

**TOWN OF MILLIS**

**ANALYSIS OF**  
**OAK GROVE, CASSIDY AND SISTO FIELD PROPERTIES**  
**PLAYING FIELDS**

## Oak Grove Property

- Map 16, Lot 004; Approximately 118 acres
- Acquired by deed from Alfred Lenz, Administratrix of the Estate of Alexander J. Izbicki, et al. to Town of Millis, dated June 23, 1984, recorded with the Norfolk Registry of Deeds in Book 6441, Page 451 (no restrictions or purpose set forth in deed)
- Paid \$925,000 – Source of Funding: Taxation (Override), Borrowing
- Town Meeting Votes
  - Article 1, March 20, 1984 Special Town Meeting – Town voted to acquire property (note that Article 1 states property consists of 108 acres) for general municipal purposes
  - Article 4, October 29, 1984 Special Town Meeting – Town voted to change land use from general municipal purposes to use for parks and recreation
  - Article 10, November 17, 1986 Special Town Meeting – Town voted to remand the care and maintenance of the Oak Grove Farmhouse from the Board of Public Works to the Millis Historical Commission, to manage same in accordance with Chapter 40, Section 8D, and authorized the Board of Selectmen to petition the Legislature to take the structure out of park purposes. Query: Was this special legislation obtained, and what is extent of property under control of Historical Commission?
  - Article 52, May 11, 1987 Annual Town Meeting – Town voted to establish a commission known as the Oak Grove Farm Commission, with authority to oversee and manage the property known as the Oak Grove Farm, said Commission to consist of five members to be appointed by the Town Moderator
- Paid \$925,000 – Source of Funding: Taxation, Borrowing
- Property already has several playing fields on it

## Analysis

The Oak Grove property is held for park purposes, under G.L. c. 40, §3. Pursuant to G.L. c. 40, §7, land taken or held for park purposes shall be forever kept open and maintained as a public park, and no building which exceeds six hundred square feet in area on the ground shall be erected on a park dedicated to the use of the public without leave of the general court, but, except in parks in Boston, and parks comprising less than one hundred acres in extent, structures for shelter, refreshment and other purposes may be erected. In my opinion, additional playing fields may be constructed at Oak Grove.

494079/MLLS/0179

## Cassidy Property

- Map 11, Lot 026-1; Approximately 36 acres
- Acquired by deed from Mary Cassidy to Town of Millis, dated January 22, 1999, recorded with the Norfolk Registry of Deeds in Book 13179, Page 205 (no restrictions or purpose set forth in deed). See plan entitled “Plan of Land in Millis The Cassidy Farm,” dated September 18, 1998, recorded with the Norfolk Registry of Deeds as No. 59 of 1999, Plan Book 59
- Paid \$800,000 – Source of Funding: Taxation, Borrowing and Self-Help Grant
- Town Meeting Votes
  - Article 17, May 11, 1988 Annual Town Meeting – Town voted to acquire property for general municipal purposes, for the purpose of conveyance, open space, preservation, construction of recreation fields, recreation fields, buildings, facilities, parking and conveyance
  - Article 3, October 20, 1998 Special Town Meeting – Town voted to transfer the care, custody, management and control from the Board of Selectmen for general municipal purposes and for the purpose of conveyance to the Conservation Commission for conservation, open space, and passive recreation purposes under G.L. C. 40, §8C, such transfer to take effect upon the receipt by the Town of a commitment from the Commonwealth of Massachusetts Division of Conservation Services for reimbursement of a portion of the cost of acquiring the Cassidy property under the Self-Help Grant program
- A plan entitled “Conservation Restriction Plan Town of Millis,” dated February 8, 1999, recorded with the Norfolk Registry of Deeds at Plan Book 464, as Plan No. 156 of 1999, describes approximately 19 acres of the approximately 36 acres as “conservation restriction” land (please note that the property is not actually subject to a conservation restriction). The property described as “conservation restriction” on this plan is subject to the terms of a Self-Help Agreement, recorded with the Norfolk Registry of Deeds in Book 13293, Page 251, and, further, in the event of a new use or disposition of the property, Article 97 legislation would need to be obtained
- Army Corps of Engineers easement on approximately 10.52 acres of the 19 acres of the “conservation restriction” land
- Remaining one-half (approximately 17 acres) held for general municipal purposes
- Property held for general municipal purposes is bisected by stream and “wet meadow”; may not be appropriate for creation of playing fields

