They also plan to landscape, plant and improve the grounds about the farmhouse as part of the restoration effort.

Ideas and monies are needed for addressing the problems concerning the remains of the Scout House at Oak Grove Farm.

A Spring Clean-Up Day will be held on April 6th. At that time cleaners will concentrate on the areas around the Scout House side and the Playground site. All town organizations are invited to join in.

As our report indicates, Oak Grove is a "grass roots" operation. There is no operating budget, but progress is made from the continuing efforts of the townspeople. Our goal is to improve the property while maintaining open space and recreation areas for generations to come through prudent administration of a valuable town asset.

Respectfully submitted,
Robert Braman, Chairman
Carol Goldstein
John Larkin
John Menne
Cliff Thatcher

REPORT OF THE PLANNING BOARD

The Planning Board had a very busy year, meeting almost weekly.

Nine amendments to the Zoning By-law were submitted at the 1990 Annual Town Meeting, which were voted and approved by the Attorney General.

A revised Official Zoning Map of the Town of Millis was drawn by Whitman & Howard, Inc.

Amendments were made to the Planning Board rules and regulations for special permits. An amendment was made to the Subdivision Rules and Regulations pertaining to fees.

The following Special Permits were granted under the Site Plan Review By-law:

The Welding Works, Inc., 272 Island Road for construction of a garage thirty feet by thirty feet.

Thomas G. Wright to enlarge the existing building located at 943 Main Street (Foreign Car Repairs).

Primavera Ristorante to construct an addition to their restaurant located at 20 Pleasant Street.

C. John Greco
Chairman

ARTICLE 13. To see if the Town will, in accordance with the provisions of Chapter 41, Section 4A of the General Laws, vote to authorize the Board of Health to appoint any of its own members to any other Town office or position for the term provided by law, and fix the salaries of such office or position to which they are authorized by law to make appointments, in accordance with the provisions of Chapter 41, Section 4A, of the General Laws, or act in any manner relating thereto.

VOTED that the Town, in accordance with the provisions of Chapter 41, Section 4A of the General Laws, to authorize the Board of Health to appoint any of its own members to any other Town office or position for the term provided by law, and fix the salaries of such office or position to which they are authorized by law to make appointments, in accordance with the provisions of Chapter 41, Section 4A, of the General Laws.

ARTICLE 14. To see if the Town will vote to appropriate and raise by taxation, or by transfer from available funds a sum of money to hold a Household Hazardous Waste Collection Day, or act in any manner relating thereto.

MOTION made by Richard Milley that Article 14 be dismissed.

The Voice Vote being in doubt a standing vote was taken.

By rising count, "Yes" 60 - "No" 83, the Motion for dismissal was Not Carried.

MOTION made by Paul Jacobsen, Board of Health Chairman, that the Town appropriate and raise by taxation the sum of \$10,000.00 to hold a Household Hazardous Waste Collection Day.

By Voice Vote the Motion was Not Carried.

ARTICLE 15. To see if the Town will vote to accept the provisions of Section 9A of Chapter 53 of the Massachusetts General Laws which would establish that the final date for obtaining blank nomination papers for nomination to town office shall be forty-eight week day hours prior to the hour on which nomination papers are required to be submitted to the registrars of voters for certification, or act in any manner relating thereto.

VOTED that the Town accept the provisions of Section 9A of Chapter 53 of the Massachusetts General Laws which would establish that the final date for obtaining blank nomination papers for nomination to town office shall be forty-eight week day hours prior to the hour on which nomination papers are required to be submitted to the registrars of voters for certification.

ARTICLE 16. To see if the Town will vote to appropriate and raise by taxation or by transfer from available funds a sum of money to be used for Town unemployment compensation, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation the sum of \$30,000.00 to be used for unemployment compensation.

ARTICLE 17. To see if the Town will vote to appropriate and raise by taxation or transfer from available funds a sum of money to be added to the Stabilization Fund in accordance with the provisions of Chapter 40, Section 5 of the General Laws, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by transfer from free cash the sum of \$300,000.00 to be added to the Stabilization Fund in accordance with the provisions of Chapter 40, Section 5B of the General Laws.

ARTICLE 18. To see if the Town will vote to appropriate and raise by taxation or by transfer from available funds a sum of money for an independent audit of all municipal accounts of the Town, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation the sum of \$10,000.00 for an independent audit of all municipal accounts of the Town.

ARTICLE 19. To see if the Town will vote to appropriate and raise by taxation or by transfer from available funds a sum of money to be used for the renovation of the farmhouse at Oak Grove Farm, or act in any manner relating thereto.

VOTED that the Town appropriate and transfer from the 100th Anniversary Fund the sum of \$10,000.00, to be used for the renovation of the farmhouse at Oak Grove Farm.

ARTICLE 20. To see if the Town will vote to appropriate and raise by taxation or by transfer from available funds a sum of money to secure, for safety purposes, existing old foundations on Oak Grove Farm.

MOTION made by Leonard Bateman, Finance Committee member, that Article 20 be dismissed.

VOTED to dismiss Article 20.

ARTICLE 21. To see if the Town will vote to appropriate and raise by taxation or by transfer from available funds a sum of money to provide for the continuation of the Senior Center and Hot Meals Program for the Senior Citizens of the Town of Millis, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation the sum of \$3,950.00 to provide for the continuation of the Senior Center and Hot Meals Program for the Senior Citizens of the Town of Millis.

ARTICLE 22. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds, by transfer from the Stabilization Fund or by borrowing under the provisions of Chapter 44 of the General Laws, a sum of money for the lease and/or purchase of a new copy machine with service contract and necessary appurtenances and authorize the Board of Selectmen to dispose of the old copy machine, by trading against the purchase price of the new copy machine, by outright sale, by auction or otherwise, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation for the sum of \$6,268.00 for the purchase of a new copy machine with service contract and necessary appurtenances and authorize the Board of Selectmen to dispose of the old copy machine, by trading against the purchase price of the new copy machine, by outright sale, by auction or otherwise.

ARTICLE 23. To see if the Town will vote to appropriate and raise by transfer from available funds a sum of money to investigate and adjust current valuations where necessary, or act in any manner relating thereto.

ARTICLE 39. To see if the Town will vote, in accordance with the provisions of General Laws, Chapter 71, Section 16G-1/2, as inserted by Chapter 255 of the Acts of 1988 to approve the establishment of a Stabilization Fund by the Tri-County Regional Vocational Technical School Committee in accordance with the terms and limitations of the foregoing provisions of the General Laws, or act in any manner relating thereto.

MOTION made by John Menne that Article 39 be dismissed.

VOTED to dismiss Article 39.

ARTICLE 40. To see if the Town will vote to authorize the Board of Selectmen to petition the Legislature to allow the Historical Commission to establish and maintain a revolving fund for the purpose of restoring the historic structures on Oak Grove Farm, or act in any manner relating thereto.

VOTED that the Town authorize the Board of Selectmen to petition the Legislature to allow the Historical Commission to establish and maintain a revolving fund for the purpose of restoring the historic structures on Oak Grove Farm.

ARTICLE 41. To see if the Town will vote to propose an amendment to the Millis Home Rule Charter to be placed on the annual election ballot for 1990 and to authorize and direct the Board of Selectmen to petition the General Court for special legislation in the form of a Home Rule petition authorizing the Town to:

(1) Establish a five-member Board of Trustees of the Oak Grove Farm Trust, to be elected by ballot at the 1990 Annual Town Election, with the members to have terms of three years each and the initial terms to be staggered as follows: The two persons elected with the two highest number of votes cast to serve a three year term expiring in 1993, the two persons elected by the next two highest number of votes cast to serve a term expiring in 1992, and the fifth person elected with the highest number of votes cast to serve a term expiring in 1991, and succeeding three-year terms to be voted to fill each vacancy as they occur:

(2) To convey the Town-owned land commonly known and referred to as the Oak Grove Farm, being currently held as park and recreation land by vote of the Town under Article 4 of the Warrant for the Special October 29, 1984 Town Meeting, into said Trust, for the consideration of One Dollar (\$1.00), said Trustees to hold and manage said land in perpetuity for park, recreation and historical purposes; and

(3) To authorize said Trust to accept charitable donations to further the Trust's purposes.

or take any other action relating thereto.

MOTION made by Richard Milley, Finance Committee, that Article 41 be dismissed.

The report of the Board of Selectmen was read by the Moderator.

After considerable discussion on the Motion to dismiss, MOTION made by Audrey Milley to Move the Previous Question.

Annual Town Meeting May 8, 1989
recessed to June 19, 1989
recessed to June 20, 1989

The Voice Vote on the Motion not being unanimous a standing vote was taken.

By rising count, "Yes" 70 - "No" 72, the Motion to Move the Previous Question was Not Carried.

After further discussion on the Motion to dismiss, MOTION made by David Soby to Move the Previous Question.

UNANIMOUSLY VOTED to Move the Previous Question.

VOTED to dismiss Article 41.

ARTICLE 42. To see if the Town will vote to amend its By-laws by adding to Article V, a new section, as follows: "Section 6. Permanent Building Committee.

Section 1. There shall be a permanent building committee appointed by the Board of Selectmen consisting of five members. In making the original appointments the Board shall appoint two members for three year terms; two members for two years terms; and one member for a one year term. Thereafter, when annual appointments are made, the Board shall appoint one member or two members as may be required for a term of three years to fill the places of such members whose terms have expired. No member shall be deemed ineligible to serve successive terms. The Board may make interim appointments as required to fill unexpired terms of any member ceasing to serve.

Section 2. The Permanent Building Committee shall consider the request of any Department, Board, Town Officer, or the Town Meeting for the construction, renovation or addition to Town buildings and other park, recreation or school facilities, and report promptly each such request and the recommendation of the Committee to the Town Meeting.

Section 3. The Permanent Building Committee, following Town Meeting approval and appropriation for any construction, renovation or addition to Town buildings or facilities will have general supervision and review of construction projects for which the Town Meeting has made an appropriation.;

or act in any manner relating thereto.

VOTED that the Town amend its By-laws by adding to Article V, a new section as detailed in Article 42 of the 1989 Annual Town Meeting, except that the new section shall not apply to the School Building Committee appointed pursuant to the vote on Article 21 of the 1987 Annual Town Meeting.

ARTICLE 43. To see if the Town will vote to amend Article V, Section 13 of its By-laws by adding the following: "A ban on overnight parking will start November 15 and run through April 15. The ban will be in effect from 9:00 P.M. until 6:00 A.M. for the purpose of allowing for the efficient removal of snow and ice by the Department of Public Works. Violators vehicles may be towed at the owners expense.", or act in any manner relating thereto.

in its entirety, to be placed on Oak Grove Farm and allow the building to be increased in size to provide toilet facilities, said building to be used for on site recreational functions and equipment storage.

ARTICLE 6. To see if the Town will vote to transfer from available funds a sum of money to pay unpaid bills from previous fiscal years incurred by Town Departments, or act in any manner relating thereto.

VOTED UNANIMOUSLY that the Town appropriate and transfer from Free Cash the sum of \$1,590.77 to pay unpaid bills from previous fiscal years incurred by Town departments as follows:

Samuel Howie	88.00	postage reimbursement
Richard Higgins		
Arbitrators	175.00	grievance arbitration
Linda Myers	1091.71	retroactive payroll
Selectmens Expense	236.06	police medical bills

ARTICLE 7. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds, by transfer from the stabilization fund or by borrowing under the provisions of Chapter 44 of the General Laws a sum of money for the lease and/or purchase of a copy machine and necessary appurtenances and authorize the Board of Selectmen to dispose of one old copy machine by trading against the purchase price of the new copy machine, by outright sale, by auction or otherwise, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by transfer from Free Cash the sum of \$7,500 for the lease and/or purchase of a copy machine and necessary appurtenances and authorize the Board of Selectmen to dispose of one old copy machine by trading against the purchase price of the new copy machine, by outright sale, by auction or otherwise.

ARTICLE 8. To see if the Town will vote to accept the provisions of Chapter 44, Section 53E of the Massachusetts General Laws which provide that when making an appropriation for the annual ordinary operating costs of any agency, board, department or office, the Town may vote that such costs may be offset in part or in the aggregate, by the estimated receipts from the fees charged to users of the services provided by such agency, board, department or office, or act in any manner relating thereto.

MOTION made by Leonard Bateman, Finance Committee, that Article 8 be dismissed.

VOTED to dismiss Article 8.

ARTICLE 9. To see if the Town will vote to amend Article IV of the Town Bylaws by changing the title of the article to read "Municipal Charges, Records and Reports" and by adding a Section 1. as follows: "All charges and bills from the Town shall be due and payable within thirty (30) days after the date of mailing. If such charges remain unpaid after said thirty (30) days, interest shall accrue at the rate at which interest may be charged on tax bills under the provisions of Section 57 of Chapter 59 of the Massachusetts General Laws", or act in any manner relating thereto.

VOTED that the Town amend Article IV of the Town Bylaws by changing the title of the article to read "Municipal Charges, Records and Reports" and by adding a Section 1. as follows: "All charges and bills from the Town shall be due and payable within thirty (30) days after the date of mailing. If such charges remain unpaid after said thirty (30) days, interest shall accrue at the rate at which interest may be charged on tax bills under the provisions of Section 57 of Chapter 59 of the Massachusetts General Laws."

ARTICLE 10. To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 40, Section 42J requiring that the Board responsible for assessing charges for the use of water shall, upon the application of the owner of the real property to which the water is supplied, if such owner is receiving an exemption from property taxes under Clause Forty-first A of Section 5 of Chapter 59 of the Massachusetts General Laws with respect to such property, defer charges for water supplied to such property, or act in any manner relating thereto.

VOTED that the Town accept the provisions of Massachusetts General Laws Chapter 40, Section 42J requiring that the Board responsible for assessing charges for the use of water shall, upon the application of the owner of the real property for which the water is supplied, if such owner is receiving an exemption from property taxes under Clause Forty-First A of Section 5 of Chapter 59 of the Massachusetts General Laws with respect to such property, defer charges for water supplied to such property.

ARTICLE 11. To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 83, Section 16G requiring that the Board responsible for assessing charges for the use of the common sewers shall, upon the application of the owner of the real property to which the use of the common sewers is supplied, if such owner is receiving an exemption from property taxes under Clause Forty-first A of Section 5 of Chapter 59 of the Massachusetts General Laws with respect to such property, defer charges for the use of the common sewers to such property, or act in any manner relating thereto.

VOTED that the Town accept the provisions of Massachusetts General Laws Chapter 83, Section 16G requiring that the Board responsible for

the articles and to refer to them by number and subject matter and it was so VOTED.

ARTICLE 1. To see if the Town will vote to appropriate a sum of money in addition to the \$710,270 appropriated under Article 46 of the warrant for the 1983 Annual Town Meeting for planning and construction of the sewer project as detailed on the Plans and Specifications entitled "Interceptor, Pumping Station and Force Main Contract No. 1" dated January 1983 and prepared by Anderson-Nichols & Co., Inc.; to determine whether this appropriation shall be raised by borrowing or otherwise; or to take any other action relating thereto.

After considerable discussion, MOTION made by Daniel Mundy to move the previous question.

By UNANIMOUS VOTE, it was Voted to Move the Previous Question.

By rising count, "Yes" 272 - "No" 45, it was voted that the Town appropriate and raise by borrowing the sum of \$175,000 in addition to the \$710,270 appropriated under Article 46 of the warrant for the 1983 Annual Town Meeting for planning and construction of the sewer project as detailed on the Plans and Specifications entitled "Interceptor, Pumping Station and Force Main, Contract No. 1", dated January 1983 and prepared by Anderson-Nichols, Inc; that to meet this appropriation the Treasurer, with the approval of the Selectmen, is authorized to borrow \$175,000 under General Law Chapter 44, Section 7 (1); and that the Board of Public Works, with the approval of the Selectmen, is authorized to contract for any federal or state aid available for the project, which shall be expended in addition to the amount appropriated by this vote, and to take any other action necessary to carry out this project.

ARTICLE 2. To see if the Town will vote to transfer a sum of money from the Education budget, Article 16, Line 59 of the 1988 Annual Town Meeting to the Department of Public Works Operating Budget to pay for rubbish pickup at Town of Millis School buildings, or act in any manner relating thereto.

VOTED unanimously to transfer from the Education budget, Article 16, Line 59 of the 1988 Annual Town Meeting to the Department of Public Works budget, General Division Regular Wages the sum of \$3,000 to pay for rubbish pickup at the Town of Millis School Buildings.

ARTICLE 3. To see if the Town will vote to create a special unpaid committee to be known as a Regional School District Planning Committee to consist of three members, including one member of the School Committee, said Committee to be appointed by the Moderator; and to see if the Town will vote to raise and appropriate by transfer from available funds a sum, not to exceed \$4,000 for the expenses of said Committee, or act in any manner relating thereto.

Special Town Meeting Oct. 24, 1988

VOTED unanimously to create a special unpaid committee to be known as a Regional School District Planning Committee to consist of three members, including one member of the School Committee, said committee to be appointed by the Moderator; and that the Town appropriate and raise by transfer from Free Cash the sum of \$4,000 for the expenses of said committee.

ARTICLE 4. To see if the Town will vote to raise and appropriate, by transfer from available funds in the Treasury or by borrowing, a sum of money for the purpose of completing final plans, specifications and bid documents in connection with constructing an addition to and the remodeling, reconstructing and making extraordinary repairs to the Clyde Brown School and the Millis High School/Middle School as authorized under Article 21 of the 1987 Annual Town Meeting, or take any other action relating thereto.

After considerable discussion, MOTION made by Martha Linnell to Move the Previous Question.

By voice vote it was UNANIMOUSLY VOTED to Move the Previous Question.

By rising count "Yes" 287 - "No" 15, it was VOTED that the vote under Article 21 of the warrant for the 1987 Annual Town Meeting is hereby amended in its entirety to read as follows: That \$5,300,000 is appropriated for constructing additions to and for remodeling, reconstructing or making extraordinary repairs to the Clyde Brown School; that to meet this appropriation the Treasurer, with the approval of the Selectmen, is authorized to borrow \$5,300,000 under either General Law, Chapter 44, Section 7 or Chapter 645 of the Acts of 1948 as amended; and that the School Building Committee is authorized to take any other action necessary to carry out this project; provided, however, that the Town may not issue more than \$195,000 in bonds or notes under this vote, which bonds or notes may only be issued for planning and design purposes until the State Board of Education awards the Town a school construction grant for the project with a reimbursement percentage of at least 60% for eligible costs.

ARTICLE 5. To see if the Town will vote to authorize the Board of Selectmen to petition the Legislature to allow the Millis Scout House, in its entirety, to be placed on Oak Grove Farm and allow the building to be increased in size to provide toilet facilities, said building to be used for on site recreational functions and equipment storage, or act in any manner relating thereto.

After considerable discussion, MOTION made by Joseph Felton to Move the Previous Question.

It was UNANIMOUSLY VOTED to Move the Previous Question.

It was UNANIMOUSLY VOTED that the Town authorize the Board of Selectmen to petition the Legislature to allow the Millis Scout House,

ARTICLE 66. Oak Grove Farm Commission. MOTION made by Samuel Howie for reconsideration of Article 66. By Voice Vote the Motion for reconsideration was Carried.

MOTION made by Samuel J. Howie that the Town vote to permit Oak Grove Farm Commission, the Board of Selectmen and/or the Town of Millis to petition the Legislature 1) to authorize the Oak Grove Farm Commission to manage, operate and maintain Oak Grove Farm as Park and Recreation Land and said Oak Grove Farm to remain as Park and Recreation Land and 2) to authorize and establish a revolving fund for the use of the Commission in managing, operating and maintaining Oak Grove Farm, and it was so VOTED.

ARTICLE 67. Oak Grove Farm Commission appropriation. MOTION made by Richard Milley, Finance Committee, for reconsideration of Article 67. By Voice Vote the Motion for reconsideration was Carried.

MOTION made by Richard Milley that the Town vote to appropriate and raise by taxation the sum of \$2,500.00 to be expended by the Oak Grove Farm Commission to manage, operate and maintain Oak Grove Farm, and it was so VOTED.

ARTICLE 75. Zoning Map amendment. MOTION made by Huna Rosenfeld for reconsideration of Article 75. By Voice Vote the Motion for reconsideration was Carried.

More than seven voters questioned the vote and a standing vote was taken.

By rising count, "Yes" 177 - "No" 97, it was VOTED to reconsider Article 75.

MOTION made by Huna Rosenfeld that the Town vote to amend the Zoning Map dated March 9, 1959 with amendments, by changing from Residential III to Commercial District the land shown as part of Parcel 149, Map 24, and described as follows:

Beginning at a stake at Southwesterly corner of land of McDonald's Corporation (Parcel 3, Map 24), thence running Southerly 18°-54'-23" Easterly, 501.62'; thence turning and running Southerly 74°-34'-07" Westerly, 44.08'; thence turning and running Northerly 20°-04'-36" Westerly, 58.37'; thence running Northerly 18°-36'-56" Westerly, 404.39'; thence Northerly 20°-10'-26" Westerly, 38.88'; thence turning and running Northerly 74°-34'-07" Easterly, 44.08' to the point of beginning, the entire parcel consisting of 22,156 square feet.

After a lengthy discussion, MOTION made by Joan Herson to Move the Previous Question.

UNANIMOUSLY VOTED to Move the Previous Question.

By rising count, "Yes" 206 - "No" 85, it was VOTED that the Town amend the Zoning map dated March 9, 1959 with amendments, by changing from Residential III to Commercial District the land shown as part of Parcel 149, Map 24, as detailed in Article 75 of the 1988 Annual Town Meeting Warrant.

ARTICLE 16. To see if the Town will vote to fix the compensation of elected officers, provide for a reserve fund and determine what sums of money the Town will raise and appropriate, including appropriations from available funds, to defray charges and expenses to the Town, including debt and interest, for the fiscal year ending June 20, 1988, or act in any manner relating thereto.

MOTION made by Charles Levine that the Town vote that the following sums of money be granted, transferred and appropriated for the several purposes hereinafter designated and that the sum be expended only for such purposes under the direction of the respective offices, boards and committees of the Town.

SELECTMEN

Salaries (\$1,300) 900.00

MOTION made by Charles Levine that Line Item No. 1 (Selectmen's Salaries) be Amended to read \$900., and it was so VOTED.

Expenses (\$4,368) 4,200.00

MOTION made by Charles Levine that Line Item No. 2 (Selectmen's Expenses) be Amended to read \$4,200., and it was so VOTED.

TOWN OFFICE

Operating Salaries/Wages 44,648.00

Operating Expenses (\$10,363) 10,133.00

MOTION made by Charles Levine that Line Item No. 4, Town Office Operating Expenses be Amended to read \$10,133., and it was so VOTED.

FINANCE COMMITTEE

Clerical Wages 3,284.00
 Expenses 500.00

VOTED that the Town appropriate and raise by taxation the sum of \$1,000.00 to establish a summer recreation program for physically and mentally handicapped children.

ARTICLE 41. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds, by transfer from the Stabilization Fund or by borrowing under the provisions of Chapter 44 of the General Laws, a sum of money to be used for the purchase of two new school buses and authorize the School Committee to dispose of the old buses by trading against the purchase price of the new buses, by outright sale, by auction or otherwise, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation the sum of \$62,498.00 to be used for the purchase of one new school bus and authorize the School Committee to dispose of the old bus by trading against the purchase price of the new bus, by outright sale, by auction or otherwise.

ARTICLE 42. To see if the Town will vote to authorize and direct the Board of Selectmen to petition the General Court to transfer a parcel of Park Land which abuts the Clyde Brown School property, containing 2.244 acres, more or less, as shown on a plan of land, dated November 29, 1962 by Bowie Engineering Company, Inc., to the School Department, or act in any manner relating thereto.

UNANIMOUSLY VOTED that the Town authorize and direct the Board of Selectmen to petition the General Court to transfer a parcel of Park Land which abuts the Clyde Brown School property, containing 2.244 acres, more or less, as shown on a plan of land, dated November 29, 1962 by Bowie Engineering Company, Inc., to the School Department.

ARTICLE 43. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds, by transfer from the Stabilization Fund, or by borrowing under the provisions of Chapter 44 of the General Laws, a sum of money for the purchase of various computer equipment for classroom use, or act in any manner relating thereto.

MOTION made by Mary Catherine Davis, Finance Committee member, that Article 43 be dismissed.

VOTED to dismiss Article 43.

ARTICLE 44. To see if the Town will vote to authorize the Board of Selectmen to enter into contracts with the Massachusetts Department of Public Works and the Norfolk County Commissioners and to expend funds made available during the year for the construction and maintenance of public highways for the 1988-89 fiscal year, or act in any manner relating thereto.