## Analysis

Portion of property held for general municipal purposes (approximately 17 acres) may be appropriate for mitigation if other property subject to Article 97 is proposed to be used for the new recreational fields; remaining portion (approximately 19 acres) is subject to Article 97.

## Sisto Field Property

- Map 29, Lot 11; Approximately 3.3 acres
- Acquired by deed from William F. Cunningham and Mary M. Cunningham to Town of Millis, dated May 15, 1957, recorded with the Norfolk Registry of Deeds in Book 3563, Page 522 (no restrictions or purpose set forth in deed). See plan entitled "Plan of Hosmer Park Millis, Mass.," dated October 1921, recorded with the Norfolk Registry of Deeds in Plan Book 100, Plan 4851; Access presumably subsequently acquired from Plan Street
- Town Meeting Votes
  - Article 42, 1957 Fall Special Town Meeting – Town voted to purchase, for school purposes, a three acre parcel of land which abuts the Town Park, appropriated the sum of \$5,000 for purchase, and voted that money be raised from the tax levy of the current year
  - Article 46, 1957 Fall Special Town Meeting – Town voted to appropriate the sum of \$1,200 for the installation and maintenance of a Little League Field on School Department property

## Analysis

It is my opinion that, unless a transfer vote has taken place, Sisto Field is under the care, custody and control of the School Committee. Playing fields are an appropriate use of property held for school purposes, and Sisto Field is thus an appropriate site for additional recreational fields. However, the School Committee could determine, at some point in the future, that it wished to use this property for some purpose other than playing fields, potentially after the Town had expended considerable sums to construct new playing fields. Accordingly, if the Town of Millis determines that Sisto Field will be the site of new playing fields, it would be prudent to transfer the care, custody and control of the property to the Town of Millis, acting by and through its Board of Selectmen. This transfer would require a vote of the School Committee that the property is no longer needed for school purposes.