VOTED that the Town authorize the Board of Selectmen to enter into contracts with the Massachusetts Department of Public Works and the Norfolk County Commissioners and to expend funds made available during the year for the construction and maintenance of public highways for the 1988-89 fiscal year.

ARTICLE 45. To see if the Town will vote to authorize the Board of Public Works to appoint its own Sewer and Water Registrar, funds therefor to be obtained from the department budget, or act in any manner relating thereto.

VOTED that the Town authorize the Board of Public Works to appoint its own Sewer and Water Registrar, funds therefor to be obtained from the department budget.

ARTICLE 46. To see if the Town will vote to accept the 1987 Cemetery Trust Funds from individual families or estates as follows:

James B. Moran	200.00
Edward Gavin	600.00
C. John & Carole M. Greco	300.00
Myrtle A. Coldwell	200.00
John Harcovitz	400.00
Raymond D. and Hazel C. Fontaine	25.00
Mr. and Mrs. James Monaghan	400.00
Roger A. DiCenzo	100.00
Ronald & Richard Devens	600.00

or act in any manner relating thereto.

VOTED that the Town accept the 1987 Cemetery Trust Funds from individual families or estates as detailed in Article 46.

ARTICLE 47. To see if the Town will vote to appropriate and transfer from available funds the sum of \$46,418.00 received from the Commonwealth of Massachusetts under Chapter 356 of the Acts of 1977 for the design, construction and/or improvement of town roads as determined by the Board of Public Works, or act in any manner relating thereto.

VOTED that the Town appropriate and transfer from available funds the sum of \$46,418.00 received from the Commonwealth of Massachusetts under Chapter 356 of the Acts of 1977 for the design, construction and/or improvement of town roads as determined by the Board of Public Works.

ARTICLE 48. To see if the Town will vote to raise and appropriate by taxation or by transfer from available funds the sum of \$23,530.00 for the purpose of obtaining additional funding from the Commonwealth of Massachusetts for the construction, reconstruction and improvement

the Town, subject to the approval of the Selectmen, such gifts to be managed and controlled by the Commission for the purposes of said Section 8E.",
or act in any manner relating thereto.

VOTED that the Town accept Section 8E of Chapter 40 of the Massachusetts General Laws and to amend the by-laws by adding to Article V Town Officers - Section 24. Youth Commission, the words detailed in Article 63.

ARTICLE 64. To see if the Town will vote to impose Municipal Charges Liens as provided in Massachusetts General Laws, Chapter 40, Section 58, for certain local charges or fees that have not been paid by the due date as may be voted by the Town from time to time, or act in any manner relating thereto.

VOTED that the Town impose Municipal Charges Liens as provided in Massachusetts General Laws, Chapter 40, Section 58, for charges for construction of water and sewer laterals and charges for water and sewer emergency repairs to private property that have not been paid by the due date.

ARTICLE 65. To see if the Town will vote to amend the By-laws, Article IX, by striking the words "of Article VIII" and by adding the following:

"Such fines shall be recovered by indictment or on complaint before a district court, or by noncriminal disposition in accordance with Massachusetts General Laws, Chapter 40, Section 21D.

As provided in said Section 21D, the enforcing person may give to the offender a written notice, on a form prescribed by the district court to appear, on a date not later than twenty-one days later than the date on the notice, before a clerk of the district court.

Any person notified to so appear may pay the fine by mail or in person to the clerk. If the person so notified to appear desires to contest the violation, he may, within said twenty-one days, request a hearing in writing.

This procedure in accordance with said Section 21D shall not be deemed to be a criminal proceeding."

or act in any manner relating thereto.

VOTED that the Town amend the By-laws, Article IX, by striking the words "of Article VIII" and by adding the words as detailed in Article 65.

ARTICLE 66. To see if the Town will vote to permit Oak Grove Farm Commission, the Board of Selectmen and/or the Town of Millis to petition the Legislature

- 1) to authorize the Oak Grove Farm Commission to manage, operate and maintain Oak Grove Farm and
- 2) to authorize and establish a revolving fund for the use of the Commission in managing, operating and maintaining Oak Grove Farm, or act in any manner relating thereto.

VOTED that the Town permit Oak Grove Farm Commission, the Board of Selectmen and/or the Town of Millis to petition the Legislature

- 1) to authorize the Oak Grove Farm Commission to manage, operate and maintain Oak Grove Farm and
- 2) to authorize and establish a revolving fund for the use of the Commission in managing, operating and maintaining Oak Grove Farm.

ARTICLE 67. To see if the Town will vote to appropriate and raise by taxation or by transfer from available funds a sum of money to be expended by the Oak Grove Farm Commission to manage, operate and maintain Oak Grove Farm, or act in any manner relating thereto.

MOTION made by Richard Milley that Article 67 be dismissed.

VOTED to dismiss Article 67.

ARTICLE 68. To see if the Town will vote to accept a sum of money to be known as the Sibbel Purdy Trust Fund, said fund to accumulate to January 1, 2000, at which time the annual interest shall be available for use by the Millis Public Library to purchase books or other Library materials of lasting value, or act in any manner relating thereto.

VOTED that the Town accept a sum of money to be known as the Sibbel Purdy Trust Fund, said fund to accumulate to January 1, 2000, at which time the annual interest shall be available for use by the Millis Public Library to purchase books or other Library materials of lasting value.

ARTICLE 69. To see if the Town will vote to accept a gift of \$1,000.00 from Jack Warsof for the creation of the Ida and Joseph Warsofsky Endowment Fund, to be administered by the Library Trustees, the interest of said funds to be spent for Library materials and programs which promote or contribute to understanding and support of Jewish life and culture, or act in any manner relating thereto.

VOTED that the Town accept a gift of \$1,000.00 from Jack Warsof for the creation of the Ida and Joseph Warsofsky Endowment Fund, to be administered by the Library Trustees, the interest of said funds to be spent for Library materials and programs which promote or contribute to understanding and support of Jewish life and culture.

Term Expires

COMMITTEES APPOINTED BY THE MODERATOR

Term Expires

LIBRARY TRUSTEES

Georgeanne T. Roe
Donald M. Hernon (Resigned)
Martha P. Menne
Janice Simms

1988
1989
1990
1988

PLANNING BOARD

Joseph Felton
John J. Mogan, Jr.
C. John Greco
Lisa Hardin
Thomas J. Healy

1988
1989
1990
1991
1992

HOUSING AUTHORITY

Susan D. Lang, State Appointment
Mary A. Welch
Joanne H. Andrews
Vincent J. Howley
E. Clohesy Lichman

1988
1988
1989
1990
1991

CONSTABLES

Helen R. Kubacki
Michael H. Mushnick

1989
1989

FINANCE COMMITTEE

Everett D. Adams
Allen H. Gilpatrick
Daniel Harp
Charles Levine
Mary Catherine Davis
Richard E. Milley
John D. Menne
Patricia Sjogren
Anthony Ricciuto

1988
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PERSONNEL COMMITTEE

Carole Kellogg
Gregory Nealand
Elizabeth Burnett
Ellen Callahan
Daniel Knight

1988
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MEMORIAL DAY COMMITTEE

Francis Carter
Roger Lange
H. Maynard Gould
Samuel Howie, Jr.
Thomas Howie
Emil Lenz
Francis Murphy
Gardner Rice
Henry Perciaccante
Douglas Chisholm
Frank Hamm, Jr.
Paul Howie
Francis Collins

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OAK GROVE FARM COMMISSION

Harold Curran
Meriel Hardin
Peter Maguire
Kenneth Nichols
Vivian Westwater

1988
1988
1989
1989
1990

Where is Report?

Farm, said Commission to consist of five members each serving three year terms, to be appointed by the Town Moderator, or act in any manner relating thereto.

VOTED that the Town establish a commission to be known as the Oak Grove Farm Commission which shall have the authority and responsibility to oversee and manage the property known as Oak Grove Farm, said commission to consist of five members each serving three year terms, to be appointed by the Town Moderator.

Article 53. To see if the Town will vote to accept the report of the Oak Grove Farm Study Committee regarding the present and future use of the property of the Town of Millis known as the Oak Grove Farm, or act in any manner relating thereto.

VOTED that the Town accept the report of the Oak Grove Farm Study Committee regarding the present and future use of the property of the Town of Millis known as the Oak Grove Farm.

Article 54. To see if the Town will vote to raise and appropriate by taxation or by transfer from available funds in the Treasury a sum of money to be used by the Oak Grove Farm Commission for the maintenance of Oak Grove Farm Study Committee, or act in any manner relating thereto.

VOTED that the Town appropriate by taxation the sum of \$2,980.00 to be used by the Oak Grove Farm Commission for the maintenance of Oak Grove Farm and for the implementation of the report submitted by the Oak Grove Farm Study Committee.

Article 55. To see if the Town will vote to amend Section V, Use Regulations of the Zoning By-Law by adding the following new Subsection E:

"E. In addition to permitted and conditioned uses as indicated in the "Table of Use Regulations", (Table 1 herein), and "Uses Subject to Other Regulations" under Section V.c., site plans for proposed commercial and industrial uses shall be submitted to the Planning Board for review and approval subject to the provisions of Section XIII.C. of this By-Law.

Site plans for proposed commercial and industrial uses which are subject to review and approval of the Planning Board shall include but not necessarily be limited to any new structure or development, including expansion, modification or change of use of any existing commercial or industrial structure or development.

and to see if the Town will vote to amend Section XIII, Special Permit Conditions, of the Zoning By-Law by re-alphabetizing existing Subsections C, D, E, F, G and H to letters D, E, F, G, H and I, respectively, and adding the following new Subsection C.

"C. Site Plan Review and Approval for Commercial and Industrial Structures and Developments.

1. Provisions of this subsection apply in accordance with the provisions of Section V.E. of this By-Law.
2. In all instances specified under Section V.E. and Table 1 Use Regulations, a special permit shall be issued from the Planning Board in any case where

commercial or industrial structure or development is to be erected or externally enlarged and no area for parking, loading or vehicular service (including driveways giving access thereto) shall be established or substantially changed, except in conformity with a site plan bearing an endorsement of approval by the Planning Board and after a public hearing by the Planning Board as set forth in Section 11 of Chapter 40A of the General Laws.

3. Site plan approval shall not be required for extensions or expansions to a building which in total shall not exceed more than 200 square feet or 10 percent of gross floor area whichever is less.

4. Procedure for Review by the Planning Board

a. Application forms for site plan review and approval shall be provided by the Planning Board. Each application for site plan approval shall be submitted to the Planning Board with seven (7) copies of the site plan. The Planning Board shall promptly transmit a copy of the site plan and any accompanying information to the Building Inspector, the Board of Health, the Board of Public Works and the Conservation Commission for their review and comments. Said boards and officers shall render any report or recommendations within 35 days of receipt of site plans and/or supplementary information by the Planning Board. Failure to do so shall be deemed a lack of opposition to the site plan.

b. The site plan shall include information as to the proposed use of the structures or development. The site plan shall include that portion of any adjacent land owned or used by the applicant on which the use is similar to or connected with the use for which the special permit is being sought.

c. The site plan shall show among other things, zoning boundaries, zoning district designation of the affected property(s), existing and proposed topography in two (2) foot contours, existing and proposed buildings, their uses, elevations, parking areas, loading areas, driveway openings, service areas and all other open spaces, all facilities for sewerage, refuse and other waste disposal, all surface and subsurface water drainage, wetlands, surface water, areas subject to the 100-year flood, maximum groundwater elevation as determined between December 1st and April 30th, private or public wells and drinking water supplies in relation to the site, and all landscape features (such as walks, planting areas with size and type of stock, trees and fences), lighting fixtures and patterns and signs on the lot, both existing and proposed. The site plan shall show also the relation of the above features to adjacent ways and properties. The site plan shall include specific measures to control erosion and sedimentation, maximize groundwater recharge, protect groundwater quality, and maintain aesthetic character.

d. The site plan shall also show all contiguous land owned by the applicant or the owner of the property which is subject of the application, and shall indicate the names and addresses of other owners of record of contiguous property, to be determined from the Norfolk County Registry of Deeds.

The Voice Vote on the Motion being in doubt a standing vote was taken.

By rising count, "Yes" 92 - "No" 15. It was Voted to authorize the Board of Selectmen to acquire by eminent domain or otherwise, a permanent easement twenty-five feet wide and a temporary construction easement of such width as may be necessary for the purpose of installing and maintaining sewer pipes, as detailed in Article 41 of the 1987 Annual Town Meeting.

Article 43. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds in the treasury, by transfer from the stabilization fund or by borrowing under the provisions of Chapter 44 of the General Laws a sum of money for the lease and/or purchase of a copy machine and necessary appurtenances and authorize the Board of Selectmen to dispose of one old copy machine by trading against the purchase price of the new copy machine by outright sale, by auction or otherwise, or act in any manner relating thereto.

MOTION made by Patricia Sjogren that Article 43 be dismissed.

VOTED to dismiss Article 43.

Article 44. To see if the Town will vote to appropriate and raise by taxation, or by transfer from available funds in the Treasury, the sum of \$10,000.00 to be added to the Conservation Commission Fund to be used to purchase land for future recreational use in conjunction with the Open Space Plan recommendations, or act in any manner relating thereto.

MOTION made by Patricia Sjogren that Article 44 be dismissed.

VOTED to dismiss Article 44.

Article 45. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds in the Treasury, a sum of money to be used by the Board of Library Trustees to install new lighting fixtures in the adult section of the Millis Public Library, or act in any manner relating thereto.

MOTION made by Patricia Sjogren that Article 45 be dismissed.

VOTED to dismiss Article 45.

Article 46. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds in the Treasury, by transfer from the Stabilization fund, or by borrowing under the provisions of Chapter 44 of the General Laws, a sum of money for the purchase of an emergency generator including installation and necessary appurtenances for an emergency shelter at the Memorial School Civil Defense Headquarters, or act in any manner relating thereto.

MOTION made by Patricia Sjogren that Article 46 be dismissed.

VOTED to dismiss Article 46.

Article 47. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds in the Treasury, by transfer from the Stabilization Fund or by bor-

Annual Town Meeting May 11, 1987
recessed May 18, 1987

rowing under the provisions of Chapter 44 of the General Laws, a sum of money to purchase and equip two new police cruisers, and to convert one of the used police cruisers to an unmarked police cruiser and authorize the Board of Selectmen to dispose of one old car by trading against the purchase price of the new cars, by outright sale, by auction or otherwise, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation the sum of \$28,376.00 to purchase and equip two new police cruisers and authorize the Board of Selectmen to dispose of two old cruisers by trading against the purchase price of the new cruisers by outright sale, by auction or otherwise.

Article 48. To see if the Town will vote to appropriate and raise by taxation, by transfer from the Stabilization Fund, by transfer from available funds in the Treasury, or by borrowing under the provisions of Chapter 44 of the General Laws a sum of money for the repair or replacement of the roof of the Millis Police and Fire Station, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation the sum of \$11,150.00 for the repair or replacement of the roof of the Millis Police and Fire Station.

Article 49. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds in the treasury, by transfer from the Stabilization fund, or by borrowing under the provisions of Chapter 44 of the General Laws, a sum of money for the purchase and installation of a six circuit fire alarm control system, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation the sum of \$13,000.00 for the purchase and installation of a six circuit fire alarm control system.

Article 50. To see if the Town will vote to appropriate and raise by taxation, by transfer from available funds in the Treasury, by transfer from the Stabilization fund, or by borrowing under the provisions of Chapter 44 of the General Laws, a sum of money for the purchase of three insulated overhead doors for the Fire Station at 885 Main Street, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation the sum of \$4,850.00 for the purchase of three insulated overhead doors for the Fire Station at 885 Main Street.

Article 51. To see if the Town will vote to transfer care, custody and control of any right, title and interest it may have in Cedar Street from Medway Town Line to the Board of Selectmen and authorize the Board of Selectmen to convey such right, title and interest, if any, to the abutters without charge, or act in any manner relating thereto.

VOTED that the Town transfer care, custody and control of any right, title and interest it may have in Cedar Street from the Medway Town line to a point .21 miles west of the intersection of Cedar Street and Farm Street and to authorize the Board of Selectmen to convey such right, title and interest, if any, to the abutters without charge.

Article 52. To see if the Town will vote to establish a commission to be known as the Oak Grove Farm Commission which shall have the authority and responsibility to oversee and manage the property owned by the Town of Millis and known as The Oak Grove

VOTED that the Town transfer from surplus revenue the sum of \$2,329.00 to furnish materials and labor necessary for the completion of a combination burglar and fire alarm system for the Rockville Fire Station.

Article 8. To see if the Town will vote to transfer from available funds a sum of money for the Town's share of Federal Medicare coverage, or act in any manner relating thereto.

VOTED that the Town transfer from surplus revenue the sum of \$10,000.00 for the Town's share of Federal Medicare coverage.

Article 9. To see if the Town will vote to accept an equal education opportunity grant for fiscal year 1987 in the amount of \$69,293.00, under the provisions of General Laws Chapter 70A, Section 5 as inserted by Chapter 188 of the Acts of 1985. Said grant shall be expended by the Tri-County Regional School District Committee for direct service expenditures, or act in any manner relating thereto.

VOTED that the Town accept an equal education opportunity grant for fiscal year 1987 in the amount of \$69,293.00, under the provisions of General Laws Chapter 70A, Section 5 as inserted by Chapter 188 of the Acts of 1985, said grant to be expended by the Tri-County Regional School District Committee for direct service expenditures.

Article 10. To see if the Town will vote to remand the care and maintenance of the Oak Grove Farmhouse from the Board of Public Works to the Millis Historical Commission, who will in accordance with Chapter 40 - 8D of the General Laws manage said structure in the name of the Town, or act in any manner relating thereto.

MOTION made by Anthony Riccuito, Finance Committee member, that the Town remand the care and maintenance of the Oak Grove Farmhouse from the Board of Public Works to the Millis Historical Commission, who will in accordance with Chapter 40, Section 8D of the General Laws manage said structure in the name of the Town and authorize the Board of Selectmen to petition the Legislature to take the structure out of Park purposes and place the structure under the care of the Millis Historical Commission in accordance with Chapter 40, Section 8D of the General Laws.

After considerable discussion on this Motion, a MOTION was made to Move the Previous Question.

UNANIMOUSLY VOTED to Move the Previous Question.

UNANIMOUSLY VOTED that the Town remand the care and maintenance of the Oak Grove Farmhouse from the Board of Public Works to the Millis Historical Commission, who will in accordance with Chapter 40, Section 8D of the General Laws manage said structure in the name of the Town and authorize the Board of Selectmen to petition the Legislature to take the structure out of Park purposes and place the structure under the care of the Millis Historical Commission in accordance with Chapter 40, Section 8D of the General Laws.

Article 11. To see if the Town will vote to transfer from surplus revenue or other available funds a sum of money for the purpose of renovating the wing of the Oak Grove Farmhouse on Exchange Street to a standard satisfactory for obtaining a certificate of limited occupancy from the Town Building Inspector, or act in any manner relating thereto.

VOTED that the Town transfer from surplus revenue the sum of \$28,500.00 for the purpose of renovating the wing of the Oak Grove Farmhouse on Exchange Street to a standard satisfactory for obtaining a certificate of limited occupancy from the Town Building Inspector.

Article 12. To see if the Town will vote to transfer from surplus revenue or other available funds the sum of \$1500 to be used by the Oak Grove Farm Study Committee to continue the study relative to reporting on present and future uses of the Oak Grove Farm, or act in any manner relating thereto.

VOTED that the Town transfer from surplus revenue the sum of \$1,500.00 to be used by the Oak Grove Farm Study Committee to continue the study relative to reporting on present and future uses of the Oak Grove Farm.

Article 13. To see if the Town will vote to transfer from surplus revenue or other available funds in Treasury a sum of money to pay unpaid bills of prior years incurred by Town departments, or act in any manner relating thereto.

VOTED that the Town transfer from surplus revenue the sum of \$1,584.28 to pay the following unpaid bills from prior years incurred by Town departments:

Longevity/Head Librarian	325.00
Police medical expense	703.87
Library expense	348.07
Tax Collector wages from fees	207.34

Article 14. To see if the Town will vote to adopt amendments to Schedule A Classification Plan, Schedule B Salary Plan, Schedule C, Employee Benefits, Schedule D Personnel Policies and Procedures, as outlined in the Personnel Committee Report which is attached, or act in any manner relating thereto.

The Moderator announced that any amendments to the Personnel Plan as presented under Article 14 may only be adopted at an Annual Town Meeting.

MOTION made by Patricia Sjogren that Article 14 be dismissed. VOTED to dismiss Article 14.

Article 15. To see if the Town will vote to transfer a sum of money from surplus revenue or other available funds to meet the additional expenses of the current fiscal year not sufficiently funded under Article 5 of the 1986 Annual Town Meeting, or act in any manner relating thereto.

VOTED that the Town meet the additional expense of the current fiscal year not sufficiently funded under Article 5 of the 1986 Annual Town Meeting by transferring the sum of \$2,000.00 from Line 113 - Agents wages to Line 118 Contracts/Engineering under the Board of Health budget; by transfer from surplus revenue the sum of \$42,766.00 to be distributed to the following accounts:

Line Item 10 - Banking Services	\$ 4,500.00
Line Item 12 - Tax Collector wages from fees	5,000.00
Line Item 47 - Personnel Committee Clerical	615.00
Line Item 53 - Town Building	
Special Expenditures	375.00
Line Item 65 - Appeal Board Clerical	500.00
Line Item 66 - Appeal Board Expense	750.00
Line Item 114 - Board of Health Nurses wages	1,000.00
Line Item 162 - Public Works General Overtime	5,000.00
Line Item 181 - Head Librarian Salary	26.00
Line Item 191 - General Insurance	25,000.00

VOTED to adjourn sine die at 9:30 p.m., the business of the Warrant being completed.

Town Clerk

Article 40. VOTED that the Town accept a drainage easement, through the property of Anthony J. and Lenora C. D'Innocenzo as detailed in Article 40 of the 1986 Annual Town Meeting.

Article 42. To see if the Town will vote to authorize the Oak Grove (Izbicki) Farm Study Committee to continue its research of present and future uses of the Oak Grove Farm property, and to report its findings and recommendations to the Town no later than May 1987, or act in any manner relating thereto.

VOTED that the Town authorize the Oak Grove (Izbicki) Farm Study Committee to continue its research of present and future uses of the Oak Grove Farm property and to report its findings and recommendations to the Town no later than May 1987.

Article 43. To see if the Town will vote to appropriate and raise the sum of \$2,000.00 to be used by the Oak Grove (Izbicki) Farm Study Committee to defray expenses for researching and reporting on present and future uses of the Oak Grove Farm, and to determine whether the money is to be provided for by taxation, by transfer from available funds in the Treasury, or by borrowing under the provisions of Chapter 44 of the General Laws, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation the sum of \$2,000.00 to be used by the Oak Grove (Izbicki) Farm Study Committee to defray expenses for researching and reporting on present and future uses of the Oak Grove Farm.

Article 44. To see if the Town will vote to appropriate and raise, or transfer from available funds in the Treasury, the sum of \$46,418.00 received from the Commonwealth of Massachusetts under Chapter 356 of the Acts of 1977 for the design, construction and/or improvements of town roads as determined by the Board of Public Works, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by transfer from available funds in the Treasury the sum of \$46,418.00 received from the Commonwealth of Massachusetts under Chapter 356 of the Acts of 1977 for the design, construction and/or improvements of town roads as determined by the Board of Public Works.

Article 45. To see if the Town will vote to appropriate and raise by taxation, or by transfer from available funds in the Treasury, the sum of \$25,126.00 for the purpose of obtaining additional funding from the Commonwealth of Massachusetts for the construction, reconstruction and improvement of primary and secondary roads within the town, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by taxation the sum of \$25,126.00 for the purpose of obtaining additional funding from the Commonwealth of Massachusetts for the construction, reconstruction and improvement of primary and secondary roads within the town.

Article 46. To see if the Town will vote to appropriate and raise a sum of money to be used by the Board of Public Works to defray engineering costs for the preparation of contract documents for the reconstruction of high hazard locations, i.e. intersection of Exchange, Orchard and Middlesex Streets; Intersection of Exchange Street, Union Street, and Van Kleeck Road; at Village Street between Plain Street and Norfolk Road; identified in the Highway Safety program for the Town of Millis approved by the Massachusetts Department of Public Works, (all actual construction to be performed and funded by the Massachusetts Department of Public Works) and determine whether the money shall be provided for by taxation, by transfer from available funds in the Treasury, or by borrow-

ing under the provisions of Chapter 44 of the General Laws, or act in any manner relating thereto.

MOTION made by Mary Catherine Davis that Article 46 be dismissed. VOTED to dismiss Article 46.

Article 47. To see if the Town will vote to appropriate and raise a sum of money to be expended under the direction of the Board of Public Works to perform a drainage study on the basin tributary to the culvert under Main Street located between Farm Street and Hammond Lane in order to investigate the potential flooding impacts resulting from current and projected future development relative to the Acorn Street area, investigate the effects that the Charles River/Bogastow Brook flooding has on the Acorn Street area and to make recommendations pertinent to relieving said flooding conditions and determine whether the money shall be provided for by taxation, by transfer from available funds in the Treasury, or by borrowing under the provisions of Chapter 44 of the General Laws, or act in any manner relating thereto.

MOTION made by Kevin Howley, Finance Committee member, that Article 47 be dismissed.

VOTED to dismiss Article 47.

Article 48. To see if the Town will vote to amend the Zoning Map dated March 9, 1959, as amended, by changing from Industrial District to Residential II District the land described as parcels numbered 1, 3, 9, 12, 14, 15, 16, 17, 18, 19, 20, 41 and 44, as shown on Assessors Map No. 32, or act in any manner relating thereto.

The report of the Planning Board was read by the Moderator.

MOTION made by Kevin Howley that Article 48 be dismissed.

VOTED to dismiss Article 48.

Article 49. To see if the Town will vote to amend the Zoning By-laws by adding a section, Groundwater Protection District, which will establish overlaying zones to protect the Town's water supply and to regulate any construction for uses in such zones, as follows:

GROUND WATER PROTECTION DISTRICT

1. Purpose

- a. To protect, preserve and maintain the existing and potential groundwater supply and groundwater recharge areas within the known aquifers of the town.
- b. To preserve and protect present and potential sources of water supply for the public health and safety.
- c. To protect the groundwater and groundwater recharge areas of the town from adverse development of land use practices.

2. Special Definitions — The following definitions apply to specialized words or terms associated with this District.

- a. **Aquifer** — Geologic formation composed of rock or sand and gravel that contains significant amounts of potentially producible potable water.
- b. **Area of Influence** — The area which experiences drawdown by a pumping well as plotted on a two-dimensional (map) surface, usually ellipsoidal in shape.
- c. **Cone-of-Depression** — A three-dimensional conical concavity produced in a water table by a pumping well.

OAK GROVE FARM COMMITTEE

Rita Congdon (Resigned)	1986
Harold E. Curran	1986
Susan Duffy (Resigned)	1986
Jacqueline Graci	1986
Meriel Hardin	1986
Samuel Howie, Jr.	1986
Henry Lewandowski	1986
Joanne McCarter	1986
Lawrence McCarthy	1986
Daniel Mundy	1986
Susan Paine	1986
Michelle Pitts	1986
Sharon Rezzuti	1986
Huna Rosenfeld	1986
Richard Salisbury	1986
Jeffry Steele	1986
Ellen Stokinger	1986
Paul Stokinger	1986
Frank Summers	1986
Clifford Thatcher	1986
Vivian Westwater	1986
Bruce Barnes	1986
Craig Lichman	1986

APPOINTMENTS

MADE BY

THE SELECTMEN

	Term Expires
TOWN ACCOUNTANT	
Caroline Price	1986
TOWN COUNSEL	
Harvey Weiner (Peabody & Arnold) (Resigned)	1986
REGISTRARS OF VOTERS	
Barbara D. Wilkie	1986
Arthur D. Thorne	1987
Frank L. McDonough	1988
PUBLIC WEIGHERS	
Aurelio DeMuzzio	1986
Joan Novicki	1986
John Tresca	1986
Robert Tresca	1986
Steven Tresca	1986
Ken Bianco	1986
FENCE VIEWER	
Emil Verderber	1986
Louis DeAngelis	1986
Herbert Stevens	1986
SURVEYORS OF WOOD AND LUMBER	
William F. Whelan	1986
John H. Larkin	1986
BUILDING INSPECTOR AND ASSISTANT BUILDING INSPECTOR	
William F. Whelan	1986
John H. Larkin	1986
WIRE INSPECTOR AND DEPUTY WIRE INSPECTOR	
Tauno A. Aalto, Sr.	1986
Edward Maher, Deputy	1986
ANIMAL INSPECTOR	
Joshua Mael (Resigned)	1986
Jacqueline Ward-McCollem	1986

UNANIMOUSLY VOTED to Amend Zoning By-law by deleting Section VIII (Off-Street Parking and Loading Regulations) and inserting in its place a new Section VIII (Off-Street Parking and Loading Regulations) as described in Article 45.

ARTICLE 46. To see if the Town will vote to authorize the Board of Selectmen to petition the Massachusetts General Court to relinquish and release the interest of the Commonwealth and its inhabitants in a certain parcel of park land in Millis situated on the northerly side of the northerly sideline of Island Road, Millis as established by Shea Engineering and Surveying Company on a plan dated November 26, 1983 and recorded in the Norfolk County Registry of Deeds as Plan 1050 of 1983 in Plan Book 307. Said parcel being bounded and described as follows:

Beginning at a point on the northerly sideline of Island Road at its junction with the easterly sideline of Ridge Street; said point being $S72^{\circ}-55'-06''E$ and a distance of 5.62 feet from a drill hole in a wall; thence

Southeasterly and easterly by a 40.00 ft. radius curve a distance of 41.48 feet to a point; thence

$N47^{\circ}-39'-34''E$ a distance of 213.16 feet to a point; thence by a 1600.0 ft. radius curve to the left a distance of 238.78 feet to a point on the northerly sideline of Island Road, as established, said point being $S37^{\circ}-48'-58''W$ a distance of 198.89 feet from a drill hole in a wall shown on the above mentioned plan, the last three (3) courses being by remaining land of the Town of Millis; thence

$S37^{\circ}-48'-58''W$ a distance of 104.45 feet to a drill hole in a wall; thence

$S42^{\circ}-59'-50''W$ a distance of 229.48 feet to a drill hole in a wall; thence

$S48^{\circ}-41'-30''W$ a distance of 111.03 feet to a drill hole in a wall; thence

$S66^{\circ}-06'-01''W$ a distance of 28.02 feet to a drill hole in a wall; thence

$N72^{\circ}-55'-06''W$ a distance of 31.96 feet to a point of beginning, the last five (5) courses being by the northerly sideline of Island Road as established on the aforementioned plan.

Said parcel 1 contains 5042 S.F. of land, more or less.

and a certain parcel of park land situated on the northerly side of the northerly sideline of Island Road, Millis as established by Shea Engineering and Survey Company on a plan dated November 26, 1983 and recorded in the Norfolk County Registry of Deeds as plan 1050 of 1983 in Plan Book 307. Said parcel is bounded and described as follows:

Beginning at a point which is the junction of the northerly sideline of Island Road, as established, and the westerly sideline of Exchange Street as laid out by the Norfolk County Commissioners by Return dated July 23, 1929. Said point being $S25^{\circ}-55'-00''E$ a distance of 502.7 feet from a stone bound; thence

$S44^{\circ}-10'-09''E$ a distance of 1.26 feet to a fence post; thence along the same course a distance of 37.45 feet to a fence post; thence

$S59^{\circ}-01'-17''W$ a distance of 222.53 feet to a fence post; thence

$S59^{\circ}-57'-11''W$ a distance of 124.02 feet to a point, the last three (3) courses being by the northerly sideline of Island Road as shown on the aforementioned plan; thence

$N57^{\circ}-48'-00''E$ a distance of 352.71 feet to a point; thence by a 35.00 ft. radius curve to the left a distance of 51.14 feet to a point on the westerly sideline of Exchange Street as laid out, the last two (2) courses being by remaining land of the Town of Millis, thence

$S25^{\circ}-55'-00''E$ by the westerly sideline of Exchange Street as laid out, a distance of 31.64 feet to the point of beginning.

Said parcel contains 2238 S.F. of land, more or less.

for purposes of laying out Island Road, or act in any manner relating thereto.

By rising count, "Yes" 43 — "No" 29, it was Voted to authorize the Board of Selectmen to petition the Massachusetts General Court to relinquish and release the interest of the Commonwealth and its inhabitants in certain parcels of park land in Millis as described in Article 46, for the purposes of laying out Island Road.

ARTICLE 47. To see if the Town will vote to amend the Town By-laws, Article XV entitled "Storage Tanks", by deleting Paragraph A *New Tanks* Section 1, Paragraph C *All Tanks* Sections 1 and 4 and replacing them with the following:

"A. *New Tanks*, Section 1. All tanks newly installed in the Town of Millis shall be a $Sti-P_3$ tank or an Enviro-Tank (dual containment tank) or equal.

"C. *All Tanks*, Section 1. A perpetual inventory of the total product received, the total dispensed, and the total in storage shall be maintained for each tank in the Town of Millis. A continuous loss for a period of ten (10) days shall be immediately reported to the Fire Chief."

"Section 4. A tank that has been installed for fifteen (15) years or more shall be inspected once a year.

Annual Town Meeting May 13, 1985

ARTICLE 32. To see if the Town will vote to appropriate and raise a sum of money to be used by the Board of Public Works to provide design engineering services for the expansion of the Town of Millis' sewer collecting system, or otherwise act thereon and to determine whether the money shall be provided for by taxation, by transfer from available funds in the treasury, or by borrowing under Chapter 44 of the General Laws, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by borrowing under the provisions of Chapter 44 of the General Laws, the sum of \$260,000.00 to be used by the Board of Public Works to provide design engineering services for the expansion of the Town of Millis' sewer collection system.

ARTICLE 33. To see if the Town will vote to accept the "Sewerage System User Charge Report — Millis, MA, February 1984", as prepared by Anderson-Nichols & Company, Inc., or act in any manner relating thereto.

VOTED that the Town accept the "Sewerage System User Charge Report — Millis, MA, February 1984", as prepared by Anderson-Nichols & Company, Inc.

ARTICLE 34. To see if the Town will vote to authorize the Moderator to appoint a study committee for the purpose of researching present and future uses for the Izbicki property, also known as Oak Grove Farm, and to report its findings and recommendations to the Town no later than May 1986, or act in any manner relating thereto.

VOTED that the Town authorize the Moderator to appoint a study committee for the purpose of researching present and future uses of the Izbicki property, also known as Oak Grove Farm, and to report its findings and recommendations to the Town no later than May 1986.

ARTICLE 35. To see if the Town will vote to appropriate and raise by taxation, or by transfer from available funds in the treasury, a sum of money to be used by the Oak Grove Farm Committee, in cooperation with the Department of Public Works, for the purpose of preparing a plan for the Town's future use of Oak Grove Farm, or act in any manner relating thereto.

MOTION made by John Menne, Finance Committee member, that Article 35 be dismissed.

VOTED to dismiss Article 35.

ARTICLE 36. To see if the Town will vote to have the Moderator appoint a committee to study the uses of the abandoned building and surrounding land area located at the original wastewater treatment facility, or act in any manner relating thereto.

VOTED that the Town have the Moderator appoint a committee to study the uses of the abandoned building and surrounding land area located at the original wastewater treatment facility.

ARTICLE 37. To see if the Town will vote to transfer from available funds a sum of money to be used by the Board of Public Works to provide for the continued construction of the gravel packed well pumping station and all appurtenances located on land off Orchard Street as described in Article 3 of the September 12, 1983 Special Town Meeting, or act in any manner relating thereto.

VOTED that the Town appropriate and raise by transfer the sum of \$45,000.00, said amounts to be obtained by transfer of \$44,000.00 from Article 3 of the September 1983 Special Town Meeting and by transfer of \$1,000.00 from Article 4 of the September 1983 Special Town Meeting, to be used by the Board of Public Works for the continued construction of the gravel packed well pumping station and all appurtenances located on land off Orchard Street as described in Article 3 of the September 12, 1983 Special Town Meeting.

ARTICLE 38. To see if the Town will vote to amend Article VIII Police Regulations of its By-laws by adding a new Section:

"Section 33. No person shall transport in a vehicle on a public way any refuse, waste, garbage, leaves, trash which is not completely enclosed within the vehicle or which is not completely secured so as to prevent any littering from the vehicle.", or act in any manner relating thereto.

VOTED that the Town amend Article VIII Police Regulations of its By-laws by adding the following new section:

"Section 33. No person shall transport in any vehicle on a public way any refuse, waste, garbage, leaves, trash which is not completely enclosed within the vehicle or which is not completely secured so as to prevent any littering from the vehicle."

ARTICLE 39. To see if the Town will vote to amend Article VI Appropriations of its By-laws by adding the following new section:

By rising count, "Yes" 244 - "No" 216, it was VOTED that the Town change the use of land, known as the "Izbicki Farm" purchased under Article No. 1 at a Special Town Meeting on March 20, 1984, from Municipal use to Parks and Recreational use.

More than seven voters questioned the vote.

MOTION made by Ronald Makara that the vote be counted by paper ballot.

By rising count, "Yes" 160 - "No" 279, the Motion for a paper ballot was Not Carried, and the Vote on the Main Motion of Article 4 stands.

MOTION made to recess this meeting until Tuesday, October 30, 1984, at 7:30 p.m. in this hall.

Meeting recessed at 11:33 p.m.

George G. Ford
TOWN CLERK

RECESSED SPECIAL TOWN MEETING

Millis, Massachusetts, Tuesday, October 30, 1984

The Recessed Special Town Meeting of the Town of Millis, Massachusetts was held in the George C. Roy auditorium of the Middle-Senior High School on Tuesday, October 30, 1984.

Voting List Inspectors:

Madelene Thumith
Rose Robinson
Patricia Keaney
Joan Hernon

At 7:53 p.m., the Moderator announced that the voters present in the hall represent less than one half of the quorum requirements and the only Motion that can be accepted is to adjourn or recess this meeting.

MOTION made by William Koney, Chairman of the Finance Committee, to recess this meeting and take up the business on Monday, November 19, 1984, at 7:30 p.m. in this hall.

VOTED to recess this meeting and take up the business on Monday, November 19, 1984, at 7:30 p.m. in this hall.

Meeting recessed at 7:57 p.m.

George G. Ford
TOWN CLERK

RESULTS OF VOTES CAST AT STATE ELECTION

November 6, 1984

Electors of President and Vice President			
	Precinct I	Precinct II	Total
Mondale and Ferraro	618	735	1353
Reagan and Bush	881	1213	2094
Serrette and Ross	0	2	2
Scattering		4	4
Blanks	12	10	22
Senator in Congress			
John F. Kerry	715	871	1586
Raymond Shamie	782	1073	1855
Blanks	14	20	34
Representative in Congress (Third Congressional District)			
Joseph D. Early	821	948	1769
Kenneth J. Redding	564	839	1403
Blanks	126	177	303
Councillor (Second District)			
Christopher A. Iannalla, Jr.	975	1230	2205
Scattering		2	5
Blanks	536	732	1270
Senator in General Court (Norfolk, Bristol & Middlesex District)			
David H. Locke	797	1179	1976
Richard A. Leco	616	681	1297
Blanks	98	104	202
Representative in General Court (Ninth Norfolk District)			
Francis H. Woodward	816	928	1744
Christopher C. Devlin	630	938	1568
Blanks	65	98	163
Register of Probate (Norfolk County)			
Thomas Patrick Hughes	979	1206	2185
Blanks	532	738	1270
County Commissioner (2) (Norfolk County)			
James J. Collins	746	900	1646
George B. McDonald	711	838	1549
Auburn J. Perry, Jr.	630	936	1566
Blanks	935	1254	2189
Treasurer (Norfolk County)			
James M. Collins	718	893	1611
Michael S. Selib	590	820	1410
Blanks	203	251	454

SPECIAL TOWN MEETING

Millis, Massachusetts, Monday, October 29, 1984

A Special Town Meeting of the Town of Millis, Massachusetts was held in the George C. Roy auditorium of the Middle-Senior High School on Monday, October 29, 1984.

The Town Warrant calling this business meeting was signed by Selectmen Collins C. O'Connor, Lawrence P. McCarthy and Hindy Rosenfeld, and was posted on October 12, 1984 by John Kubacki, Constable, in accordance with the By-laws of the Town of Millis.

Voting List Inspectors:

Madelene Thumith
Rose Robinson
Patricia Keaney
Joan Herson

Due to the large number of voters in attendance, the cafeteria was opened to take care of the overflow in the main hall.

The Moderator appointed Edward P. Kerwin Sr., to serve as Assistant Moderator and George Coulter to serve as Assistant Town Clerk.

Appointed as Tellers in the Cafeteria:

Marsha Collins
Clohesey Lichman
Kathleen O'Callaghan
Jean Sarris

Appointed as Tellers in the Main Hall:

Robert Bryant
Samuel Blake
Richard A. Maxfield
Richard S. Maxfield

A quorum being present, the meeting was called to order by the Moderator, John G. Dugan, at 7:53 p.m.

MOTION made by William Koney, Chairman of the Finance Committee, that the reading of the Warrant and return of service thereof be omitted.

VOTED to omit the reading of the Warrant and return of service thereof.

MOTION made by William Koney that the Moderator be granted unanimous consent to omit the reading of the articles and to refer to them by number and subject matter.

VOTED that the Moderator be granted unanimous consent to omit the reading of the articles and to refer to them by number and subject matter.

MOTION made by C. John Greco, Chairman of the Planning Board, that this Town meeting take up action on Article 4 as its first order of business.

After a lengthy discussion on this Motion, MOTION made by John Kerns that all debate be cut off and we take a vote immediately.

By rising count, "Yes" 598 - "No" 20 it was VOTED to cut off all debate.

By rising count, "Yes" 320 - "No" 253, it was VOTED to take up action on Article 4 as the first order of business.

MOTION made by Ronald Makara, Finance Committee member, that Article 4 be dismissed.

At this time the Moderator stated that if Article 4 is dismissed, it can be reconsidered. If it is voted into Parks and Recreational use, it cannot be reconsidered.

After a lengthy discussion on the Motion to dismiss Article 4, MOTION made by John Danielle to Move the Previous Question.

By rising count, "Yes" 486 - "No" 55, it was VOTED to Move the Previous Question.

At this time the Moderator stated that the vote on dismissal of Article 4 would be taken by paper ballot.

By paper ballot, "Yes" 288 - "No" 316, the motion for dismissal was not carried.

MOTION made by C. John Greco that the Town vote to change the use of land, known as the "Izbicki Farm" purchased under Article No. 1 at a Special Town Meeting on March 20, 1984, from Municipal use to Parks and Recreational use.

Motion made by Edward Mercorelli to recess until Tuesday, October 30, 1984, at 7:30 p.m. in this hall.

By Voice Vote the Motion to recess was Not Carried.

AMENDED MOTION made by Ronald Makara that the Town do vote to change the use of the land known as the "Izbicki Farm" exclusive of the 4.946 acres under Article 1 and 2 of the October 29, 1984 Special Town Meeting, purchased under Article 1 of the March 20, 1984 Special Town Meeting, from Municipal use to Parks and Recreational use.

After considerable discussion on this Amended Motion, MOTION made by Jeffrey Hardin to cut off all debate.

By rising count, "Yes" 452 - "No" 4 it was VOTED to cut off all debate.

By rising count, "Yes" 150 - "No" 304, the Amended Motion was Not Carried.

MOTION made by David Noon to cut off all debate on the Main Motion of Article 4.

By rising count, "Yes" 360 - "No" 77, it was VOTED to cut off all debate on the Main Motion of Article 4.

**RESULTS OF THE VOTES CAST AT THE
ANNUAL TOWN ELECTION
TOWN OF MILLIS MAY 7, 1984**

	Precinct I	Precinct II	Total
Moderator, One Year			
John G. Dugan	505	689	1194
Blanks	126	127	253
Town Clerk, Three Years			
George G. Ford	522	691	1213
Blanks	109	125	234
Treasurer, Three Years			
Richard H. Aulenback	485	657	1142
Blanks	146	159	305
Tax Collector, Three Years			
Raymond C. Normandin	156	308	464
Rose S. Robinson	447	469	916
Blanks	28	39	67
Assessor, Three Years			
John Joseph Lyons, Jr.	444	589	1042
Scattering		1	1
Blanks	187	217	404
Selectmen, Three Years			
Hindy Rosenfeld	376	532	908
Scattering	9	2	11
Blanks	246	282	528
School Committee, Three Years (Two)			
Joseph Arsenaault	362	445	807
Paul L. McMahon	311	455	766
Charles F. Sinatra, Jr.	349	393	742
Scattering	1	1	2
Blanks	239	338	577
Library Trustee, Three Years			
Martha P. Menne	461	638	1099
Scattering	1		1
Blanks	169	178	347
Planning Board, Five Years			
Robert S. Cassidy	131	167	298
Raymond F. Felton	146	190	336
John J. Mogan, Jr.	332	417	749
Scattering	1		1
Blanks	21	42	63

Board of Health, Three Years

Margaret J. Clark	443	615	1058
Scattering	3		3
Blanks	185	201	386

Housing Authority, Five years

Joanne H. Andrews	468	637	1105
Blanks	163	179	342

Board of Public Works, Three Years

Thomas E. Hatch	459	622	1081
Scattering	1	1	2
Blanks	171	193	364

QUESTION NO. 1

Shall the Town of Millis be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to purchase the following described property: "The Izbicki Farm" located at 410 Exchange Street, Millis, Norfolk County, Massachusetts, being the premises comprising 108 acres, more or less, bordered by Exchange Street, Orchard Street, Ridge Street, and Island Road.

Yes	360	501	861
No	246	284	530
Blanks	25	31	56

MOTION made by Edward Mercorelli to Move the Previous Question, which would end all discussion. The Voice Vote not being unanimous, a standing vote was taken. By rising count, "Yes" 417 - "No" 93, it was VOTED to Move the Previous Question.

By rising count, "Yes" 478 - "No" 19, it was VOTED to purchase, for municipal purposes, the land known as "The Izbicki" Farm" located at 410 Exchange Street, Millis, Norfolk County, Massachusetts, being the premises comprising 108 acres, more or less, bordered by Exchange Street, Orchard Street, Ridge Street and Island Road as shown on Assessors Map 16, Parcel 4, and as more particularly described in a deed from Frederick W. Lenz to Hedwig Izbicki and Alfreda Lenz, dated October 31, 1983 and recorded in the Norfolk County Registry of Deeds, Book 6280, page 107; and that the Town appropriate and raise by borrowing for not more than twenty years, the sum of \$975,000.00, and to allow the Board of Selectmen, in its discretion, to accept any and all State, Federal and private funds to be used to help purchase the land.

VOTED to adjourn sine die at 8:48 p.m., the business of the meeting being completed.

George G. Ford
TOWN CLERK

RESULTS OF THE VOTES CAST AT THE ANNUAL TOWN ELECTION TOWN OF MILLIS MAY 7, 1984

	Precinct I	Precinct II	Total
Moderator, One Year			
John G. Dugan	505	689	1194
Blanks	126	127	253
Town Clerk, Three Years			
George G. Ford	522	691	1213
Blanks	109	125	234
Treasurer, Three Years			
Richard H. Aulenback	485	657	1142
Blanks	146	159	305
Tax Collector, Three Years			
Raymond C. Normandin	156	308	464
Rose S. Robinson	447	469	916
Blanks	28	39	67
Assessor, Three Years			
John Joseph Lyons, Jr.	444	589	1042
Scattering		1	1
Blanks	187	217	404
Selectmen, Three Years			
Hindy Rosenfeld	376	532	908
Scattering	9	2	11
Blanks	246	282	528
School Committee, Three Years (Two)			
Joseph Arsenault	362	445	807
Paul L. McMahan	311	455	766
Charles F. Sinatra, Jr.	349	393	742
Scattering	1	1	2
Blanks	239	338	577
Library Trustee, Three Years			
Martha P. Menne	461	638	1099
Scattering	1		1
Blanks	169	178	347
Planning Board, Five Years			
Robert S. Cassidy	131	167	298
Raymond F. Felton	146	190	336
John J. Mogan, Jr.	332	417	749
Scattering	1		1
Blanks	21	42	63

**SPECIAL TOWN MEETING
MILLIS MASSACHUSETTS, TUESDAY, MARCH 20, 1984**

A Special Town Meeting of the Town of Millis, Massachusetts was held in the George C. Roy auditorium of the Middle-Senior High School on Tuesday, March 20, 1984.

The Town Warrant calling this business meeting was signed by Selectmen Hindy Rosenfeld and Lawrence P. McCarthy, and was posted on March 6, 1984 by Michael H. Mushnick, Constable, in accordance with the By-laws of the Town of Millis.

Voting List Inspectors:

Madelene Thumith
Lorraine Consoletti
Ingrid Elofson
Rose Robinson

Due to the large number of voters in attendance, the cafeteria was opened to take care of the overflow in the main hall.

The Moderator appointed Richard Barrett to serve as Assistant Moderator and Patricia Diatelevi to serve as Assistant Town Clerk in the cafeteria.