494079/MLLS/0179

**TOWN OF MILLIS**

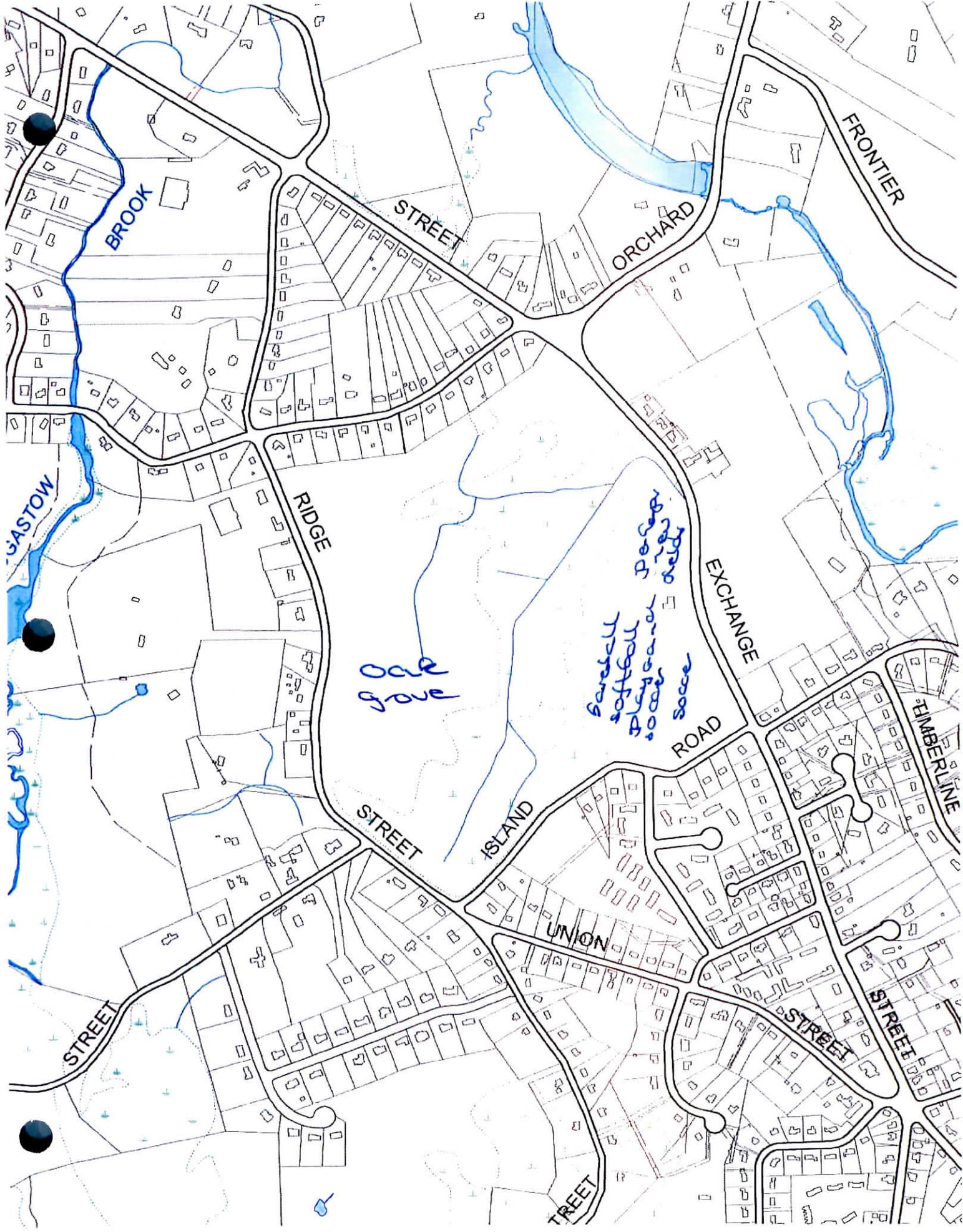
**ANALYSIS OF  
OAK GROVE, CASSIDY AND SISTO FIELD PROPERTIES  
PLAYING FIELDS**

## Oak Grove Property

- Map 16, Lot 004; Approximately 118 acres
- Acquired by deed from Alfred Lenz, Administratrix of the Estate of Alexander J. Izbicki, et al. to Town of Millis, dated June 23, 1984, recorded with the Norfolk Registry of Deeds in Book 6441, Page 451 (no restrictions or purpose set forth in deed)
- Paid \$925,000 – Source of Funding: Taxation (Override), Borrowing
- Town Meeting Votes
  - A. Article 1, March 20, 1984 Special Town Meeting – Town voted to acquire property (note that Article 1 states property consists of 108 acres) for general municipal purposes
  - B. Article 4, October 29, 1984 Special Town Meeting – Town voted to change land use from general municipal purposes to use for parks and recreation
  - C. Article 10, November 17, 1986 Special Town Meeting – Town voted to remand the care and maintenance of the Oak Grove Farmhouse from the Board of Public Works to the Millis Historical Commission, to manage same in accordance with Chapter 40, Section 8D, and authorized the Board of Selectmen to petition the Legislature to take the structure out of park purposes. Query: Was this special legislation obtained, and what is extent of property under control of Historical Commission?
  - D. Article 52, May 11, 1987 Annual Town Meeting – Town voted to establish a commission known as the Oak Grove Farm Commission, with authority to oversee and manage the property known as the Oak Grove Farm, said Commission to consist of five members to be appointed by the Town Moderator
- Paid \$925,000 – Source of Funding: Taxation, Borrowing
- Property already has several playing fields on it

## Analysis

The Oak Grove property is held for park purposes, under G.L. c. 40, §3. Pursuant to G.L. c. 40, §7, land taken or held for park purposes shall be forever kept open and maintained as a public park, and no building which exceeds six hundred square feet in area on the ground shall be erected on a park dedicated to the use of the public without leave of the general court, but, except in parks in Boston, and parks comprising less than one hundred acres in extent, structures for shelter, refreshment and other purposes may be erected. In my opinion, additional playing fields may be constructed at Oak Grove.