Appointed as Tellers in the Cafeteria:

George D. Cassidy, Jr.
James A. Reger

Appointed as Tellers in the Main Hall:

Stephen Barnard
James Neville
Marsha Collins
Thomas McDonough

A quorum being present, the meeting was called to order by the Moderator, John G. Dugan, at 8:00 p.m.

MOTION made by William Koney, Chairman of the Finance Committee, that the reading of the Warrant and the return of the service thereof be omitted.

VOTED that the reading of the Warrant and the return of the service thereof be omitted.

MOTION made by the William Koney that the Moderator be granted unanimous consent to refer to the articles by number and subject matter.

VOTED that the Moderator be granted unanimous consent to refer to the articles by number and subject matter.

MOTION made by William Koney that Article 2 be considered prior to taking action on Article 1.

VOTED that Article 2 be considered prior to taking action on Article 1.

ARTICLE 2. To see if the Town will grant to the Town of Medway an easement of approximately 120 feet and of minimal width, on the southerly side of Village Street, near the Millis-Medway Town line to allow for the installation and maintenance of a water main, at the expense of the Town of Medway, or act in any manner relating thereto.

UNANIMOUSLY VOTED that the Town grant to the Town of Medway an easement of approximately 120 feet and of minimal width, on the southerly side of Village Street, near the Millis-Medway Town line to allow for the installation and maintenance of a water main, at the expense of the Town of Medway.

ARTICLE 1. To see if the Town will vote to purchase for park purposes the land known as "The Izbicki Farm" located at 410 Exchange Street, Millis, Norfolk County, Massachusetts, being the premises comprising 108 acres, more or less, bordered by Exchange Street, Orchard Street, Ridge Street and Island Road and to determine whether the money shall be provided for by taxation, by appropriation from available funds in the treasury, or by borrowing under the provisions of Chapter 44 of the General Laws, and to allow the Board of Selectmen to accept, in its discretion, any and all State, Federal or private funds to be used to help purchase the land, or act in any manner relating thereto.

MOTION made by William Koney that the Town vote to purchase, for municipal purposes, the land known as "The Izbicki Farm" located at 410 Exchange Street, Millis, Norfolk County, Massachusetts, being the premises comprising 108 acres, more or less, bordered by Exchange Street, Orchard Street, Ridge Street and Island Road, as shown on Assessors Map 16, Parcel 4, and as more particularly described in a deed from Frederick W. Lenz to Hedwig Izbicki and Alfreda Lenz, dated October 31, 1983 and recorded in the Norfolk County Registry of Deeds, Book 6280, page 107; and that the Town appropriate and raise by borrowing for not more than twenty years, the sum of \$975,000.00, and to allow the Board of Selectmen, in its discretion, to accept any and all State, Federal and private funds to be used to help purchase the land.

There was considerable discussion on this Motion and in this discussion it was indicated by the Finance Committee to the people present at this meeting that the intention was to maintain the land in its present open state; and if any other purpose were to be considered at a future date it could only be done by coming before a town meeting for approval.

Charles J. Aspinwall
Town Administrator
900 Main St.
Mills, MA 02054
508-376-7040
508-376-7053 (fax)

1305
5C
06
2 message

Do you have a copy of the votes where the town acquired Oak Grove Farm and then subsequently put it under the jurisdiction of the OGF commission?

Date Thu 11/14/2013 12:12 PM
From "Charles J. Aspinwall" <caspinwall@mills.net>
"Lisa Hardin" <lhardin@mills.net>
Subject OGF
View HTML | Text | Header | Raw Content

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)											
Element	CD	Ch	Description										
Model	00		Vacant										
MIXED USE													
Code	930V		MUNICIPAL MDL-00										
Description			Percentage										
			100										
COST/MARKET VALUATION													
Adj. Base Rate:	0.00												
Section, RCN:	0												
Net Other Adj:	0.00												
Replace Cost	0												
A YB													
EYB	0												
Dep Code													
Remodel Rating													
Year Remodeled													
Dep %													
Functional Obsinc													
External Obsinc													
Cost Trend Factor	1												
Condition													
% Complete													
Overall % Cond													
Apprais Val													
Dep % Ovr	0												
Dep Ovr Comment													
Misc Imp Ovr	0												
Misc Imp Ovr Comment													
Cost to Cure Ovr	0												
Cost to Cure Ovr Comment													
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value	
GAZ	GAZEBO	L		484	19.40	2013		1		1	100	9,400	
DGO	GAR 1ST	L		384	19.80	1980		1		1	100	5,300	
BBC	BSKTBLL CT	L		5,000	2.40	1980		1		1	100	8,400	
TCA	TN CT ASPH	L		2	15,000.00	1980		1		1	100	21,000	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value							

No Photo On Record

Know all men by these presents that I, Laura A. Huntley of Millis in the county of Norfolk and commonwealth of Massachusetts, single woman, in consideration of sixteen hundred dollars paid by the town of Millis in said county of Norfolk, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said town of Millis a certain parcel of land situated in said Millis containing three and one half acres more or less bounded northwesterly on Main Street, northeasterly on land now or late of Elijah Partridge 2nd, southeasterly on land of the heirs of James Koomer and southwesterly on land now or late of the heirs of Mary Richardson, being the same premises conveyed to me by Nellie A. Barwell by deed dated December 16, 1887 and recorded with Norfolk Deeds Lib 599 folio 301.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging, to the said town of Millis and its successors and assigns, to their own use and behoof forever, and I hereby for myself and my heirs, executors and administrators, covenant with the grantee and its successors and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, except the taxes for the present year which the grantee assumes and agrees to pay in addition to said consideration that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons.

In witness whereof I the said Laura A. Huntley hereunto set my hand and seal this twenty sixth day of May, in the year one thousand eight hundred and ninety two. Laura A. Huntley (seal) Signed sealed and delivered in presence of, after reading the word heirs and inserting the word successors, Willis A. Kingsbury, Commonwealth of Massachusetts, Middlesex ss. May 26th 1892. Then personally appeared the above named Laura A. Huntley and acknowledged the foregoing instrument to be her free act and deed before me, Willis A. Kingsbury, Justice of the Peace.

Nov. 10, 1892, Recd, entered & examined by J. H. Burdakin, Reg.

Know all men by these presents that I, Cyrus Daniels of Millis, county of Norfolk, and commonwealth of Massachusetts, widower, in consideration of one dollar and other value not herein mentioned paid by Henry M. Daniels of same Millis, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Henry M. Daniels certain lands containing 20 twenty acres more or less with all the buildings thereon, situated in

Huntley
to
Town of Millis.

Daniels
to
Daniels.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
TOWN OF MILLIS TOWN HALL 900 MAIN ST MILLIS, MA 02054						Description	Code	Appraised Value	Assessed Value	414 MILLIS, MA
Additional Owners:						EXEMPT	9030	3,144,100	3,144,100	
						EXM LAND	9030	489,800	489,800	
SUPPLEMENTAL DATA						EXEMPT	9030	24,600	24,600	VISION
Other ID:		SW AVAIL		Y						
Num of Units		WT CONN		Y						
Land Area		SW CONN		Y						
Affordable										
Plot Plan										
WT AVAIL		Y								
GIS ID:		ASSOC PID#								
						Total		3,658,500	3,658,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF MILLIS		683/381	11/10/1992	Q	V	1,600	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2013	9030	3,023,900	2012	9030	3,023,900	2011	9030	3,023,900
								2013	9030	489,800	2012	9030	489,800	2011	9030	489,800
								2013	9030	24,600	2012	9030	24,600	2011	9030	24,600
								Total:		3,538,300	Total:		3,538,300	Total:		3,538,300

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
100/A				

APPAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,986,300
Appraised XF (B) Value (Bldg)	157,800
Appraised OB (L) Value (Bldg)	24,600
Appraised Land Value (Bldg)	489,800
Special Land Value	0
Total Appraised Parcel Value	3,658,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	3,658,500

NOTES									
TOWN HALL BOS									

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
1612	05/31/2012	RA	Replace Acc	6,000	07/13/2012	100	07/13/2012	REPLACE 2 DOORS, S	9/1/2011			PD	10	Reviewed
1404	07/27/2011	NA	New Acc	93,000	07/27/2011	100	07/27/2011	METAL TRIM COVER	4/18/2001			RB	00	Measur+Listed
102	07/24/1996	03	RENOVATIONS	1,812,000	01/01/1999	100	01/01/1999	MAJOR RENOV	2/9/1998			RB	10	Reviewed

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	9030	MUNICIPAL MDL-94	EX				3.10 AC	158,000.00	1.00	5	1.0000	1.00	100	1.00	L=1.000T=1.000E=1.00		158,000.00	489,800

Hill 353.32 feet to a bound;thence westerly 30.29 feet to a bound at line of land of Ruth F.Ingraham;thence in a northwesterly direction on said Ingraham land 1107.61 feet to a bound at or near land of Larry McDonough;thence a little more northerly on said McDonough land 209.50 feet to a bound;thence about northerly on land now or formerly of Babel 581.09 feet to a bound; thence northwesterly on said Babel land 264.33 feet to a bound at Main Street thence about easterly on said Main Street 30 feet to the point of beginning Said premises are also shown as the parcel marked "A",containing 1.18 acres and the parcel marked "B" containing 19.85 acres,on a plan entitled "Plan of Land in Millis,Mass.,showing Land purchased by Town of Millis from Ernest L.Hill,by E.Worthington,Engr.,dated April 5,1922,a copy of said plan being filed herewith. Said grantor also hereby conveys to said Town of Millis, a right of way over a parcel of land forty feet in width marked on said plan as "Monroe Street" to and from the granted premises to Plain Street,for all purposes for which a public street is commonly used,including the right to lay and maintain water pipes and sewer pipes through said street. And said grantor,for himself,his heirs and assigns,hereby expressly covenants with the said Town of Millis,that there are no agreements or rights or encumbrances which would in any manner affect any portion of said granted premises,and hereby agrees for himself,his heirs and assigns,that he will hold said Town harmless from any claims or demands of any kind on account of the same. Said granted premises are also shown on a plan entitled "Plan of Mosser Park",in said Millis,duly recorded with Norfolk County Deeds. Also hereby conveying to the grantees any and all rights which I have or to which I am now,or may hereafter be entitled for damages or reimbursements on account of said premises for any takings or contemplated takings by said Town of the whole or any portion of said granted premises.

21.03

I,Eva F.Hill,wife of said grantor release to said grantees all rights of dower and homestead and other interests therein. WITNESS our hands and seals this tenth day of April 1922.

) Ernest L.Hill	(seal)
Commonwealth of Massachusetts.) Eva F.Hill	(seal)

Suffolk ss.April 11th,1922. Then personally appeared the above named Ernest L.Hill and acknowledged the foregoing instrument to be his free act and deed,before me George P.Holbrook,Justice of the Peace. My commission expires Oct.3d,1922.

Rec'd.& entered for record Apr.11,1922 at 4h.30m.P.M.

Otto A.Peterson of Stoughton,
Norfolk County,Massachusetts,for consideration paid,grant to Annie E.Peterson

at any time standing in his name, situated anywhere within the Commonwealth of Massachusetts aforesaid. Hereby granting unto my said Attorney, full power and authority in my name and behalf to sign, seal, acknowledge, and deliver any and all deeds or other instruments in writing which he may deem necessary or proper in the premises, and otherwise to act in and concerning the premises as fully and effectually as I might do if personally present. IN WITNESS WHEREOF I hereunto set my hand and seal this 12th day of Oct. in the year of our Lord one thousand nine hundred and seventeen.

Signed and sealed) Leola E. Sanderson (seal)
 in presence of Hazel Ricker Moulton)
 J.L. Gunn)
 Joseph E. Bryson N.P. & Ex. Off. J.P.

Commonwealth of Massachusetts, Richmond Co., Georgia, October 12th, 1917. Then personally appeared the above named Leola E. Sanderson and acknowledged the foregoing instrument to be her free act and deed, before me Joseph E. Bryson N.P. & Ex. Off. J.P. 600 Dist. Richmond Co. Ga. (Notarist seal)

Rec'd. & entered for record Apr. 11, 1922 at 4h. 30m. P.M.

I, Ernest L. Hill of Framingham, Middlesex County, Massachusetts, for consideration paid, grant to The Inhabitants of the Town of Millis, Norfolk County, Massachusetts, with WARRANTY COVENANTS, a certain parcel or parcels of land situated in the central part of MILLIS, Norfolk County, Massachusetts, off the easterly side of Main Street, and off the westerly side of Plain Street, together with improvements made thereon, said premises being bounded and farther described as follows; beginning on the southerly side of Main Street about opposite its junction with Exchange Street at the northwesterly corner of registered land of Peter Kerwin, thence the line runs southerly 164.29 feet; thence easterly 144 feet and thence northerly 54.30 feet, these three courses bounding on said Kerwin land; thence southerly on land of Shannon, formerly Daniels, and land of Ellis and land of Heirs of George F. Holbrook, by three lines measuring in all 311.41 feet, to a bound at the westerly corner of land of Town of Millis; thence continuing southeasterly on said Town of Millis land by two courses measuring 396.90 feet to the southwesterly corner of land now or formerly of Mary J. Prink; thence southerly on other land of Ernest L. Hill by two courses a total of 709.23 feet to a bound; thence easterly by other land of Ernest L. Hill, being shown as a private way called "Monroe Street" on plan hereinafter referred to, 217.02 feet to a bound at other land of said Hill, which bound is 196 feet distant westerly from Plain Street; thence southerly by other land of said

Hill
 to
 Town of Millis

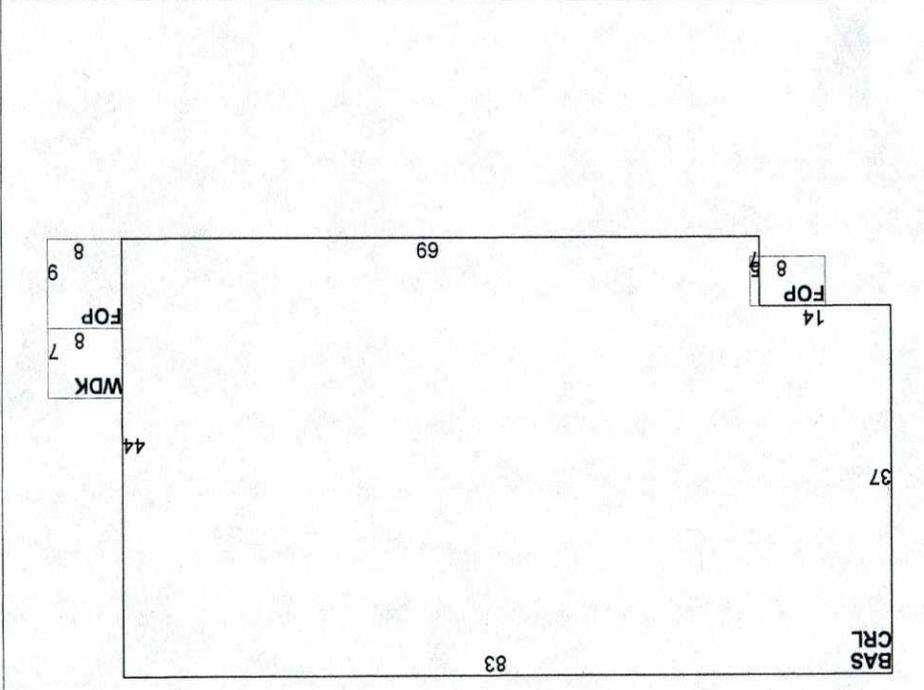
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description

Style	83		Schools-Public
Model	94		Commercial
Grade	03		Average
Stories	1		
Occupancy	1		
Exterior Wall 1	08		Wood on Sheath
Exterior Wall 2	01		Flat
Roof Structure	01		Flat
Roof Cover	02		Roled Compos
Interior Wall 1	02		Wall Brd/Wood
Interior Wall 2	05		Vinyl/Asphalt
Interior Floor 1	05		
Interior Floor 2	05		
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	03		Central
Bldg Use	9030		MUNICIPAL MDL-94
Total Rooms	02		
Total Bedrms		6	
Total Baths	3		
Heat/AC	01		HEAT/AC PKGS
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	05		SUS-CELL & WL
Rooms/Ptns	02		AVERAGE
Wall Height	10		
% Comn Wall	0		

OB-OUTBUILDING & YARD ITEMS(L) / XRF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value					

BAS	First Floor	3,554	3,554	3,554	78.95	280,588
CRL	Crawl Space	0	3,554	178	3.95	14,053
FOP	Porch, Open, Finished	0	112	28	19.74	2,211
WDK	Deck, Wood	0	56	6	8.46	474



No Photo On Record

Vision ID: 50

Account #

Bld: 2 of 2

Sec #: 1 of 1 Card 2 of 2

Print Date: 2013 10:54

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
TOWN OF MILLIS CLYDE BROWN SCHOOL 900 MAIN ST MILLIS, MA 02054 Additional Owners:						Description	Code	Appraised Value	Assessed Value	414 MILLIS, MA VISION
						EXEMPT	9030	5,828,500	5,828,500	
						EXM LAND	9030	521,400	521,400	
						EXEMPT	9030	57,800	57,800	
SUPPLEMENTAL DATA						Total		6,407,700	6,407,700	
Other ID: Num of Units Land Area Affordable Plot Plan WT AVAIL GIS ID:			SW AVAIL WT CONN SW CONN ASSOC PID#							

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)											
TOWN OF MILLIS		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
		1513/313	04/19/1922			0		2013	9030	5,828,500	2012	9030	5,828,500	2011	9030	5,828,500	
								2013	9030	521,400	2012	9030	521,400	2011	9030	521,400	
								2013	9030	57,800	2012	9030	57,800	2011	9030	57,800	
						Total:		6,407,700		Total:		6,407,700		Total:		6,407,700	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY													
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor												
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH													
100/A																					
NOTES																					
								Appraised Bldg. Value (Card)								279,500					
								Appraised XF (B) Value (Bldg)								0					
								Appraised OB (L) Value (Bldg)								0					
								Appraised Land Value (Bldg)								0					
								Special Land Value								0					
								Total Appraised Parcel Value								6,407,700					
								Valuation Method:								C					
								Adjustment:								0					
								Net Total Appraised Parcel Value								6,407,700					

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										5/7/2013			PD	10	Reviewed
										8/5/2008	02		CE	00	Measur+Listed
										7/26/2007			HS	52	Building Permi
										4/24/2001			RB	00	Measur+Listed

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value		
2	9030	MUNICIPAL MDL-94					0 SF	0.00	1.00		1.0000	1.00		0.00			0.00	0		
Total Card Land Units:							0 SF	Parcel Total Land Area:							143,748 SF	Total Land Value:				0

Map ID: 23/110/11

Diag Name:

State Use: 9030

Print Date: 11/15/2013 10:54

Account #

Bldg #: 1 of 2 Sec #: 1 of 1 Card 1 of 2

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOC.	ASSESSMENT	CURRENT ASSESSMENT		
TOWN OF MILLIS CLYDE BROWN SCHOOL 900 MAIN ST						Description	Code	Appraised Value	Assessed Value
MILLIS, MA 02054 Additional Owners:		SUPPLEMENTAL DATA				EXEMPT	9030	5,828,500	5,828,500
Other ID:		SW AVAIL				EXM LAND	9030	521,400	521,400
Num of Units		WT CONN				EXEMPT	9030	57,800	57,800
Land Area		SW CONN							
Affordable		ASSOC PID#							
Plot Plan									
WT AVAIL									
GIS ID:									
							Total	6,407,700	6,407,700

414
MILLIS, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF MILLIS		1513/313	04/19/1922			0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2013	9030	5,828,500	2012	9030	5,828,500	2011	9030	5,828,500
								2013	9030	521,400	2012	9030	521,400	2011	9030	521,400
								2013	9030	57,800	2012	9030	57,800	2011	9030	57,800
							Total:	6,407,700	Total:	6,407,700	Total:	6,407,700	Total:	6,407,700	Total:	6,407,700

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
			Total:					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD					
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH	
100/A					

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	5,371,900
Appraised XF (B) Value (Bldg)	177,100
Appraised OB (L) Value (Bldg)	57,800
Appraised Land Value (Bldg)	521,400
Special Land Value	0
Total Appraised Parcel Value	6,407,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	6,407,700

NOTES

CLYDE BROWN ELEM SCH
SCHOOL DEPT.
PLUMBFIX: 20.0, 20.0, 20.
PLUMBFIX: 20.0

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
1129	07/22/2010	RA	Replace Acc	8,600	07/22/2010	100	07/22/2010	REPLACE WALL IN CI	5/7/2013			PD	10	Reviewed	
161	10/01/2007	NA	New Acc	0	08/05/2008	100	08/05/2008	NEW MODULAR CLAS	8/5/2008	02		CE	00	Measur+Listed	
145	09/05/2007	NB	New Bath	0	08/05/2008	100	08/05/2008	FOUNDATION	7/26/2007			HS	52	Building Permi	
41	08/18/2007			0	07/26/2007	100	07/26/2007	SIGN	4/24/2001			RB	00	Measur+Listed	
158	08/18/2006	RE	Remodel	2,600	03/08/2007	100	03/08/2007	SIDING							
3	01/18/2006	RE	Remodel	24,000	07/17/2006	100	07/17/2006	CANOPY							

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	9030	MUNICIPAL MDL-94	EX				3.30 AC	158,000.00	1.00	5	1.0000	1.00	100	1.00	L=1.000T=1.000E=1.00		158,000.00	521,400

Total Card Land Units: 3.30 AC **Parcel Total Land Area:** 143,748 SF **Total Land Value:** 521,400

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
MIXED USE												
Code	930V		MUNICIPAL MDL-00	Code			Percentage					
				COST/MARKET VALUATION								
Adj. Base Rate:	0.00			Dep Code	0							
Section, RCN:	0			Remodel Rating								
Net Other Adj:	0.00			Year Remodeled								
Replace Cost	0			Dep %								
A YB				Functional Obslnc								
EYB				External Obslnc								
Cost Trend Factor	1			Condition								
% Complete				Overall % Cond								
Apprais Val				Dep % Ovr	0							
Dep Ovr Comment				Misc Imp Ovr	0							
Misc Imp Ovr Comment				Misc Imp Ovr Comment	0							
Cost to Cure Ovr				Cost to Cure Ovr	0							
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descrip	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value						

No Photo On Record

CURRENT OWNER					TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
TOWN OF MILLIS									Description	Code	Appraised Value	Assessed Value	414 MILLIS, MA
900 MAIN ST									EXM LAND	9300	13,900	13,900	
MILLIS, MA 02054													
Additional Owners:					SUPPLEMENTAL DATA				Total				VISION
Other ID:					SW AVAIL				13,900				
Num of Units					WT CONN				13,900				
Land Area					SW CONN				13,900				
Affordable					ASSOC PID#								
Plot Plan													
WT AVAIL													
GIS ID:													

RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF MILLIS					1513/313	04/11/1922	U	V	0	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
											2013	9300	13,900	2012	9300	13,900	2011	9300	13,900
											Total:			Total:			Total:		
											13,900			13,900			13,900		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.												
Total:																				
ASSESSING NEIGHBORHOOD																				
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH												
104/A																				
NOTES																				
LANDLOCKED SCHOOL FIELDS																				
Appraised Bldg. Value (Card)												0								
Appraised XF (B) Value (Bldg)												0								
Appraised OB (L) Value (Bldg)												0								
Appraised Land Value (Bldg)												13,900								
Special Land Value												0								
Total Appraised Parcel Value												13,900								
Valuation Method:												C								
Adjustment:												0								
Net Total Appraised Parcel Value												13,900								

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	930V	MUNICIPAL MDL-00	EX				2.20 AC	158,000.00	1.00	5	1.0000	1.00	104	0.04	L=1.000T=1.000E=1.000		6,320.00	13,900
Total Card Land Units:							2.20 AC	Parcel Total Land Area: 95,832 SF							Total Land Value: 13,900			

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Model	00		Vacant

MIXED USE

Code	Description	Percentage
930V	MUNICIPAL MDL-00	100

COST/MARKET VALUATION

Adj. Base Rate:	0.00
Section, RCN:	0
Net Other Adj:	0.00
Replace Cost:	0
AYB	0
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obsinc	
External Obsinc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descrip	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value

No Photo On Record

Property Location: MILLIS, MA

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

State Use: 930V

Print Date: 11/17/13 10:53

CURRENT OWNER					TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
TOWN OF MILLIS									Description	Code	Appraised Value	Assessed Value	414 MILLIS, MA
OFF MAIN ST									EXM LAND	9300	8,800	8,800	
MILLIS, MA 02054													
Additional Owners:					SUPPLEMENTAL DATA								VISION
					Other ID:	SW AVAIL							
					Num of Units	WT CONN							
					Land Area	SW CONN							
					Affordable	N							
					Plot Plan	N							
					WT AVAIL								
					GIS ID:	ASSOC PID#							
									Total	8,800	8,800		

RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
TOWN OF MILLIS					1513/313	04/11/1922				0	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
											2013	9300	8,800	2012	9300	8,800	2011	9300	8,800			
											Total:			8,800	Total:			8,800	Total:			8,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.												
Total:																				
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH		Appraised Bldg. Value (Card)						0				
104/A										Appraised XF (B) Value (Bldg)						0				
												Appraised OB (L) Value (Bldg)						0		
												Appraised Land Value (Bldg)						8,800		
												Special Land Value						0		
												Total Appraised Parcel Value						8,800		
												Valuation Method:						C		
												Adjustment:						0		
												Net Total Appraised Parcel Value						8,800		

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value	
1	930V	MUNICIPAL MDL-00	EX				1.40 AC	158,000.00	1.00	5	1.0000	1.00	104	0.04	L=1.000T=1.000E=1.000		6,320.00	8,800	
Total Card Land Units:							1.40 AC	Parcel Total Land Area: 60,984 SF							Total Land Value:				8,800

We, James R. McDonough and Alyce A. McDonough, husband and wife, both
of Millis, Norfolk County, Massachusetts

3718

3

~~XXXXXXXX~~ for consideration paid, grant to the Town of Millis, a municipal
corporation having an usual place of business in Millis, Norfolk
County, Massachusetts

and

with quitclaim covenants

the land in said Millis, being shown as Lots 1 and 2 on a plan
entitled "Plan of Land in Millis, Mass., James R. McDonough et ux,
(XXXXXXXXXXXXXXXXXXXX)
Owner, Scale 1" - 40' April 28, 1958, Bowie Engineering Co.,
Civil Engineers, Millis, Mass." to be recorded herewith. Said Lot
1 containing 54,698 square feet and said Lot 2 containing 33,656
square feet.

176

177

For title reference see Norfolk Deeds, Book 3437, Page 77 and
Norfolk Deeds, Book 3399, Page 474. Also Norfolk Deeds, Book
3475, Page 290.



CANCELLED
APR 17 1959
595

Alyce A. McDonough

XXXXXX
wife of said grantor,

release to said grantee all rights of ~~joint tenancy~~
dower and homestead and other interests therein.

Witness our hands and seal this 30th day of December 1958.

James R. McDonough
Alyce A. McDonough

The Commonwealth of Massachusetts

Norfolk ss. December 30, 1958.

Then personally appeared the above-named James R. McDonough and

Alyce A. McDonough

and acknowledged the foregoing instrument to be their free act and deed, before me

William F. Nourse

Notary Public

My commission expires August 28, 1965.

Recorded Apr. 17, 1959 at 9h.32m.A.M.

We, Diletta A. Crowley also known as Della A. Crowley and William R. Crowley, Senior,
husband and wife,

of Quincy

Norfolk County, Massachusetts,

being married, for consideration paid, grant to J. Barry Driscoll and Kathryn M. Driscoll,
husband and wife, as tenants by the entirety, both

of Boston, Suffolk County, said Commonwealth.

with quitclaim covenants

CURR. OWNER	TOPO.	UTILITIES	STRT./ROAD	LOC. ION	CURRENT ASSESSMENT			
TOWN OF MILLIS					Description	Code	Appraised Value	Assessed Value
900 MAIN ST					EXM LAND	9300	163,300	163,300
MILLIS, MA 02054	SUPPLEMENTAL DATA				Total 163,300 163,300			
Additional Owners:								
Other ID: Num of Units Land Area Affordable N Plot Plan N WT AVAIL GIS ID:					SW AVAIL WT CONN SW CONN ASSOC PID#			

414
 MILLIS, MA
VISION

RECORD OF OWNERSHIP					PREVIOUS ASSESSMENTS (HISTORY)																			
TOWN OF MILLIS	BK-VOL/PAGE	3718/ 3	SALE DATE	04/17/1959	q/u	v/i	SALE PRICE	V.C.	0	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value					
											2013	9300	163,300	2012	9300	163,300	2011	9300	163,300					
Total:										163,300			Total:			163,300			Total:			163,300		

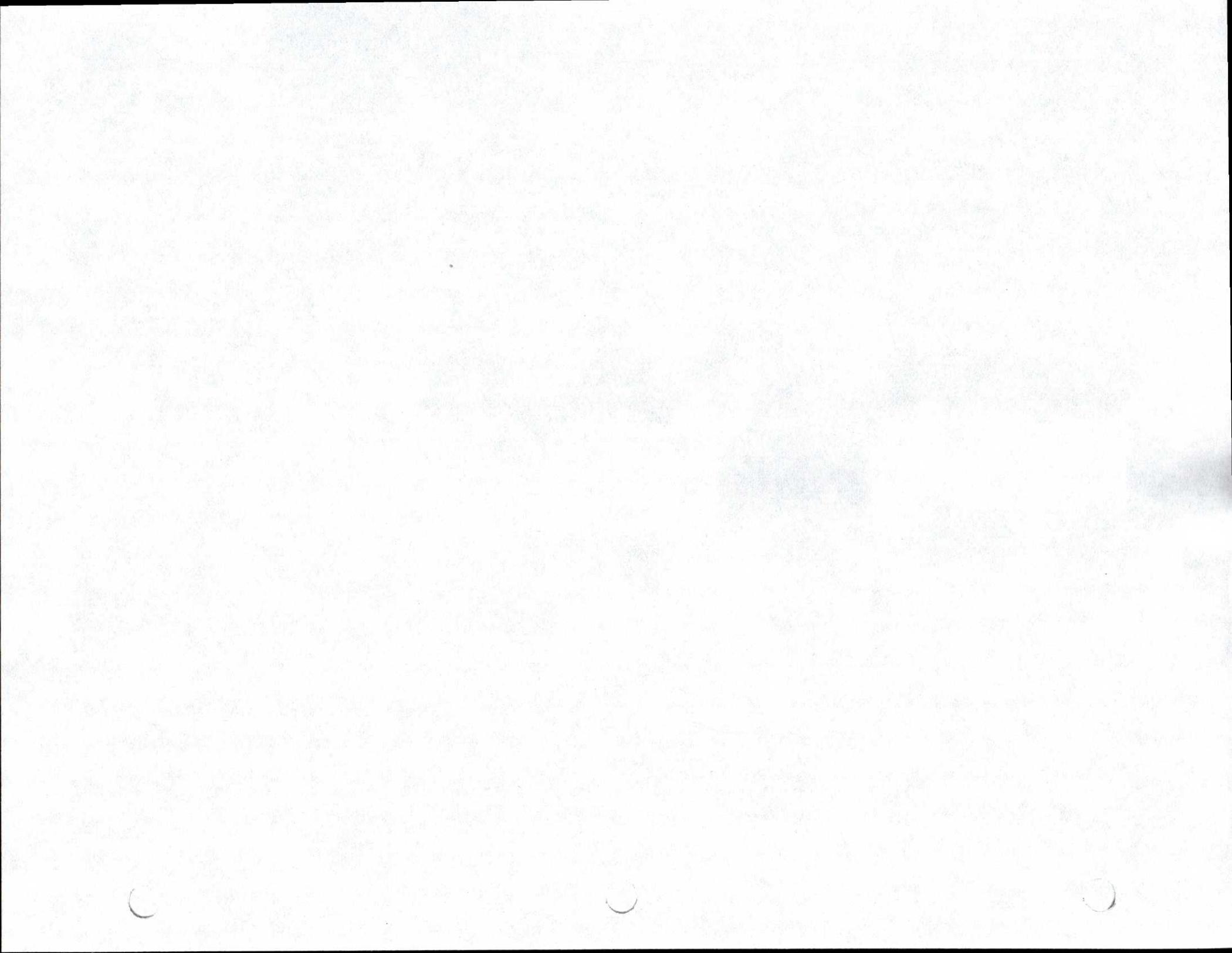
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY												
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor											
Total:								Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 163,300 Special Land Value 0 Total Appraised Parcel Value 163,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 163,300												
ASSESSING NEIGHBORHOOD																				
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH												
100/A																				
NOTES																				
SCHOOL DEPT FIELDS																				

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	930V	MUNICIPAL MDL-00	R-V				1.00	AC	158,000.00	1.00	5	1.0000	1.00	100	1.00	L=1.000T=1.000E=1.000	158,000.00	158,000
1	930V	MUNICIPAL MDL-00					0.26	AC	158,000.00	3.21	5	1.0000	1.00	104	0.04	L=1.000T=1.000E=1.000	20,287.20	5,300
Total Card Land Units:							1.26	AC	Parcel Total Land Area: 54,886 SF							Total Land Value:		163,300

Element	Ch.	Description	Element	Ch.	Description								
Model	00	Vacant											
CONSTRUCTION DETAIL													
CONSTRUCTION DETAIL (CONTINUED)													
MIXED USE													
Code	Description	Percentage	Code	Description	Percentage								
930V	MUNICIPAL MDL-00	100											
COST/MARKET VALUATION													
Adj. Base Rate:	0.00		Section, RCN:	0									
Net Other Adj:	0.00		Replace Cost:	0									
A/B			EYB										
Dep Code			Year Remodeled										
Remodel Rating			Dep %										
Functional Obslnc			External Obslnc										
Cost Trend Factor	1		Condition										
% Complete			Overall % Cond										
Apprais Val			Dep % Ovr										
Dep Ovr Comment			Misc Imp Ovr										
Misc Imp Ovr Comment			Misc Imp Ovr Comment										
Cost to Cure Ovr	0		Cost to Cure Ovr	0									
Cost to Cure Ovr Comment			Cost to Cure Ovr Comment										
OB-OUTBUILDING & YARD ITEMS(L) / XE-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descrip	L/B	Units	Unit Price	Yr	Code	Dp	Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value							

No Photo On Record



WORKINGMENS CO-OPERATIVE BANK

a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 30 Congress Street, Boston, \$15,000.00

Suffolk County, Massachusetts, for consideration paid/ grants to THE TOWN OF MILLIS, a municipal corporation,

with quitclaim covenants

XXXX

[Description and encumbrances, if any]

The land in said Millis situated on the Southeasterly side of Main Street, shown on a plan entitled, "Compiled Plan of Land in Millis, Mass. Scale 1 inch = 40 feet November 8, 1972, E. Gavin Reg. Land Surveyor owned by - Mary F. Dukelow," recorded in book 5089, page 459, bounded and described as follows:

- NORTHWESTERLY by said Main Street, 30 feet;
NORTHEASTERLY by land now or formerly of Mildred Power, 199.97 feet;
NORTHWESTERLY by land now or formerly of said Power, 100 feet;
NORTHEASTERLY by land of Town of Millis School Department, 64.48 feet;
EASTERLY by land of said Town of Millis School Department, 266.41 feet;
SOUTHERLY by land of said Town of Millis School Department, 238.47 feet;
SOUTHWESTERLY by land now or formerly of Lindahl, 249.27 feet;
NORTHWESTERLY by land of Roman Catholic Archbishop of Boston and Mobil Oil Corporation, 245.99 feet; and
SOUTHWESTERLY by land of said Mobil Oil Corporation, 200 feet.

Said premises contain 93,000 square feet, more or less, according to said plan.

Said premises are conveyed subject to rights of way reserved by Mobil Oil Corporation and Wilbur A. Power and Mildred D. Power, husband and wife, in releases recorded in book 5089, page 455.

For title see deed recorded in book 5458 page 452

In witness whereof, the said WORKINGMENS CO-OPERATIVE BANK

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Paul J Shrewsbury,

its Assistant Vice Pres. hereto duly authorized, this 30th

day of June in the year one thousand nine hundred and eighty.

Signed and sealed in presence of

For authority, see Vote recorded in Norfolk Registry District of the Land Court. Doc # 301

WORKINGMENS CO-OPERATIVE BANK

by Paul J Shrewsbury

The Commonwealth of Massachusetts

Suffolk ss. June 30 - 1980

Then personally appeared the above named Paul J Shrewsbury and acknowledged the foregoing instrument to be the free act and deed of the Workingmens

Co-operative Bank, before me

Charles A Young III Notary Public

My commission expires July 23 1982



Recorded July 7, 1980 at 9h. A. M.

204 189

CONSTRUCTION DETAIL (CONTINUED)

Element	Ch.	Description	Element	Cd.	Ch.	Description
Model	00	Vacant				

Code	Description	Percentage
930V	MUNICIPAL MDL-00	100
MIXED USE		

COST/MARKET VALUATION		
Adj. Base Rate:	0.00	
Section, RCN:	0	
Net Other Adj.:	0.00	
Replace Cost:	0	
A YB	0	
E YB	0	
Dep Code		
Remodel Rating		
Year Remodeled		
Dep %		
Functional Obslnc		
External Obslnc		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Cond		
Apprais Val		
Dep % Ovr	0	
Dep Ovr Comment		
Misc Imp Ovr	0	
Misc Imp Ovr Comment		
Cost to Cure Ovr	0	
Cost to Cure Ovr Comment		

OB-OUTBUILDING & YARD ITEMS(Q) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Ri	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						

THE GROSS TOTAL ONCE ADJUSTED												

No Photo On Record

Property Location: 972R MAIN ST
 Vision ID: 1261

15 field
 Account #

MAP ID: 23/ 119/111

Bldg #: 1 of 1

Bldg Name:
 Sec #: 1 of 1 Card 1 of 1

State Use: 930V
 Print Date: 11/15/2013 09:21

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF MILLIS						Description	Code	Appraised Value	Assessed Value
900 MAIN ST						EXM LAND	9300	133,400	133,400
MILLIS, MA 02054		SUPPLEMENTAL DATA							
Additional Owners:									
		Other ID:		SW AVAIL					
		Num of Units		WT CONN					
		Land Area		SW CONN					
		Affordable							
		Plot Plan							
		WT AVAIL							
		GIS ID:		ASSOC PID#					
						Total		133,400	133,400

414
 MILLIS, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF MILLIS		5751/ 268	07/01/1980			15,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2013	9300	133,400	2012	9300	133,400	2011	9300	133,400
								Total:		133,400	Total:		133,400	Total:		133,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING
100/A			

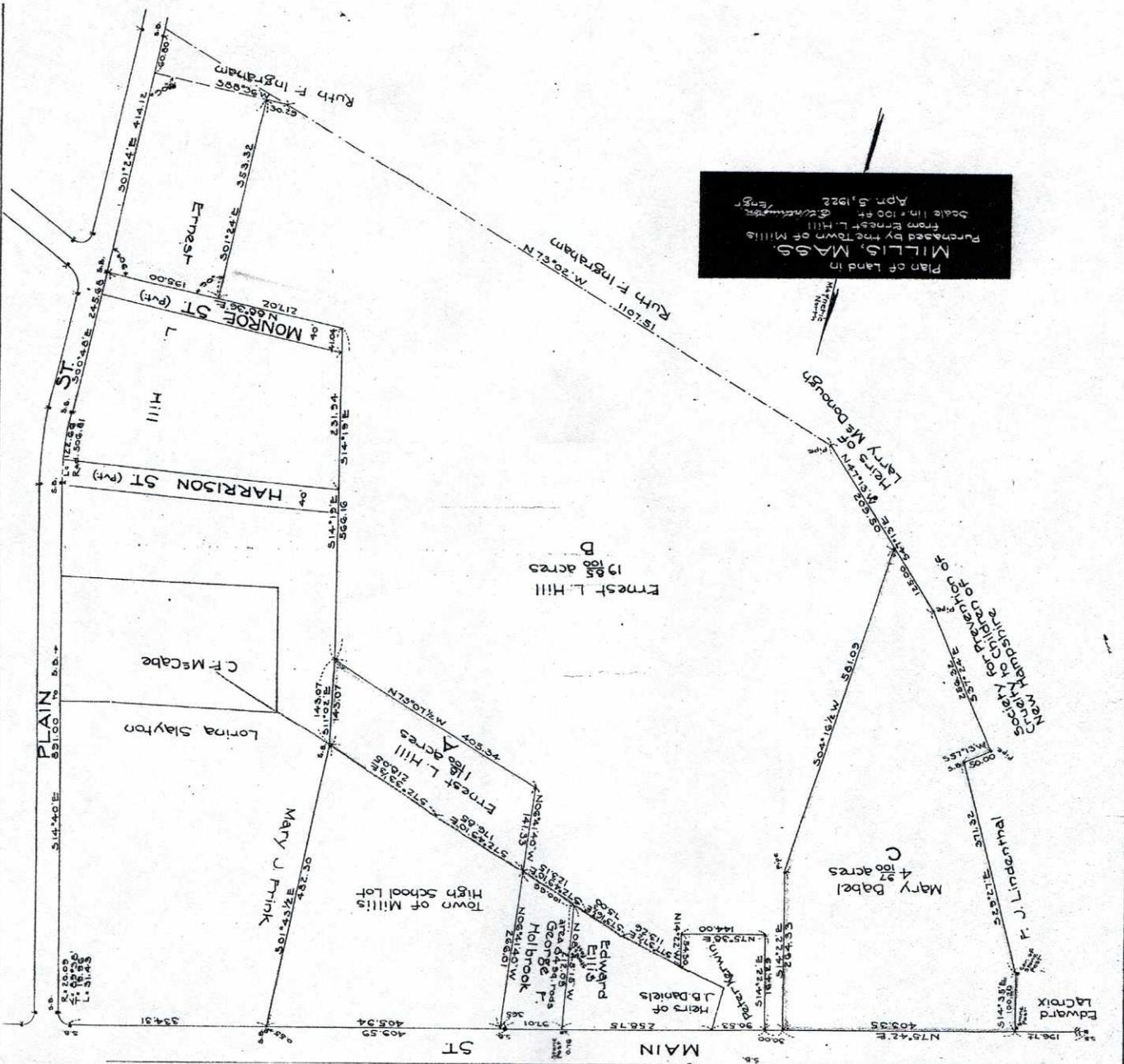
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	133,400
Special Land Value	0
Total Appraised Parcel Value	133,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	133,400

NOTES

TOWN

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	930V	MUNICIPAL MDL-00	EX				1.00 AC	158,000.00	1.00	5	1.0000	0.80	100	1.00	L=1.000T=.800 E=1.000		126,400.00	126,400
1	930V	MUNICIPAL MDL-00	EX				1.10 AC	158,000.00	1.00	5	1.0000	1.00	904	0.04	L=1.000T=1.000E=1.000		6,320.00	7,000
Total Card Land Units:							2.10 AC	Parcel Total Land Area: 91. . F							Total Land V.			133,400



Plan of Land in
 MILLS, MASS
 Purchased by Mrs. Town of Mills
 from Ernest L. Hill
 Scale 1 in = 100 ft
 Apr 5, 1922
 E. F. [Signature]

BK. 1513
 Pg. 313

Deed = Deed Bk ID

pay to said Mortgagee within ten days thereafter the balance due on said payment and the failure of said Mortgage to pay to the Mortgagee such sum within said period shall be a breach of the condition of this mortgage;

Third. That the Mortgagor shall keep all and singular the said premises in such repair, order and condition as the same are now in or may be put in while this mortgage is outstanding, reasonable wear and tear and damage by fire only excepted, and shall not permit or suffer any violation of any law or ordinance affecting the mortgaged premises. The Mortgagor shall keep the buildings now or hereafter standing on said land insured against fire and (when required by the Mortgagee) also against other casualties and contingencies, in sums satisfactory to the Mortgagee; and all insurance upon said buildings shall be for the benefit of, and first payable in case of loss to the Mortgagee, and the Mortgagor shall deposit all of said insurance policies with the Mortgagee;

Fourth. That failure to comply with any of the other conditions under which this mortgage is written or failure to pay any of said installments within thirty (30) days from the date when the same becomes due notwithstanding any license or waiver of any prior breach of condition shall make the whole of the balance of said principal sum immediately due and payable at the option of the holder hereof.

For any breach of the statutory condition or for any breach of any condition of this mortgage the Mortgagee shall have the statutory power of sale.

In the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, in the same manner as with the Mortgagor, without in any way vitiating or discharging the Mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the Mortgagee and no extension of the time for the payment of the debt hereby secured given by the Mortgagee shall operate to release, discharge, modify, change or affect the original liability of the Mortgagor herein, either in whole or part.

Wherever the words Mortgagor and Mortgagee are used herein they shall include their several heirs, executors, administrators, successors, grantees and assigns subject to the limitations of law and of this instrument, and if the context requires, the words Mortgagor and Mortgagee and the pronouns referring to them shall be construed as plural, neuter or feminine.

In case this loan is paid in full within one year from the date hereof, the Bank reserves the right to charge the unpaid balance of full year's interest thereon.

WITNESS OUR hand and seal this 14th day of January 1959
Francis M. Brenton
Harriet J. Brenton

The Commonwealth of Massachusetts

Suffolk ss. Boston, January 14th 1959

Then personally appeared the above-named Francis G. Brenton and Harriet F. Brenton

and acknowledged the foregoing instrument to be their free act and deed, before me.
Katharine E. Ryan
Notary Public

My commission expires Oct. 13 1962

Recorded Jan. 16, 1959 at 9h. 48m. A.M.

I, Edwin Cereal of Medway,

Norfolk County, Massachusetts
the Inhabitants of the Town of
being authorized, for consideration paid, grant to Millis a Municipal Corporation

of Millis, Norfolk County, Massachusetts with quitclaim covenants

the land in Millis, Norfolk County, Massachusetts on the Westerly side of Plain Street and being shown on a plan entitled "Plan of Land in Millis, Mass., Bowie Engineering Co." dated December 23, 1958 to be

3698
330

(Description and encumbrances, if any)

recorded herewith and being bounded and described as follows:-

- SOUTHEASTERLY by a curved line at the junction of Plain Street and land formerly of Edwin Cerel as shown on said plan, Thirty-nine and 27/100 (39.27) feet;
- SOUTHERLY by land formerly of said Cerel, One hundred twenty-five (125) feet;
- EASTERLY by last mention land, One hundred fifty-nine and 57/100 (159.57) feet;
- SOUTHERLY by land this day conveyed to the Town of Millis, formerly of the grantor, Eleven hundred fifty-eight and 54/100 (1158.54) feet;
- WESTERLY by land of McDonough and land of the grantee, Five hundred twenty-seven and 82/100 (527.82) feet;
- NORTHERLY by land of the grantee on two lines measuring, One thousand fifty and 57/100 (1050.57) feet and forty and 83/100 (40.83) feet, respectively,
- EASTERLY by land now or formerly of Edwin Cerel, Two hundred thirty-four and 89/100 (234.89) feet;
- NORTHERLY by land now or formerly of said Cerel, Thirty-two (32) feet;
- EASTERLY by last mentioned land, Ninety-five (95) feet;
- NORTHERLY by last mention land, One hundred twenty-five (125) feet;
- NORTHEASTERLY by a curved line at the junction of land of said Cerel and Plain Street, Thirty-nine and 27/100 (39.27) feet; and
- EASTERLY by said Plain Street, One hundred (100) feet.

Containing 12.89 acres of land according to said plan.

Also another parcel of land situated in said Millis off the Westerly side of Plain Street and being shown as that parcel marked "Charles A. McGuinis" on a subdivision plan of land in Millis drawn by MacCarthy Engineering Service Inc., June 10, 1955 No. 3411^o and filed in the Norfolk Registry District with Certificate No. 55295 in Book 277 and being bounded and described as follows:-

NORTHERLY by land this day conveyed to the Town of Millis by deed recorded with the Norfolk Registry District of even date,

Fifty (50) feet;

- EASTERLY by said land conveyed to the Town of Millis, One hundred (100) feet;
- SOUTHERLY by land this day conveyed to said Town of Millis, Fifty (50) feet; and
- WESTERLY by land this day conveyed to the Town of Millis, One hundred (100) feet.

Said premises are conveyed subject to taxes for the current year which the grantee assumes.

Stamps affixed to deed describing land which was part of the sale and recorded on Registered side of the registry of even date.