BROOK

STREET

ORCHARD

FRONTIER

GASTOW

RIDGE

Oak Grove

Baseball  
Softball  
Playground  
Soccer  
Soccer field

EXCHANGE

ROAD

STREET

ISLAND

UNION

AMBERLINE

STREET

STREET

STREET

TREET

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF MILLIS		1 Level		1 Paved		Description	Code	Appraised Value	Assessed Value
900 MAIN ST						EXEMPT	9030	291,900	291,900
MILLIS, MA 02054						EXM LAND	9030	1,387,200	1,387,200
Additional Owners:						EXEMPT	9030	4,400	4,400
<b>SUPPLEMENTAL DATA</b>									
Other ID:		SW AVAIL							
Num of Units		WT CONN Y							
Land Area		SW CONN							
Affordable									
Plot Plan									
WT AVAIL Y									
GIS ID:		ASSOC PID#							
<b>Total</b>								1,683,500	1,683,500

414  
MILLIS, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/f	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF MILLIS		6441/ 451	07/02/1984			925,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2013	9030	291,900	2012	9030	525,500	2011	9030	525,500
								2013	9030	1,357,800	2012	9030	1,357,800	2011	9030	1,357,800
								2013	9030	4,400	2012	9030	4,400	2011	9030	4,400
<b>Total:</b>									1,654,100			1,887,700			1,887,700	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
<b>Total:</b>								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD					
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH	
100/A					

NOTES	
OAK GROVE FARM HOUSE/PARK BOS	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	291,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	4,400
Appraised Land Value (Bldg)	1,387,200
Special Land Value	0
<b>Total Appraised Parcel Value</b>	<b>1,683,500</b>
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>1,683,500</b>

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
122	08/07/1997	03		3,000	08/08/1997	100	08/07/1997		9/13/2012			PD	10	Reviewed
									3/27/2001			RB	00	Measur+Listed
									1/27/1998			RB	10	Reviewed
									10/11/1994			RB	01	Measur+1Visit

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	L. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	903R	MUNICIPAL MDL-01	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	903R	MUNICIPAL MDL-01	EX				5.00	AC	158,000.00	1.00	5	1.0000	1.00	106	0.90	L=1.000T=1.000E=1.000	142,200.00	711,000
1	903R	MUNICIPAL MDL-01	EX				5.00	AC	158,000.00	1.00	5	1.0000	1.00	104	0.04	L=1.000T=1.000E=1.000	6,320.00	31,600
1	903R	MUNICIPAL MDL-01	EX				47.00	AC	158,000.00	1.00	5	1.0000	1.00	102	0.04	L=1.000T=1.000E=1.000	6,320.00	297,000
1	903R	MUNICIPAL MDL-01	EX				60.00	AC	158,000.00	1.00	5	1.0000	1.00	101	0.02	L=1.000T=1.000E=1.000	3,160.00	189,600
<b>Total Card Land Units:</b>							118.00	AC	<b>Parcel Total Land Area:</b> 5,140,080 SF							<b>Total Land Value:</b>		1,387,200

Oak Grove Farm

We, Alfreda Lenz, Administratrix of the Estate of Alexander J. Izbicki, of Medway, Norfolk County, Massachusetts

by power conferred by license of Norfolk Probate and Family Court (Docket No. 83F 2791 A1), dated MAY 21, 1984.