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	83		Schools-Public				
Model	94		Commercial				
Grade	06		Good				
Stories	1						
Occupancy	1						
Exterior Wall 1	20		Brick/Masonry				
Exterior Wall 2							
Roof Structure	01		Flat				
Roof Cover	02		Rolled Compos				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	05		Vinyl/Asphalt				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	04		Forced Air-Duc				
AC Type	01		None				
Bldg Use	9030		MUNICIPAL MDL-94				
Total Rooms							
Total Bedrms	00						
Total Baths	9						
Heat/AC	00		NONE				
Frame Type	03		MASONRY				
Baths/Plumbing	03		ABOVE AVERAGE				
Ceiling/Wall	05		SUS-CEIL & WL				
Rooms/Prtns	03		ABOVE AVERAGE				
Wall Height	10						
% Comn Wall	0						

MIXED USE

Code	Description	Percentage
9030	MUNICIPAL MDL-94	100

COST/MARKET VALUATION

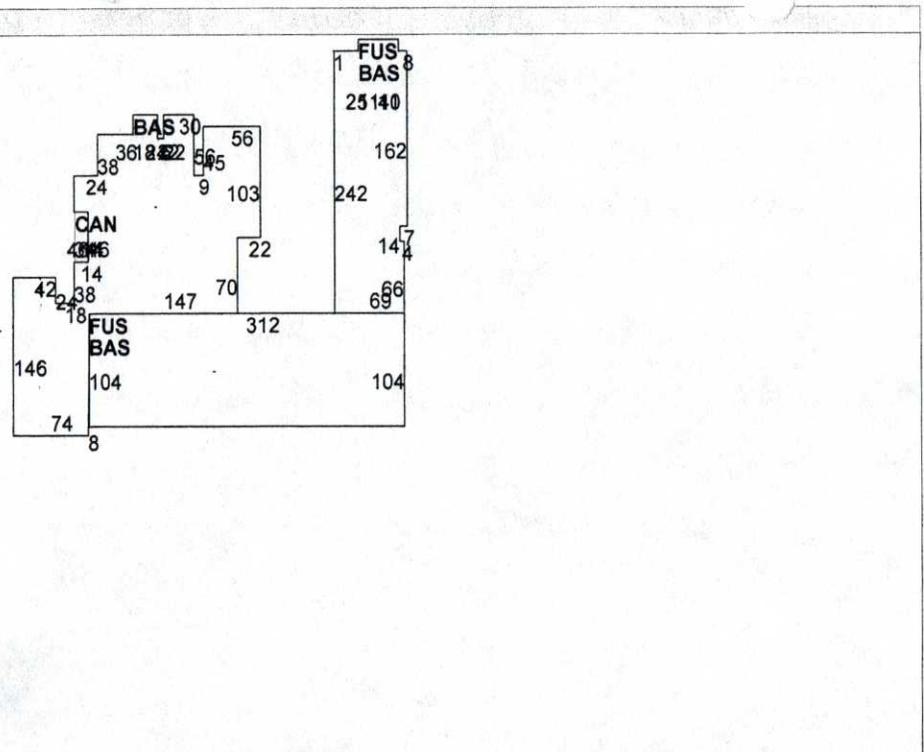
Adj. Base Rate:	105.47
Section. RCN:	14,636,250
Net Other Adj:	0.00
Replace Cost	14,636,250
AYB	1945
EYB	1998
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	24
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	76
Apprais Val	11,123,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
ASP	PAVING ASP			L	43,600	2.20	1990		1			100	76,700
LT5	MERC VAP/FI			L	3	1,800.00	1990		1			100	4,300
FEE	FGT ELV EL			B	1	105,000.00	1990		2			100	63,000
AC	AIR COND			B	3,000	3.10	1993		2			100	6,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	88,628	88,628	88,628	105.47	9,347,507
CAN	Canopy	0	644	129	21.13	13,606
FUS	Upper Story, Finished	50,016	50,016	50,016	105.47	5,275,138



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
TOWN OF MILLIS SCHOOL DEPT 900 MAIN ST						Description	Code	Appraised Value	Assessed Value	414 MILLIS, MA
MILLIS, MA 02054 Additional Owners:						EXEMPT	9030	11,192,700	11,192,700	
						EXM LAND	9030	2,443,900	2,443,900	
SUPPLEMENTAL DATA						EXEMPT	9030	81,000	81,000	VISION
Other ID:		SW AVAIL		Y						
Num of Units		WT CONN		Y						
Land Area		SW CONN		Y						
Affordable Plot Plan										
WT AVAIL		Y								
GIS ID:		ASSOC PID#								
						Total		13,717,600	13,717,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF MILLIS		3698/ 329	01/16/1959			0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2013	9030	11,192,700	2012	9030	11,192,700	2011	9030	11,192,700
								2013	9030	2,443,900	2012	9030	2,443,900	2011	9030	2,443,900
								2013	9030	81,000	2012	9030	81,000	2011	9030	81,000
								Total:		13,717,600	Total:		13,717,600	Total:		13,717,600

EXEMPTIONS				OTHER ASSESSMENTS				<i>This signature acknowledges a visit by a Data Collector or Assessor</i>				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.				
Total:												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH	Appraised Bldg. Value (Card)	11,123,600	
800/A					Appraised XF (B) Value (Bldg)	69,100	
					Appraised OB (L) Value (Bldg)	81,000	
					Appraised Land Value (Bldg)	2,443,900	
					Special Land Value	0	
					Total Appraised Parcel Value	13,717,600	
					Valuation Method:	C	
					Adjustment:	0	
					Net Total Appraised Parcel Value	13,717,600	

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
1811	05/08/2013	EL	Solar Panels	600,000		0		SOLAR PANELS, EXEM	5/7/2013			PD	10	Reviewed	
78	05/19/2008	NR	New Roof	0	07/01/2008	100	07/01/2008		7/1/2008			CE	00	Measur+Listed	
176	08/03/2005	NR	New Roof	1,200	01/13/2006	100	01/01/2006	SHED ROOF	1/13/2006	02		RB	00	Measur+Listed	
120	07/22/1998	RE	Remodel	4,339,245	01/01/1999	100	01/01/2000	INTERIOR	2/27/2001			RB	00	Measur+Listed	
99	06/13/1997	04		111,917	06/13/1997	100	06/13/1997								
126	01/01/1991	03		1,500	01/01/1991	100	01/01/1991								

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	9030	MUNICIPAL MDL-94					12.89	AC	158,000.00	1.00	5	1.0000	1.00	800	1.20		189,600.00	2,443,900
Total Card Land Units:							12.89	AC	Parcel Total Land Area:				561,488 SF	Total Land Value:				2,443,900

Hill & al
to
Ingraham

I, Ernest L. Hill of Framingham

Middlesex County Massachusetts, for consideration paid grant to Edward F. Ingraham, of Millis Norfolk County Massachusetts with WARRANTY COVENANTS a certain lot of land situated on the westerly side of Plain Street in MILLIS Norfolk County Massachusetts being shown as Lots numbered six (6) seven (7) eight (8) nine (9) ten (10) and thirty (30) on plan recorded with Norfolk County Deeds Plan Book 100, Plan 4851, and being bounded and described as follows: Easterly by Plain Street three hundred fifty three and 32/100 (353.32) feet; Southerly by land now or formerly of R.F. Ingraham one hundred ninety five (195) feet; Westerly by lots numbered thirty three (33) thirty two (32) thirty one (31) and twenty nine (29) on said Plan, three hundred fifty three and 32/100 (353.32) feet; Northerly by a parcel of land marked on said Plan as Monroe Street one hundred ninety five (195) feet; No rights are hereby granted in the parcel of land shown as Monroe Street on said Plan.

I, Eva F. Hill release to said grantee all rights of dower and homestead and all other interests therein. WITNESS our hands and seals this fifteenth day of November 1926.

Commonwealth of Massachusetts.	}	Eva F. Hill	(seal)
	}	Ernest L. Hill	(seal)

Suffolk, ss. November 16th, 1926. Then personally appeared the above named Ernest L. Hill, and acknowledged the foregoing instrument to be his free act and deed, before me, George P. Holbrook Justice of the Peace. My commission expires Oct. 25, 1929.

Rec'd. & entered for record Nov. 19, 1926 at 9h. A.M.

McIntosh
Dis.

I, John McIntosh of Wellesley,

Norfolk County Massachusetts, owner and holder of a mortgage from James J. Morgan and Alice D. Morgan, to me dated February 6, 1925, recorded with Norfolk Deeds Book 1633, Page 239, acknowledge satisfaction of the same.

WITNESS my hand and seal this eighteenth day of November 1926.

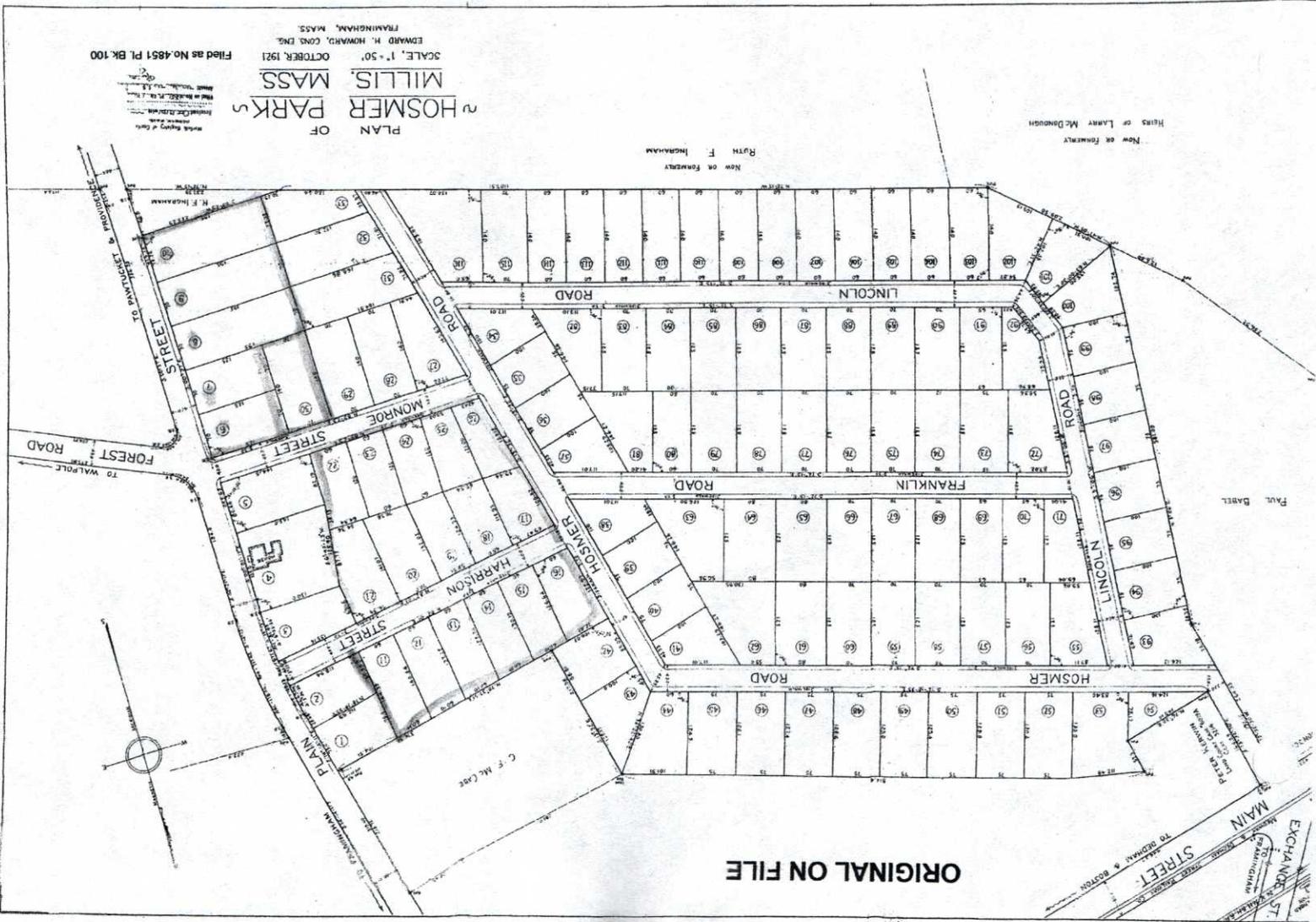
John McIntosh (seal)

Commonwealth of Massachusetts. Suffolk, ss. November 18, 1926. Then personally appeared the above named John McIntosh, and acknowledged the foregoing instrument to be his free act and deed before me, Mary R. Munier Special Commissioner My commission expires March 8, 1929.

Rec'd. & entered for record Nov. 19, 1926 at 9h. A.M.

PLAN OF
 HOSMER PARKS
 MILLIS, MASS.
 OCTOBER 1921
 EDWARD H. HOWARD, CIVIL ENG.
 FRAMINGHAM, MASS.
 SCALE, 1" = 50'
 Filed as No. 4851 Pl. Bk. 100

Now on Forestry
 Rpt. F. Ingraham
 Heirs of Larry McDough



ORIGINAL ON FILE

3563
522

at Seven P. M. on Monday, May 13th, 1957, a quorum being present and voting, it was, on motion duly made and seconded, the foregoing Partial Release having been read,

VOTED: To grant to William F. Cunningham and Mary M. Cunningham a partial release of that portion of the mortgaged premises described in said partial release, from the terms of said mortgage, and that Wallace D. Mills, the Treasurer, be and he hereby is authorized to sign, seal, acknowledge and deliver in the name of and in behalf of the Bank, said partial release.

A true copy of the record:

Attest:

Samuel J. Herbert
Clerk

-2-

Recorded June 4, 1957 at 11h.10a.A.M.

We, William F. Cunningham and Mary M. Cunningham, husband and wife, as tenants by the entirety

of Millis, Norfolk County, Massachusetts, being unmarried, for consideration paid, grant to the Town of Millis, of the County of Norfolk and

of Commonwealth of Massachusetts with quitclaim returns the land in said Millis, on the westerly side of Plain Street, and being a portion of the Hosmer Farm, ^(Description and encumbrances, if any) so called, and being lots numbered #11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26 as shown on a plan entitled, "Plan of Hosmer Park, Millis, Mass.," dated October 1921, Edward H. Howard, Cons. Engineer, recorded with Norfolk County Registry of Deeds, Plan Book 100, Plan 4851, to which plan reference is made for a more particular description of each of said lots, together with and subject to the rights of way in common with others entitled thereto, if any, over those parcels of land shown on said Plan as Monroe and Harrison Streets.

For title see deed of Marion P. Ingraham, recorded in Norfolk Registry in Book 2506, Page 133; Deed of Angelo Melian Co. to Edward P. Ingraham, Norfolk Registry Book 1723, Page 140; Estate of Edward P. Ingraham, Norfolk Probate Court #97888; and deed of Marion P. Ingraham, guardian of Francis S. Ingraham and Emily G. Ingraham, Norfolk Deeds Book 2506, Page 134.

The premises are conveyed subject to taxes for the calendar year and all other municipal liens, if any, all of which said grantees assume and agree to pay.

CONSTRUCTION DETAIL (CONTINUED)

Element	Ch.	Description	Element	Cd.	Ch.	Description
Model	00	Vacant				

MIXED USE

Code	Description	Percentage
930V	MUNICIPAL MDL-00	100

COST/MARKET VALUATION

Adj. Base Rate:	0.00
Section, RCN:	0
Net Other Adj.:	0.00
Replace Cost	0
A YB	0
E YB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obsinc	
External Obsinc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value

No Photo On Record

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF MILLIS						Description	Code	Appraised Value	Assessed Value
PLAIN ST						EXM LAND	9030	327,100	327,100
MILLIS, MA 02054						EXM LAND	9300	158,000	158,000
Additional Owners:		SUPPLEMENTAL DATA							
Other ID:		Num of Units		SW AVAIL					
Land Area		Affordable		WT CONN Y					
Plot Plan		WT AVAIL Y		SW CONN					
GIS ID:		ASSOC PID#							
						Total		485,100	485,100

414
MILLIS, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/t	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF MILLIS		3563/522	06/04/1957	U	V	0 00		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2013	9030	327,100	2012	9030	327,100	2011	9030	327,100
								2013	9300	158,000	2012	9300	158,000	2011	9300	158,000
						Total:		485,100	Total:	485,100	Total:	485,100	Total:	485,100	Total:	485,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
100/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	485,100
Special Land Value	0
Total Appraised Parcel Value	485,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	485,100

NOTES	
BASEBALL FIELD	
SCHOOL DEPT	

BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	930V	MUNICIPAL MDL-00	EX				1.00 AC	158,000.00	1.00	5	1.0000	1.00	100	1.00	L=1.000T=1.000E=1.000		158,000.00	158,000
1	903V	MUNICIPAL MDL-00	EX				2.30 AC	158,000.00	1.00	5	1.0000	1.00	106	0.90	L=1.000T=1.000E=1.000		142,200.00	327,100
Total Card Land Units:							3.30 AC	Parcel Total Land Area: 143,748 SF							Total Land Value:			485,100

filed in the Land Registration Office, a copy of which is filed in the Norfolk Registry District with Certificate No. 55295 in Book 277.

There is excepted and excluded from the operation of this conveyance so much of the above described land as is included within the limits of the parcel marked "Charles A. McGuinis" as shown on said plan.

Said premises are conveyed subject to and with the benefit of easements of record in so far as the same may now be in force and applicable.

For my title see Certificate No. 47085 in Book 236 Page 85.

Said premises are conveyed subject to taxes for the current year which the grantee assumes.



I, G. Gilda Cerel

~~husband~~ wife of said grantor,

release to said grantee all rights of ~~tenancy by the curtesy~~ dower and homestead and other interests therein.

Witness our hands and seals this Fifteenth day of January 19 59

Gilda Cerel
G. Gilda Cerel

The Commonwealth of Massachusetts

Norfolk

January 15, 19 59

Then personally appeared the above-named Edwin Cerel

and acknowledged the foregoing instrument to be his free act and deed, before me

A. T. Handverger
Notary Public

My commission expires June 27, 19 64

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

CHAPTER 183, SECTION 11, OF THE GENERAL LAWS.

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

204841



OFFICE OF
TOWN CLERK
Town of Millis

SPECIAL TOWN MEETING, TOWN OF
Millis, Massachusetts, held
Tuesday, October 14, 1958

~~Article 11 - To see if the Town will vote to purchase, for school purposes, a parcel of 24.48 acres, more or less, of land now owned by Edwin Cerel, which abuts the Town Park and present school property, appropriate money for same, and to determine whether the money shall be provided for by taxation, by borrowing, or by appropriation from available funds in the treasury, or act in any manner relating thereto.~~

By rising count "Yes" 534 - "No" 10, it was VOTED that the Town purchase, for school purposes, a parcel of 24.48 acres, more or less, of land now owned by Edwin Cerel, which abuts the Town park and present school property, and that the sum of \$31,500.00, be appropriated for the purchase of said land and expenses connected with said purchase, and that to meet said appropriation the sum of \$1,500.00, be transferred from available funds in the treasury, and that the Treasurer, with the approval of the Selectmen, is authorized to issue serial bonds or notes of the Town in the amount of \$30,000.00, under authority of Section 7 of Chapter 44 of the General Laws, to be sold in accordance with the provisions of said Chapter 44 of the General Laws, and to be paid in not more than six years from the date thereof.

A true copy - Attest

Lloyd C. King
Town Clerk

I, Edwin Cerel of Medway formerly of ~~Medway~~,,

do hereby

Norfolk County, Massachusetts

being ~~conveyed~~, for consideration paid, grant to The Inhabitants of the Town of Millis
a Municipal Corporation

of Millis, Norfolk County, Massachusetts with quitclaim covenants
the land in Millis in the County of Norfolk and said Commonwealth,
bounded and described as follows:-

(Description and encumbrances, if any)

EASTERLY by Lots No. 17 to 23 inclusive as shown on a plan herein-
after referred to, Five hundred fifty-five and $\frac{43}{100}$
(555.43) feet;

SOUTHERLY by Lot No. 15 as shown on said plan, One hundred fifty-
three and $\frac{39}{100}$ (153.39) feet; again

EASTERLY by last mentioned Lot, Sixty-six and $\frac{36}{100}$ (66.36) feet;

SOUTHEASTERLY by a curved line at the junction of Lot No. 15 and
Spring Street, Fifty-eight and $\frac{40}{100}$ (58.40) feet;

SOUTHERLY by Spring Street, Ninety-five and $\frac{90}{100}$ (95.90) feet;

SOUTHWESTERLY by a curved line at the junction of Spring Street
and Lot No. 14, Twenty-seven and $\frac{18}{100}$ (27.18) feet;

WESTERLY by said Lot No. 14, One hundred forty-nine and $\frac{05}{100}$
(149.05) feet;

SOUTHERLY by Lots No. 7 to 14 inclusive as shown on said plan,
Six hundred sixty-three (663) feet;

SOUTHWESTERLY by Lots No. 5 and 6, One hundred forty-three and
 $\frac{28}{100}$ (143.28) feet;

SOUTHEASTERLY by Lot No. 5, One hundred Sixty-six and $\frac{08}{100}$
(166.08) feet; again

SOUTHEASTERLY by a curved line at the junction of Lot No. 5
and Spring Street, Thirty-nine and $\frac{27}{100}$ (39.27)
feet;

SOUTHWESTERLY by Spring Street, Ninety (90) feet;

NORTHWESTERLY by a curved line at the junction of Spring Street
and Lot No. 4, Thirty-seven and $\frac{40}{100}$ (37.40) feet;

NORTHWESTERLY by said Lot No. 4, One Hundred seventy-two and
 $\frac{14}{100}$ (172.14) feet;

SOUTHWESTERLY by Lots Nos. 4, 3, A2, A3, and A4, Four hundred
fifty-five and $\frac{94}{100}$ (455.94) feet; and

NORTHERLY by land of Blanche Fanning, Eleven hundred two and $\frac{18}{100}$
(1102.18) feet.

Said parcel is shown as Lot No. 25 on said plan.

All of said boundaries are determined by the Court to be located as
shown on a subdivision plan No. 3411⁰, as approved by the Court,

Statute Form of
Quitclaim Deed

204881

Edwin Cerel

TO

Town of Millis

Norfolk County Registry District

JAN 16 1959

RECEIVED FOR REGISTRATION
12 O'CLOCK 03 m 00 W
NOTED ON CERTIFICATE NO. 62328
IN REGISTRATION BOOK 915 PAGE 148

CTF #
62548

19...
at o'clock and minutes m.

Received and entered with.....

..... Deeds

Book..... Page.....

Attest:

Register.

From the office of

A. T. Handwerker
Main Street
West Medway, Mass.

16.50
16.95

Mutual Stationery Co.
Law Blanks
Boston, Mass.
Form 1882 - 4-53

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				
MIXED USE							
Code	Description		Percentage				
930V	MUNICIPAL MDL-00		100				
COST/MARKET VALUATION							
Adj. Base Rate:			0.00				
Section. RCN:			0				
Net Other Adj:			0.00				
Replace Cost			0				
AYB							
EYB			0				
Dep Code							
Remodel Rating							
Year Remodeled							
Dep %							
Functional ObsInc							
External ObsInc							
Cost Trend Factor			1				
Condition							
% Complete							
Overall % Cond							
Apprais Val							
Dep % Ovr			0				
Dep Ovr Comment							
Misc Imp Ovr			0				
Misc Imp Ovr Comment							
Cost to Cure Ovr			0				
Cost to Cure Ovr Comment							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
CLF	CHAIN LINK			L	900	7.00	1980		1			100	4,400
SHD2	SHED GOOD			L	160	10.90	1980		1			100	1,200

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value

CURR. OWNER	TOPO.	UTILITIES	STRT./ROAD	LOC.	JN	CURRENT ASSESSMENT			
TOWN OF MILLIS						Description	Code	Appraised Value	Assessed Value
900 MAIN ST						EXM LAND	9300	2,218,300	2,218,300
MILLIS, MA 02054						EXEMPT	9300	5,600	5,600
Additional Owners:	SUPPLEMENTAL DATA								
	Other ID:	SW AVAIL		WT CONN					
	Num of Units	WT CONN		SW CONN					
	Land Area								
	Affordable								
	Plot Plan								
	WT AVAIL								
	GIS ID:	ASSOC PID#							
						Total		2,223,900	2,223,900

414
MILLIS, MA

VISION

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF MILLIS	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
	CTF62548	01/16/1959			0		2013	9300	2,218,300	2012	9300	2,218,300	2011	9300	2,218,300
							2013	9300	5,600	2012	9300	5,600	2011	9300	5,600
							Total:		2,223,900	Total:		2,223,900	Total:		2,223,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD					
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH	
800/A					

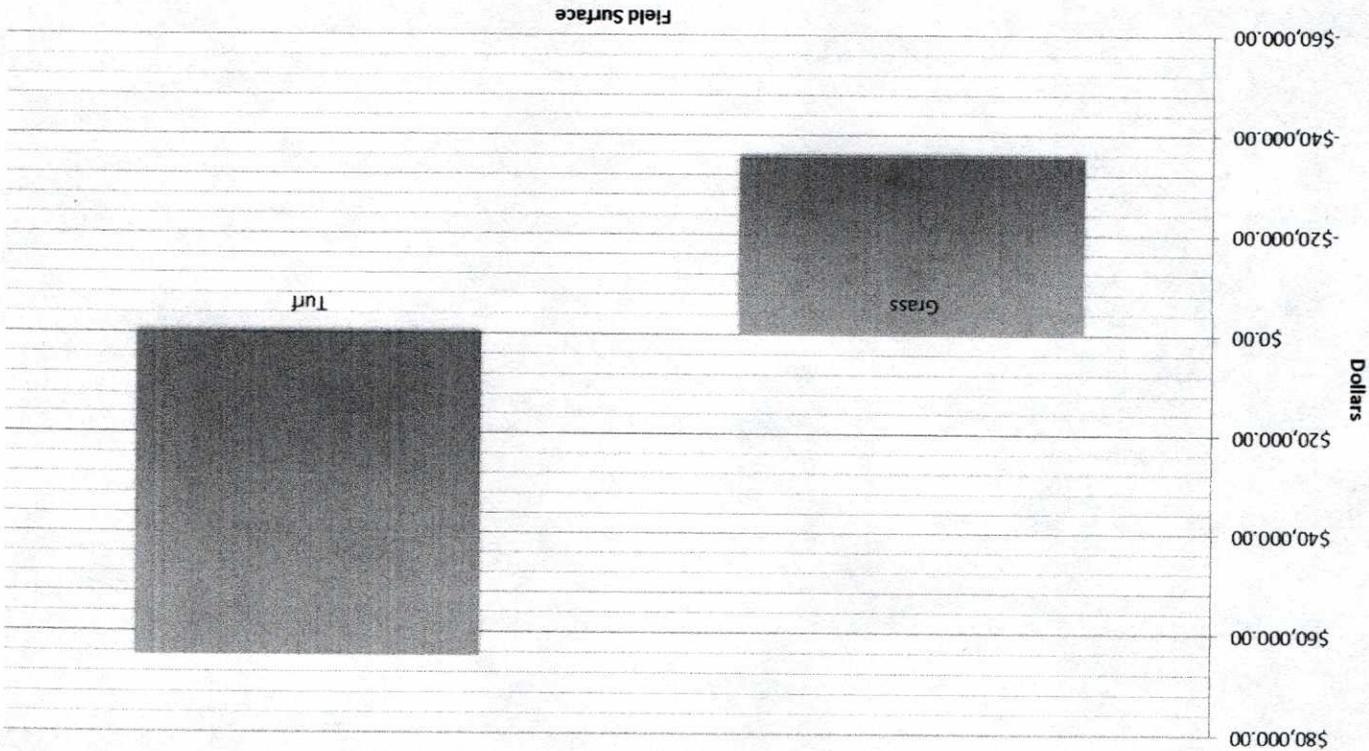
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	5,600
Appraised Land Value (Bldg)	2,218,300
Special Land Value	0
Total Appraised Parcel Value	2,223,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	2,223,900

NOTES	
FOOTBALL FIELD	
SCHOOL DEPT	
BLEACHERS- METAL	
HALF SIZE 60 FT	
FULL SIZE 150 FT	
CONCESSION STAND 10 X 16	

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										9/12/2012			PD	10	Reviewed
										2/27/2001			RB	00	Measur+Listed

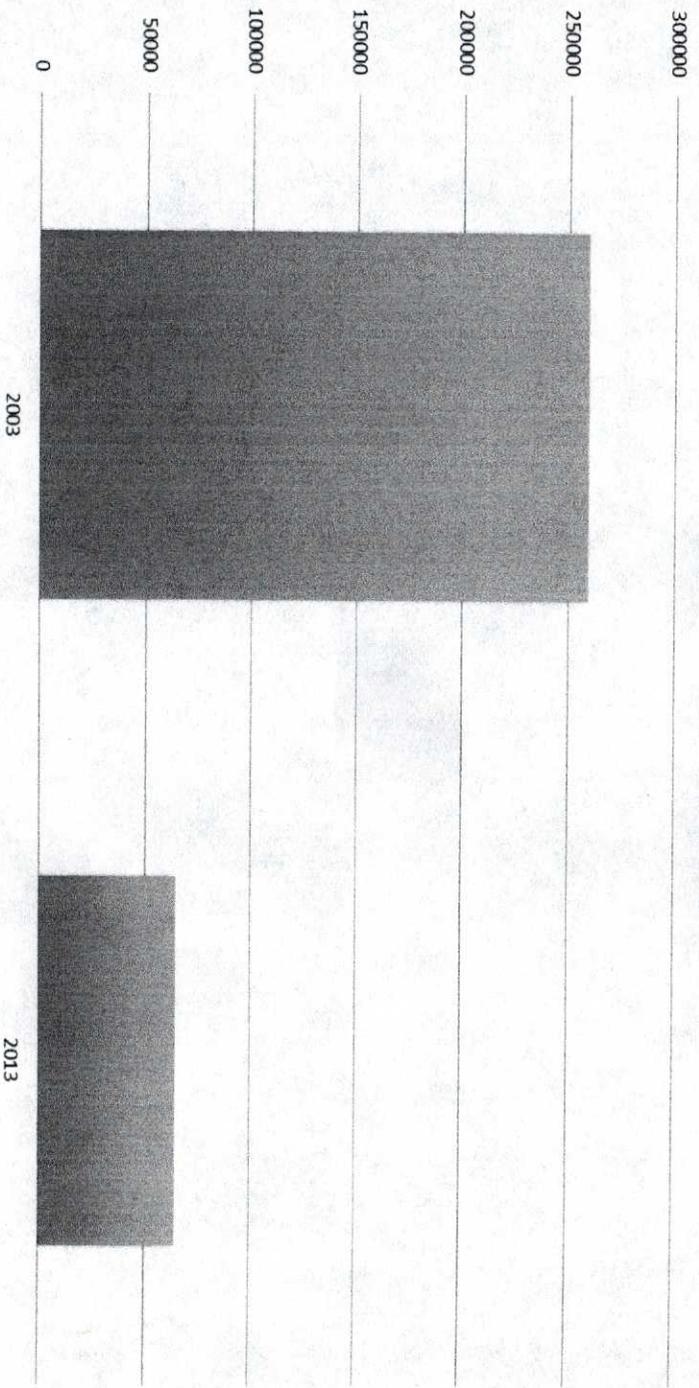
LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	930V	MUNICIPAL MDL-00	EX				11.70 AC	158,000.00	1.00	5	1.0000	1.00	800	1.20	L=1.000T=1.000E=1.000		189,600.00	2,218,300

Cost vs Revenue

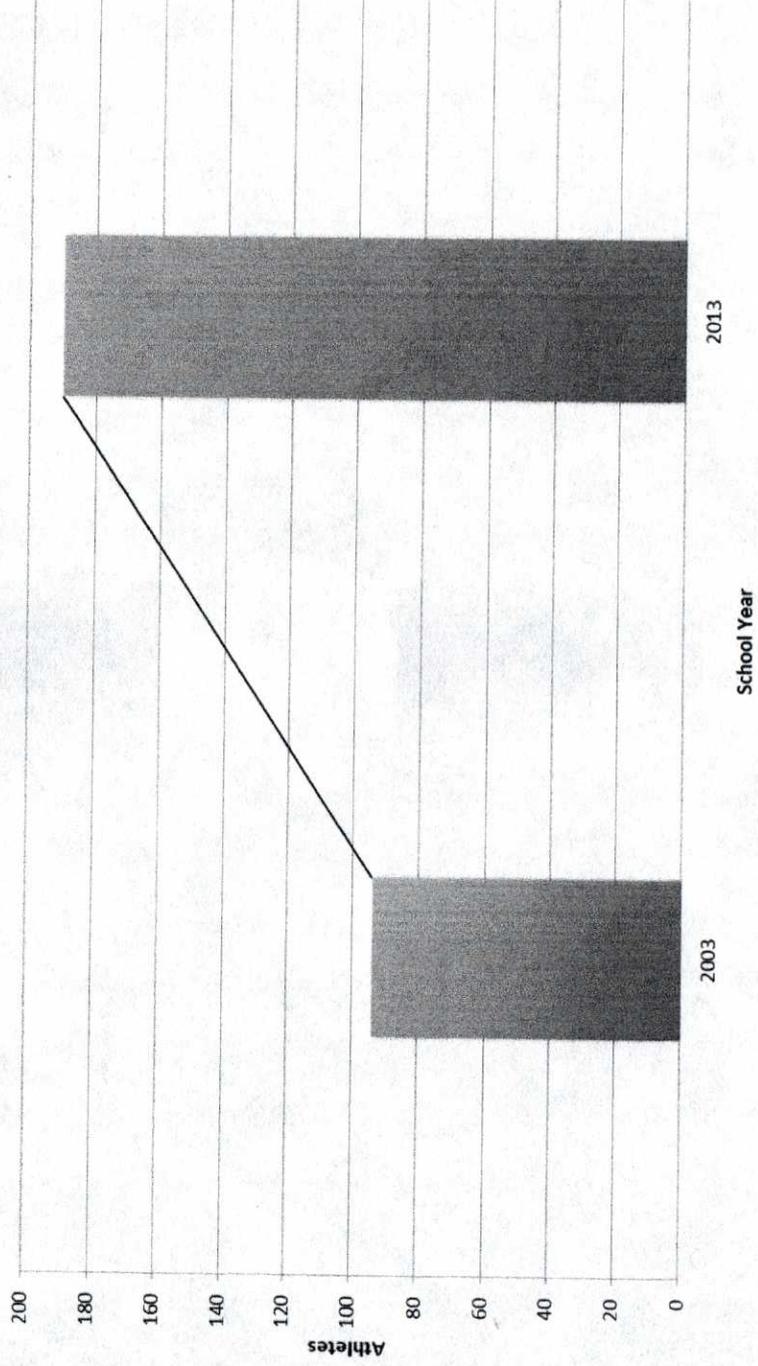


Field Space

Field space in square footage



Participation



Revenue Potential For One Year For A Turf Field

- 32 weeks x 16 hours per week x
\$100/hr = \$51,200

Total Maintenance Cost of a Turf Field

- The cost to maintain a turf field over a ten year period is ZERO. There are no field maintenance costs for a turf field.

Present High School Grass Field Maintenance Costs

- Materials \$3600
- Contracted Services \$7600
- Equipment Maintenance \$500
- Labor \$20,000

- Total Maintenance Cost \$35,200

Medway Revenue

- Medway has received over \$20,000 so far in rentals fees for their one turf field.

Revenue Potential Turf Field

- Ashland has generated over \$50,000 in just their first six months of renting two turf fields to outside-of-school-users.
- Ashland charges \$100 - \$120/hr (pending the group) without lights.
- Ashland charges \$150 - \$170/hr (pending group) with lights

When... Practice Field Usage

- The Memorial Field presently hosts six high school soccer teams and 180 high school soccer practices on one undersized field in one season.

When...Game Field Usage

- In 2003 there were 24 games played on the high school field (10 football and 14 soccer), five games on Memorial Field (front), five games on Clyde Brown (back) and five games at Oak Grove in 60 days.
- In 2013 there are 75 games scheduled (15 football and 60 soccer) on the high school field in 60 days.
- This represents nearly a 200% usage increase.

Oak Grove

- The growth of the town's youth soccer program combined with the growth of area club soccer teams has pushed the high school out of Oak Grove.
- Oak Grove rents the facility to area club programs to generate revenue for field maintenance.

Clyde Brown

- The field behind Clyde Brown was cut in half by construction of new parking lot and now we have lost the remaining half to a growing recreation program.
- The front side of Clyde Brown is in complete disrepair due to year round overuse. Areas have been closed-off to use rendering the field a practice field at best.

How has this happened?

- In 2003 the high school had use of Oak Grove, Memorial Field (front and back of Clyde Brown) and High School Field. This afforded us the ability to rotate fields and limit use. This rotation served to protect the fields.
- In 2013 the high school has use of one game-ready field and 1 undersized practice area.



Fall Field Space

- In 2003 there were four full-size lined soccer fields (one football/soccer) or 259,200 square feet of game-ready field space available to the high school.
- In 2013 there is 64,800 square feet (1 field) of game-ready field space available for high school use.
- A reduction of 194,400 square feet (3 fields) of game-ready field space.

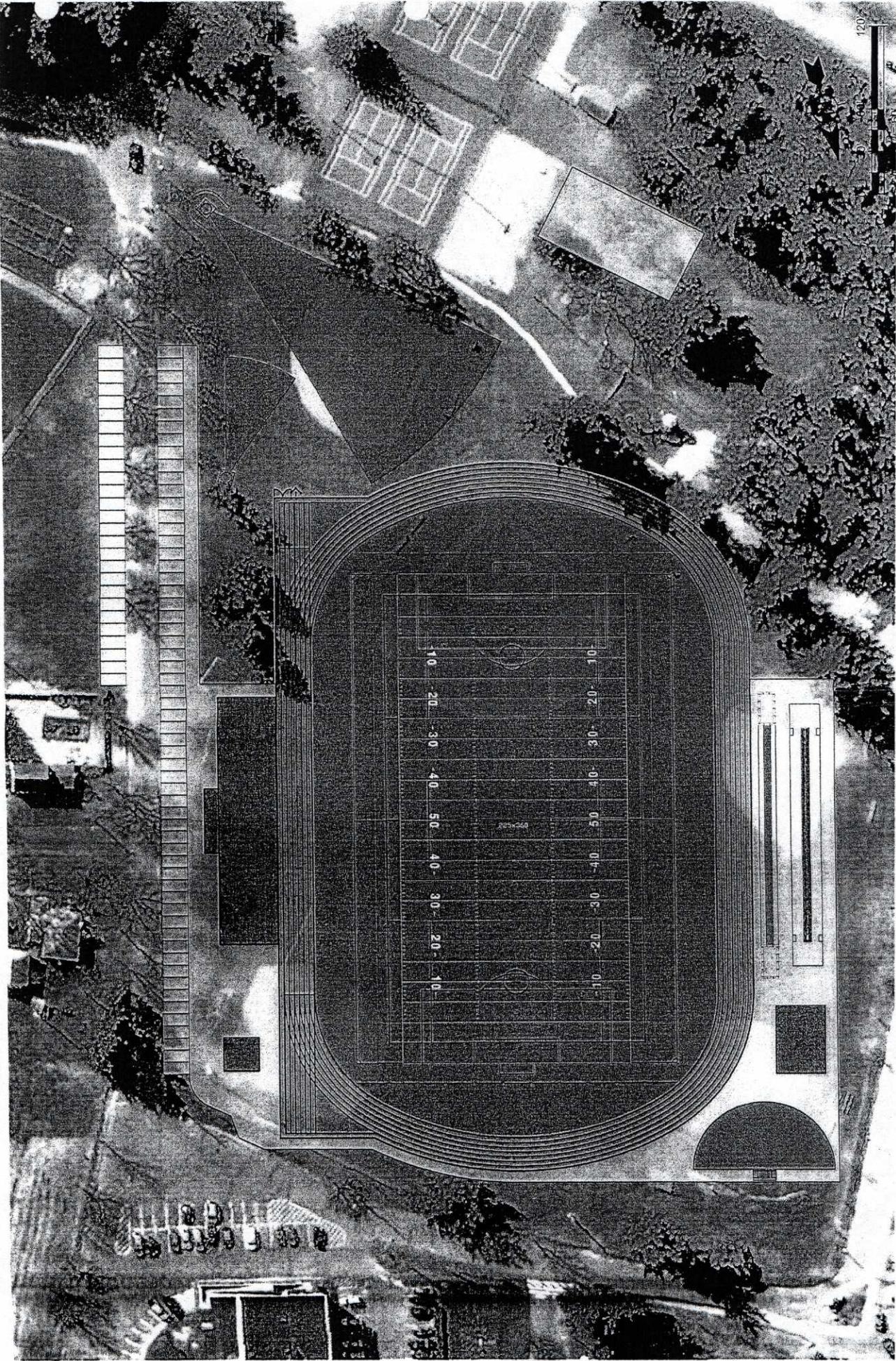
How many...

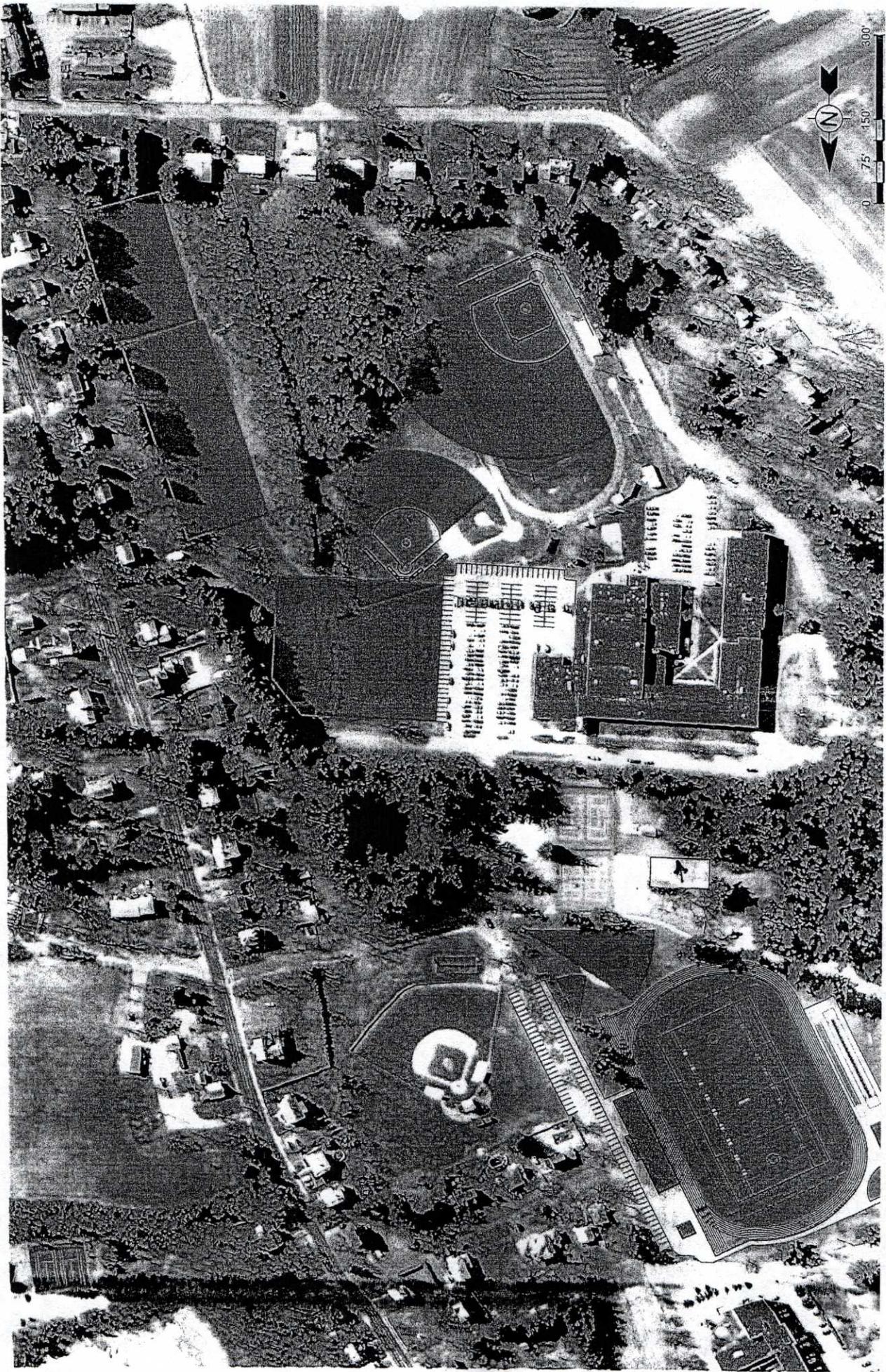
- In 2003 there were 94 outdoor fall athletes
- In 2013 there are 190 (70 football and 120 soccer) outdoor athletes (not including cross country and golf)
- This represents nearly a 100% increase in participation

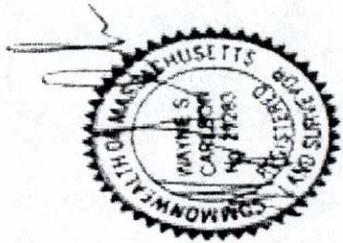
Millis High School Field Usage

How many, how often, where,
costs and potential for future...

Recreation Soccer	Clyde Brown Field	M-W-F (practice) Sunday Games	Fall	156 \$55/player	
Total # of Participants					
Flag Football	Clyde Brown/Town Park	M-W-F (practice) Saturday Games	Fall		
Flag Football	Brook Field	T-Thur (practice)			
Total # of Participants				250 \$6/player	\$1,500
Scorpions Soccer Club	Clyde Brown	T-Thurs (10 weeks)	Spring	\$125/week	\$1,250
Scorpions Soccer Club	Clyde Brown	T-Thurs (10 weeks)	Fall	\$125/week	\$1,250







N 87° 00' 00" E

EXCHANGE ST

ANDER'S BROOK

200 FT REPAIRS

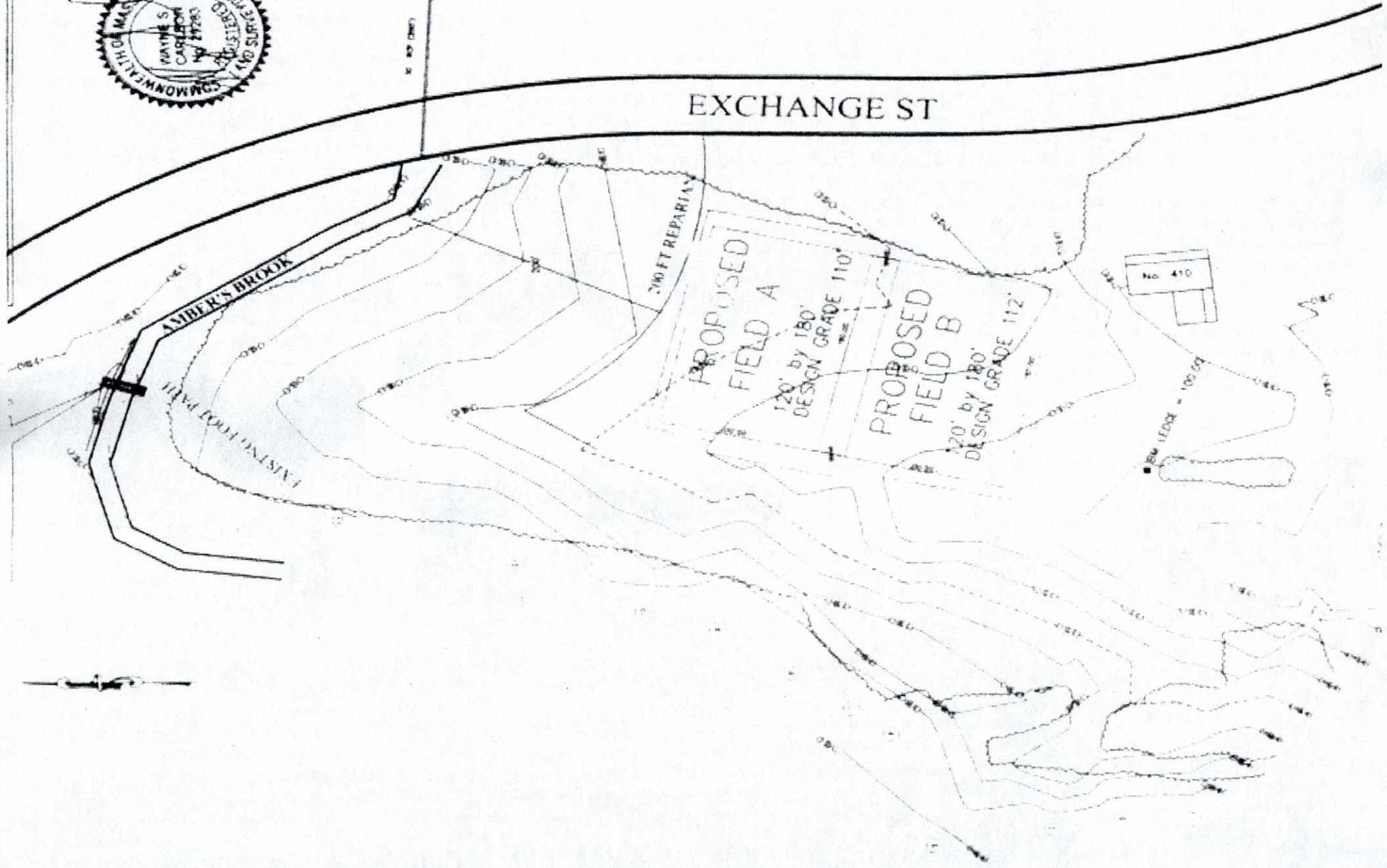
PROPOSED FIELD A
120' by 180'
DESIGN GRADE 110'

PROPOSED FIELD B
120' by 180'
DESIGN GRADE 112'

No. 410

NEW LEAK - 105.00'

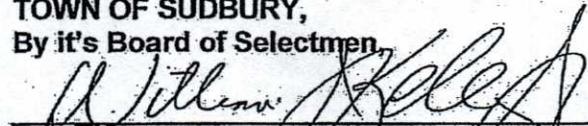
EXISTING FOOT PATH



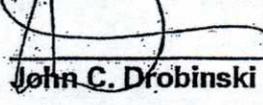


IN WITNESS HEREOF, the parties have executed this Memorandum of Understanding this 19th day of December, 2006.