Alfreda Lenz of Medway, Norfolk County, Massachusetts and Hedwig Izbicki of Millis, Norfolk County, Massachusetts

In consideration of Nine Hundred Twenty Five Thousand Dollars grant to The Town of Millis, a Massachusetts Municipal Corporation with Quitclaim Covenants

The land in Millis with the buildings thereon bounded and described as follows:

A certain tract of land in Millis, Norfolk County, Massachusetts on the Easterly side of Ridge Street, Southerly side of Orchard Street, and Westerly side of Exchange Street, containing about one hundred eighteen (118) acres and bounded and described as follows:

Beginning at the corner of Ridge and Orchard Streets, and thence running in a general Southerly and Southeasterly direction by the Easterly line of said Ridge Street, three thousand twenty five (3025) feet to the corner of said Ridge Street and a driveway formerly called Island Street;

thence in a general Easterly direction by the Northerly line of said driveway formerly called Island Street, nineteen hundred eighty-five (1985) feet to Exchange Street;

thence in a general Northerly direction by the Westerly line of said Exchange Street, twenty-five hundred fifty-two (2552) feet to said Orchard Street;

thence in a general Westerly direction by the Southerly line of said Orchard Street, seventeen hundred twelve feet (1712) to said Ridge Street at the point of beginning.

Said premises are delineated on a "Plan of Oak Grove Farm (Original Tract) in Millis, Mass., April 3, 1893, compiled by Geo. A. Kimball, Civil Engineer," said plan being filed with Norfolk Registry of Deeds in Book 697, Page 233.

Property address: 410 Exchange St. Millis, Ma. 02054

RECEIVED RECORDED  
JUL 3 AM 10:31

DEEDS & EXCISE

CANCELLED  
DEEDS & EXCISE  
JUL 13 1984  
900.00

CANCELLED  
COMMONWEALTH OF MASSACHUSETTS  
DEEDS & EXCISE  
JUL 13 1984  
900.00

Deed of Alfreda Lenz, et als to Town of Millis - Page Two  
 The parties hereto state and agree that said ALFREDA LENZ, administratrix  
 as aforesaid is hereby conveying an undivided one-half interest in the above  
 described premises in consideration of \$462,500.00 paid.  
 Excepting from the foregoing are premises conveyed by Adolph Izbicki,  
 et als to Bogastow Realty, Inc., by deed dated July 15, 1960,  
 recorded with Norfolk Registry of Deeds in Book 3830, Page 254 and  
 premises conveyed by Alexander Izbicki, et als to Huna Rosenfeld,  
 Trustee, by deed dated November 5, 1968, recorded with Norfolk  
 Registry of Deeds in Book 4554, Page 582.

For our title see Estate of Alexander J. Izbicki, Norfolk Probate  
 No. 83F 2791 A1 and deed of Frederick W. Lenz to Hedwig Izbicki and  
 Alfreda Lenz dated October 31, 1983 as recorded with Norfolk Registry  
 of Deeds in Book 6280, Page 107.

Executed as a sealed instrument this 23 day of June, 1984.

Alfreda Lenz  
 Alfreda Lenz, Administratrix of the Estate  
 of Alexander J. Izbicki

Alfreda Lenz  
 Alfreda Lenz

Hedwig Izbicki  
 Hedwig Izbicki

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

June 23, 1984

Then personally appeared the above named Alfreda Lenz and Hedwig  
 Izbicki and acknowledged the foregoing instrument to be their  
 free act and deed, before me

Frank J. Glosa  
 Frank J. Glosa, Notary Public  
 My commission expires 11/30/84

**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.

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

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

	Precinct I	Precinct II	Total
<b>Moderator, One Year</b>			
John G. Dugan	505	689	1194
Blanks	126	127	253
<b>Town Clerk, Three Years</b>			
George G. Ford	522	691	1213
Blanks	109	125	234
<b>Treasurer, Three Years</b>			
Richard H. Aulenback	485	657	1142
Blanks	146	159	305
<b>Tax Collector, Three Years</b>			
Raymond C. Normandin	156	308	464
Rose S. Robinson	447	469	916
Blanks	28	39	67
<b>Assessor, Three Years</b>			
John Joseph Lyons, Jr.	444	589	1042
Scattering		1	1
Blanks	187	217	404
<b>Selectmen, Three Years</b>			
Hindy Rosenfeld	376	532	908
Scattering	9	2	11
Blanks	246	282	528
<b>School Committee, Three Years (Two)</b>			
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
<b>Library Trustee, Three Years</b>			
Martha P. Menne	461	638	1099
Scattering	1		1
Blanks	169	178	347
<b>Planning Board, Five Years</b>			
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

## SPECIAL TOWN MEETING

4  
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 Hernon

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 Cullins  
Clohesev Lachman  
Kathleen O'Callaghan  
Jean Sarris

Appointed as Tellers in the Main Hall:

Robert Bvanti  
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" 398. "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.

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 Thurmith  
Rose Robinson  
Patricia Keaney  
Joan Herson

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

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

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-

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

32 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.

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

## Cassidy Property

- Map 11, Lot 026-1; Approximately 36 acres
- Acquired by deed from Mary Cassidy to Town of Millis, dated January 22, 1999, recorded with the Norfolk Registry of Deeds in Book 13179, Page 205 (no restrictions or purpose set forth in deed). See plan entitled "Plan of Land in Millis The Cassidy Farm," dated September 18, 1998, recorded with the Norfolk Registry of Deeds as No. 59 of 1999, Plan Book 59
- Paid \$800,000 – Source of Funding: Taxation, Borrowing and Self-Help Grant
- Town Meeting Votes
  - A. Article 17, May 11, 1988 Annual Town Meeting – Town voted to acquire property for general municipal purposes, for the purpose of conveyance, open space, preservation, construction of recreation fields, recreation fields, buildings, facilities, parking and conveyance
  - B. Article 3, October 20, 1998 Special Town Meeting – Town voted to transfer the care, custody, management and control from the Board of Selectmen for general municipal purposes and for the purpose of conveyance to the Conservation Commission for conservation, open space, and passive recreation purposes under G.L. C. 40, §8C, such transfer to take effect upon the receipt by the Town of a commitment from the Commonwealth of Massachusetts Division of Conservation Services for reimbursement of a portion of the cost of acquiring the Cassidy property under the Self-Help Grant program
- A plan entitled "Conservation Restriction Plan Town of Millis," dated February 8, 1999, recorded with the Norfolk Registry of Deeds at Plan Book 464, as Plan No. 156 of 1999, describes approximately 19 acres of the approximately 36 acres as "conservation restriction" land (please note that the property is not actually subject to a conservation restriction). The property described as "conservation restriction" on this plan is subject to the terms of a Self-Help Agreement, recorded with the Norfolk Registry of Deeds in Book 13293, Page 251, and, further, in the event of a new use or disposition of the property, Article 97 legislation would need to be obtained
- Army Corps of Engineers easement on approximately 10.52 acres of the 19 acres of the "conservation restriction" land
- Remaining one-half (approximately 17 acres) held for general municipal purposes
- Property held for general municipal purposes is bisected by stream and "wet meadow"; may not be appropriate for creation of playing fields

## Analysis

Portion of property held for general municipal purposes (approximately 17 acres) may be appropriate for mitigation if other property subject to Article 97 is proposed to be used for the new recreational fields; remaining portion (approximately 19 acres) is subject to Article 97.

CURRENT OWNER					CURRENT ASSESSMENT			
TOPO.	UTILITIES	STRT./ROAD	LOCATION		Description	Code	Appraised Value	Assessed Value
TOWN OF MILLIS					EXM LAND	9300	253,300	253,300
EXCHANGE ST								
MILLIS, MA 02054								
Additional Owners:								
SUPPLEMENTAL DATA								
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							253,300	253,300

414  
MILLIS, MA

**VISION**

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)						
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
13179/205	01/26/1999	U	V	800,000	IN	2013	9300	253,300	2012	9300	253,300	2011	9300	253,300
1432/402	07/23/1919			0										
Total:								253,300	Total:		253,300	Total:		253,300

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
106/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)	253,300
Special Land Value	0
Total Appraised Parcel Value	253,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	253,300