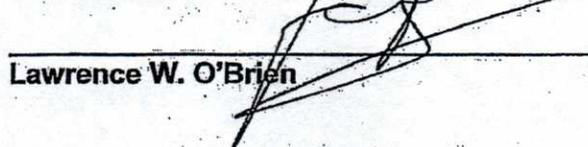
TOWN OF SUDBURY,
By it's Board of Selectmen,



William J. Keller, Jr., Chairman

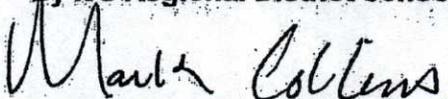


John C. Drobinski



Lawrence W. O'Brien

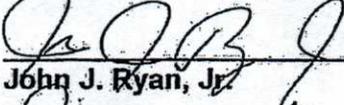
LINCOLN-SUDBURY REGIONAL SCHOOL DISTRICT
By it's Regional District School Committee,



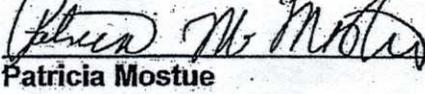
Mark Collins, Chairperson



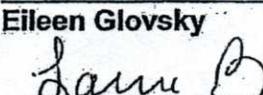
Eric Harris



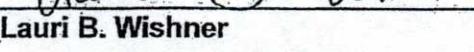
John J. Ryan, Jr.



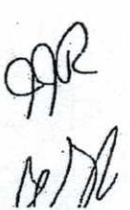
Patricia Mostue



Eileen Glovsky



Lauri B. Wishner

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wear of Town and District-controlled fields and shall make recommendations to the Town and District with respect to allocation, if any, to the Town and District of fees collected pursuant to Paragraph 3 above and with respect to proposed revisions or amendments to this Memorandum of Understanding, if any.

8. The artificial turf field surface of the L-S Community Field shall be permanently lined for football, soccer, boys lacrosse, and girls lacrosse. Notwithstanding that direction, control, and management of the construction of the L-S Community Field Project is vested in the LS Building Committee, final approval of the specifications for field lining of the artificial surface of the field by the manufacturer and/or installer of said surface shall be subject to approval by both the Town and the District.
9. The District acknowledges the Town staff issues raised in the October 17, 2006 Memo of the Director of Planning and Community Development. The Town and the District agree that the issues shall be addressed and resolved by consensus.
10. This Memorandum of Understanding shall be reviewed by the Town and District each year, or more frequently if needed, to determine the need, if any, for any revisions or amendments to this Memorandum of Understanding and any issues with respect to any such revisions or amendments shall be resolved by consensus.
11. This Memorandum of Understanding is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Understanding and the provisions of the Agreement itself, the provisions of the Agreement shall control.

Document. As Category 1 Users, Sudbury Park and Recreation-approved user groups pay conventional park and recreation fees to the Town and do not pay additional field rental fees to the District for normal seasonal use of District fields. For normal seasonal use, all Town-approved user groups will coordinate with the Director of Park and Recreation to be assigned field space. The Director of Park and Recreation, in turn, will coordinate with the District Athletic Director to determine what field space is available for Town use. District field space is then allocated to Town-approved groups as needed and consistent with the L-S Community Field Rules of Priority and the L-S Community Field Reservations Rules and Regulations.

4. District teams and organizations will continue to pay no field rental fees for use of Town fields, including but not limited to Haskell field, Feely Field, and Featherland Field. The Town will continue hosting District team events and will continue to provide field space, as needed, for games, practices, as a result of weather cancellations, MIAA tournament games and any other situations that may arise.
5. The Town will continue to provide the District with Featherland Field for graduation ceremonies and considers this to be a use of the highest priority.
6. Solely for purposes of the L-S Community Field Project and until the project is completed, the Town Manager, or designee, shall be an ex-officio member of the LS Building Committee.
7. In or about each December and May, the Town of Sudbury Park and Recreation Director and the Lincoln-Sudbury Athletic Director (or their designees) shall conduct a joint scheduling meeting for Town and District-controlled fields. At each such meeting, the Directors shall confer with respect to the relative use, condition and

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MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into on this 19th day of December, 2006, by and between the LINCOLN-SUDBURY REGIONAL SCHOOL DISTRICT, a regional school district created under M.G.L. c. 71, §§ 15, et seq., having its principal office at 390 Lincoln Road, Sudbury, MA (the "District") and the TOWN OF SUDBURY, a municipal corporation, having its principal office at The Flynn Building, 278 Old Sudbury Road, Sudbury, MA 01776 (the "Town") for the purpose of setting forth certain provisions, terms, conditions and understandings of the parties relative to the **use of District and Town fields**, as follows:

1. The District and the Town have entered into a certain Inter-Municipal Agreement – L-S Community Field ("**Agreement**") on the 19th day of December, 2006, with respect to the creation and use of a new facility to be constructed on a portion of the Lincoln-Sudbury Regional School District Campus which is to be known as the **L-S Community Field**.
2. The **Agreement** creates the Town's right to use the L-S Community Field under terms set forth in the **Agreement**. The parties hereby acknowledge their intention that the terms of the shared use of the L-S Community Field is to be a model for the shared use of all athletic fields owned by the District and the Town.
3. Town-approved organizations (Sudbury Park and Recreation Programs, Sudbury Youth Soccer, Sudbury Boys Lacrosse, Sudbury Girls Lacrosse, Sudbury Little League, Sudbury Babe Ruth, Sudbury Pop Warner, Sudbury Girls Softball, among others) are considered Category 1 users as defined in the L-S Field Usage Guideline

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[Handwritten signature]

• spectators or participants may not park on the field, or any grass areas surrounding the field;

- foul, obscene, or abusive language is not permitted on or around the field at any time, during any event.

In general, respectful, civil, and responsible behavior is expected at all times and at all events, and field permits may be revoked for violation of the protocols listed above, as well as for any conduct or behavior deemed inappropriate, disruptive, or irresponsible.

EXHIBIT 2 - L-S COMMUNITY FIELD RESERVATIONS: RULES AND REGULATIONS

The Lincoln-Sudbury Regional School District and the Town of Sudbury are proud of our ability to offer our community a shared recreational resource in the L-S Community Field. This resource is designed to promote and sustain a vibrant and diverse array of intra-scholastic, inter-scholastic, Town, and community sporting and recreational events to promote the health and well-being of the Town's and District's students, youth, adults, and families.

As noted earlier, the overall scheduling of the field will occur in meetings between the Sudbury Park and Recreation Department and the Lincoln-Sudbury Athletic Department. These meetings will be held in or around December and May of each year, and on an as-needed basis beyond that.

When scheduled use of the field by non-District users will require special or additional services, whether they be technical, custodial, or supervisory, appropriate charges may be required of the user to cover the costs of District personnel and utility use.

Rules for Usage, and Revocation of Permits

The following are the rules of usage for the Community Field, which should be observed and adhered to by all users at all time. Violation of these may result in the revocation of a field reservation permit:

- use of alcohol on or around the field site, or school parking lot, strictly prohibited;
- use of any controlled or illegal substance at the field site or parking lot is likewise strictly prohibited;
- tobacco, and all tobacco products, are prohibited by state law on school grounds at all times, a prohibition which includes the community field;
- groups using the field must make sure to remove all litter and trash following the use of the field;

- The Town of Sudbury Park and Recreation Department shall receive priority in scheduling events throughout the day on Saturdays and Sundays and evenings that have not already been previously scheduled for District use.
- The Town of Sudbury Recreation Department shall receive priority for use of the L-S Community Field for ten (10) weeks during each summer, beginning after the close of the school year. Additionally, the District shall receive priority to schedule events beginning two weeks prior to the starting date of school.
- During the school spring vacation (typically scheduled in April), the Town of Sudbury Park and Recreation Department shall receive priority for use of the L-S Community Field.
- The District shall receive priority for use of the L-S Community Field during post-season MIAA Tournament play. These weeks are roughly the first three weeks of November and the first three weeks of June.
- District-sponsored activities will have free access to the L-S Community Field. Town of Sudbury Park and Recreation Department approved activities, including but not exclusively youth and adult sports leagues, will pay standard Park and Recreation Department user fees for use of the L-S Community Field.
- Groups from outside of the Town of Sudbury Park and Recreation Department and the District will be able to use the L-S Community Field, on a space available basis, pursuant to the LS Field Reservation Rules and Regulations, Field Request Form.
- For any of the time specifically reserved for the use of the Town of Sudbury Park and Recreation Department, the Town reserves its right to waive all or a portion of its time in any year without waiving future years' rights to the same time.

EXHIBIT 1 - L-S COMMUNITY FIELD RULES OF PRIORITY

The District shall receive priority for use of the L-S Community Field on LSRHS school days. Community groups are encouraged to use the L-S Community Field in the evenings and at other times when available.

Unless altered or amended by agreement of the District Superintendent/Principal and the Town Manager or their respective designees, the following Rules of Priority shall be used to allocate shared use of the L-S Community Field between the Town and the District throughout the term of this Agreement:

- In allocating time slots between and among the District and the Town, the Town and the District shall be guided by the principle that the L-S Community Field shall be a shared recreational resource designed to promote and sustain a vibrant and diverse array of intra-scholastic, inter-scholastic, town and community sporting and recreational events to promote the health and well-being of the Town's and the District's students, youth, adults, and families. Accordingly, the Town Manager and the District Superintendent/Principal, or their respective designees, shall agree upon a balanced allocation schedule between the District and the Town that takes into account seasonal sports needs, increased summer flexibility and hours when school is out and days are longer, and other considerations appropriate to reaching an annual equitable balance between the District and the Town.
- In or about each December and May, the Town of Sudbury Park and Recreation Director and the Lincoln-Sudbury Athletic Director (or their designees) shall conduct a joint scheduling meeting for Town and District controlled fields, including the L-S Community Field. This will include any evening, holiday and vacation use of the L-S Community Field. Any conflicts in the use of the L-S Community Field will be resolved by consensus with priority given to the District for unanticipated District athletic events.

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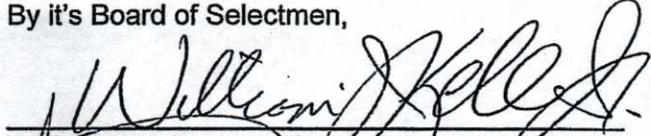

IN WITNESS WHEREOF, the parties have executed this Inter-Municipal Agreement this

19th

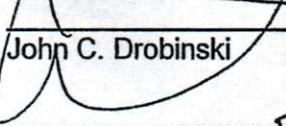
day of December, 2006.

TOWN OF SUDBURY, MASSACHUSETTS,

By it's Board of Selectmen,



William J. Keller, Jr., Chairman



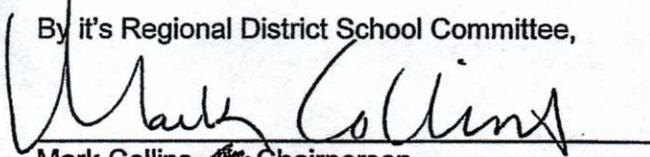
John C. Drobinski



Lawrence W. O'Brien

LINCOLN-SUDBURY REGIONAL SCHOOL DISTRICT

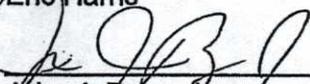
By it's Regional District School Committee,



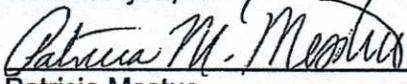
Mark Collins, Chairperson



Eric Harris



John J. Ryan, Jr.



Patricia Mostue

Eileen Glovsky


Lauri B. Wishner

LIST OF EXHIBITS

Exhibit 1 – L-S Community Field Rules of Priority

Exhibit 2 – L-S Community Field Reservations: Rules and Regulations

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(e) **No Transfers.** Neither the Regional School District nor the Town may transfer or assign this Agreement or its rights hereunder.

(f) **Extraordinary Repairs, Alterations, and Improvements.** Extraordinary repairs, alterations, or improvements will not be planned without consultation between the Town and the District and shall not be performed without the approval of both the LSRHS School Committee and the Sudbury Board of Selectmen.

(g) **Notices and Actions.** Unless otherwise specifically provided in this Agreement, any and all notices to or actions by the District and the Town shall be given to or undertaken by the District Superintendent/Principal on behalf of the District and the Town Manager on behalf of the Town, or their respective designees.

require a police presence and/or that custodial or other similar services be provided and in each case paid for by such users with respect to such use. The payment of police details, custodial services, field and track lighting, and other complimentary services will be paid for by L-S Community Field Users.

10. SOVEREIGN IMMUNITY.

It is expressly understood and agreed, and all users of the L-S Community Field shall be advised, that the use of such field by any persons or entities other than District activities are undertaken by and pursuant to the Town's authority to promote and allow recreational use of public facilities and further that each of the District and the Town have sovereign immunity and statutory immunity as provided under Massachusetts law with respect to any use of the L-S Community Field and ancillary District property such as access ways, the parking areas and the like.

11. MISCELLANEOUS.

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by an authorized agent of the District and an authorized agent of the Town. No provision may be waived except in a writing signed by both parties.

(b) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the L-S Community Field Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(c) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement.

(d) **Governing Law.** The laws of the Commonwealth of Massachusetts will govern this Agreement.

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accurate financial records of any revenues and expenses associated with this Agreement; and shall cause these records to be audited as part of the regular audits of their respective financial records.

The amount of CPA Funds and other contributions received by the District and/or any reimbursement made by the District under this Agreement shall be accounted for on its books pursuant to General Laws Chapter 40, Section 4A, and /or Chapter 44, Section 53A, as applicable.

All records kept by the Town in regard to the expenditure of CPA funds related to this project, and all records kept by the District in regard to the expenditure of said funds, shall be available for inspection upon request.

8. INSURANCE.

During the Term of this Agreement, the District will list the L-S Community Field on the District's schedule of insured properties for its property and liability policies. The District shall cause the Town to be named as an additional insured on the District's liability insurance arising out of its interest in the L-S Community Field property under this Agreement. During the Term of this Agreement, the Town will list the L-S Community Field on the Town's schedule of insured properties for its property and liability policies. The Town shall cause the District to be named as an additional insured on the Town's liability insurance with respect to the L-S Community Field.

9. CERTAIN OPERATIONAL MATTERS.

Any necessary permits or licenses needed to use the L-S Community Field by any person or entity shall be obtained by the persons or entities intending to use the field and copies shall be provided to the Town and the District. The Town, the District and any person or entity using the L-S Community Field shall not make any alterations to such field. To the extent any large scale or unusual use (as reasonably determined by either the Town or the District) of the L-S Community Field is contemplated by any person or entity, the District and/or the Town shall have the right to

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The District shall maintain accurate and comprehensive records of all revenue received from L-S Community Field rental fees pursuant to this Agreement; and shall cause such records to be audited as part of the regular audits of the Town's records.

6. MAXIMUM FINANCIAL LIABILITY

The maximum financial liability of the Town and the District under this Agreement shall be as specified in the respective votes of the Sudbury Town Meeting and the District School Committee to authorize this Agreement. To satisfy their respective obligations under this Agreement, the Town and the District, when duly authorized to do so in accordance with the provisions of applicable law, may raise money by any lawful means.

7. FINANCIAL SAFEGUARDS

The Town and the District agree that the following financial safeguards shall apply to this Agreement and shall be sufficient for all purposes.

Until the completion of construction of the L-S Community Field Project, acceptance of the Work by the District, and payment of all contractors and subcontractors with respect thereto:

- The District shall maintain accurate and comprehensive records of services performed, costs incurred, and reimbursements and contributions made and received in connection with this Agreement; shall require that all bills and payrolls submitted for work done under this Agreement shall be plainly marked to indicate that the work was done under authority hereof; shall provide an annual financial report with respect thereto to the Town if required by law; and shall cause such records to be audited as part of the regular audits of the District's such records; and
- The Town shall maintain accurate and comprehensive records of all CPA Funds appropriated and expended pursuant to this Agreement; and shall cause such records to be audited as part of the regular audits of the Town's records.

Thereafter, during the Term of this Agreement, the Town and the District shall maintain

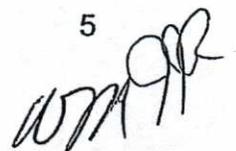
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activities played on the L-S Community Field by either the District or the Town. Upon payment by the Town of the CPA Funds hereunder, this Agreement shall guarantee the Town's irrevocable right to use the L-S Community Field in accordance with this Agreement during its Term subject to interruptions in such use as provided herein.

5. MAINTENANCE OF THE L-S COMMUNITY FIELD

During the Term of this Agreement and subject to appropriation of funds for such purpose, the District shall perform all actions necessary to operate, patrol, inspect and perform routine maintenance and repairs to the L-S Community Field in its state-of-the-art playing condition, reasonable wear and tear excepted. Without limitation, but subject to appropriations, the District shall perform all actions necessary to install and remove goal posts, secure soccer and lacrosse nets and other ordinary and necessary maintenance activities to permit the safe and efficient use of the field for the purposes of this Agreement. It is understood that such repair, maintenance and replacement of the field surfaces and other improvements may interrupt or disrupt, during the period of time while such activities occur, the use of the L-S Community Field. Except for emergency situations or events which jeopardize public safety, there shall be no interruption of use of the L-S Community Field without prior notice and consultation between the District and the Town.

Revenue generated from field rental fees for use of the L-S Community Field by groups other than the District and Town approved user groups, shall be paid to the District and maintained in a newly created LSRHS L-S Community Field Revolving Fund. Monies in the Revolving Fund are to be used only for the extraordinary, non-routine maintenance, extraordinary repairs, improvements and enhancements of the L-S Community Field. Expenditure of funds from this Revolving Fund shall be subject to prior approval by both the LSRHS School Committee and the Sudbury Board of Selectmen.

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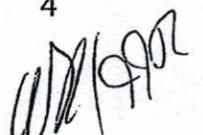
To minimize potential conflicts over the use of the L-S Community Field and to maximize the efficient and appropriate allocation of time slots (including prime afternoon, evening and weekend time slots), the Town and the District agree that throughout the Term of this Agreement, the Rules of Priority, attached as Exhibit 1, shall be used to allocate shared use of the L-S Community Field between the Town and the District. The Rules of Priority may be altered or amended from time to time by agreement of the District Superintendent/Principal and the Town Manager or their respective designees.

Throughout the Term of this Agreement, the Field Reservation Rules and Regulations, attached as Exhibit 2, shall govern the use of the L-S Community Field. Groups from outside of the Town and the District may be allowed to use the L-S Community Field, on a space available basis for the applicable fees. The Field Reservation Rules and Regulations may be altered or amended from time to time by agreement of the District Superintendent/Principal and the Town Manager or their respective designees.

The Town and the District agree that, upon completion of construction of the L-S Community Field Project in accordance with this Agreement, and during the Term of this Agreement, the L-S Community Field as provided herein will remain accessible and used as a playing field. Any further construction or reconstruction of the playing field, bleachers and surrounding structures or spaces may be conducted to enhance the use and accessibility to the L-S Community Field. Any such construction or reconstruction shall be planned and performed in such a way as to minimize its impact upon the regular use of the facility by the Town and the District and shall not be planned and performed without prior notice and consultation between the District and the Town.

4. TERM

This Agreement commences upon its execution and signing on behalf of the Town and the District. The Term of this Agreement shall be as long as there continues to be recreational sport

Handwritten signature and date, possibly "11/19/02".

pay and/or payment to and acceptance by the District of Private Funds, inclusive of any in-kind contributions, (b) completion of the design, bidding, and (if required) permitting of the L-S Community Field Project, and (c) issuance by the District of the contracts for the construction of the L-S Community Field Project, the Town shall pay to the District CPA Funds equal to \$960,000 towards the cost of permitting, design and construction of the Work. The District shall accept and expend said CPA Funds solely for the purpose of performing the Work on the L-S Community Field Project.

The District shall complete the Work using the Private Funds, the CPA Funds, and additional District Funds raised and appropriated and/or borrowed by the District for that purpose. The District shall pay all costs over and above the Private Funds and the CPA Funds necessary to complete the Work, including without limitation any cost overruns relating to the L-S Community Field Project.

3. USE OF THE L-S COMMUNITY FIELD

In return for its contribution of CPA Funds to the L-S Community Field Project, this Agreement provides throughout its Term and subject to the terms hereof for guaranteed access for the Town and Town-approved community groups (those approved by the Park & Recreation Commission) to use the L-S Community Field. The L-S Community Field will be one of several fields in the overall town field inventory that the Director of Park and Recreation can allocate as needed. Town-approved user groups who use The L-S Community Field will pay regular seasonal park and recreation fees. Town-affiliated user groups will use these fields for sports practices, sports events and other recreational activities such as Town sports leagues, instructional sports clinics, summer sports camps, tournaments, and the like. This Agreement also permits the District to expand its use of the L-S Community Field for school related sports practices and events and other recreational extracurricular activities (compared to the limited use the existing facility provides.)

4. The L-S Community Field will be permanently lined for football, soccer, girls lacrosse and boys lacrosse.
5. Install removable goal posts.
6. Relocate certain track and field pits.
7. Install a new running/walking track that will surround the new artificial turf multi-purpose field.
8. Significantly expand the amount and range of uses, users and hours of usage.

The District and the Town propose to finance the L-S Community Field Project with funding from three sources: Privately Raised Funds; District Funds; and Town Community Preservation Act Funds ("CPA Funds") of \$960,000.00. Under G.L. c. 44B, § 5, CPA Funds can be used for "the acquisition, creation and preservation of open space," where "open space is defined under G.L. c. 44B, § 2, to include, "land for recreational use," and "recreational use" is defined under G.L. c. 44B, § 2, to include "youth and adult sports, and the use of land as a park, playground or athletic field." This agreement will ensure a policy and procedure by which the L-S Community Field will be shared by both the District and the Town of Sudbury.

NOW THEREFORE, for adequate consideration the receipt and sufficiency of which are hereby acknowledged, the Town and the District agree as follows:

1. CONSTRUCTION OF THE L-S COMMUNITY FIELD PROJECT

Subject to the terms and conditions of this Agreement, on or before December 31, 2007, the District shall perform all work necessary and appropriate for the design, bidding, permitting, construction, landscaping and other related activities for the completion of the L-S Community Field Project (the "Work"). Once the Work is completed on the L-S Community Field Project for purposes of this Agreement the field shall be referred to as the "L-S Community Field."

2. FUNDING OF THE L-S COMMUNITY FIELD PROJECT

The estimated cost of the Work is \$1,700,000 (the "Estimated Project Cost"). The District agrees to accept private funds and expend these funds toward the Work. Upon (a) commitment to

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INTER- MUNICIPAL AGREEMENT – L-S COMMUNITY FIELD

This Inter-Municipal Agreement (the "Agreement") is entered into pursuant to M.G.L. c. 40, § 4A, on the last day of execution below, by, between and among the **TOWN OF SUDBURY**, a municipal corporation, having its principal office at The Flynn Building, 278 Old **Sudbury** Road, **Sudbury**, MA 01776 (the "Town") and the **LINCOLN-SUDBURY REGIONAL SCHOOL DISTRICT**, a regional school district created under M.G.L. c. 71, §§ 15, *et seq.*, having its principal office at 390 Lincoln Road, Sudbury MA 01776 (the "District").

This Agreement is with respect to the financing, construction, maintenance and use of the field previously known as the LS football field, which is owned by the District and is located on the District's Central Campus adjacent to the Lincoln-Sudbury Regional High School. This natural turf football field has dimensions, which are smaller than required for other sports. Its surface is regularly destroyed after only 20-25 events in a normal sports season; therefore its use is severely restricted by factors that make it unplayable. Because of these conditions, the District has seldom been able to make this field available either to students or to the Town and the community for recreational activities. In addition, the Town of Sudbury has a critical need for new recreational resources to serve its youth and adult populations.

The District and the Town propose to create a new and expanded multi-use, recreation space at the site of the LS football field, which facility will be known as the L-S Community Field including without limitation the following elements (the "L-S Community Field Project"):

1. Remove the existing surfaces at the L-S Community Field and remove at least 18" of subsurface material;
2. Install new subsurface materials, new drainage and a complete new artificial turf system.
3. Expand the playing field surface to better accommodate accurate field measurements for a variety of sports.