NOTES							

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	
									5/1/2013			PD	10	Reviewed	
									4/30/2007	04		HS	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	930V	MUNICIPAL MDL-00	R2				1.00	AC	158,000.00	1.00	5	1.0000	1.00	106	0.90	L=1.000T=1.000E=1.000		142,200.00	142,200
1	930V	MUNICIPAL MDL-00	R2				15.90	AC	158,000.00	1.00	5	1.0000	1.00	105	0.02	L=1.000T=1.000E=1.000		3,160.00	50,200
1	930V	MUNICIPAL MDL-00	R2				19.27	AC	158,000.00	1.00	5	1.0000	1.00	105	0.02	L=1.000T=1.000E=1.000		3,160.00	60,900
Total Card Land Units:							36.17	AC	Parcel Total Land Area: 1,575,565 SF							Total Land Value:		253,300	

0019 *File*

LEONARD KOPELMAN  
DONALD G. PAIGE  
ELIZABETH A. LANE  
JOYCE FRANK  
JOHN W. GIORGIO  
BARBARA J. SAINT ANDRE  
JOEL B. BARD  
EVERETT J. MARDER  
JOSEPH L. TEHAN, JR.  
ANNE-MARIE M. HYLAND  
THERESA M. DOWDY  
DEBORAH A. ELIASON  
RICHARD BOWEN

EDWARD M. REILLY  
DIRECTOR WESTERN OFFICE

WILLIAM HEWIG III  
JEANNE S. MCKNIGHT  
JUDITH C. CUTLER  
KATHLEEN M. O'DONNELL

KOPELMAN AND PAIGE, P. C.

ATTORNEYS AT LAW

31 ST. JAMES AVENUE

BOSTON, MASSACHUSETTS 02118-4102

(617) 558-0007  
FAX (617) 554-1735

PITTSFIELD OFFICE  
(413) 443-6100

NORTHAMPTON OFFICE  
(413) 585-8632

WORCESTER OFFICE  
(508) 752-0203

DAVID J. DONESKI  
SANDRA M. CHARTON  
ILANA M. QUIRK  
PATRICIA A. CANTOR  
JOHN R. HUCKSAM, JR.  
THOMAS R. LANE, JR.  
BRIAN W. RILEY  
ROBERT PATTEN  
MARK R. REICH  
MARY L. GIORGIO  
KATHLEEN E. CONNOLLY  
CHRISTOPHER J. GROLL  
MICHELE E. RANDAZZO  
DARREN R. KLEIN  
THOMAS W. MCENANEY  
JONATHAN M. SILVERSTEIN  
TIMOTHY J. ERVIN  
KATHARINE I. GOREE  
CHRISTOPHER J. POLLART  
LISA V. WHELAN  
LAURA N. KLING  
GREGG J. CORBO  
AMANDA ZURETTI

April 5, 1999

Ms. Jennifer Soper  
Commonwealth of Massachusetts  
Executive Office of Environmental Affairs  
Division of Conservation Services  
Suite 2000  
100 Cambridge Street  
Boston, MA 02202

Re: Town of Millis-Self Help Grant for Cassidy Farmland

Dear Ms. Soper:

Enclosed please find certified copies of the following instruments evidencing the acquisition by the Town of Millis of the land situated on Exchange Street known as the Cassidy Farmland, and evidencing the recordation of the Self Help Agreement between the Town and the Commonwealth of Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services:

- 1) Deed from Mary A. Cassidy to the Town of Millis recorded January 26, 1999 with the Norfolk County Registry of Deeds in Book 13179, Page 205;
- 2) Plan of the Cassidy Land recorded as Plan No. 59 of 1899;
- 3) Town of Millis Board of Selectmen's Acceptance of Deed recorded with said Deeds on January 26, 1999 in Book 13179, Page 207;
- 4) Certified copy of Town Meeting vote under Article 17 of the May 11, 1998 Special Town Meeting authorizing acquisition of the Cassidy Land for general municipal purposes, recorded with said Deeds on January 26, 1999 in Book 13179, Page 208;
- 5) Certified copy of Town Meeting vote under Article 3 of the October 20, 1998

KOPELMAN AND PAIGE, P.C.

Ms. Jennifer Soper  
April 5, 1999  
Page 2

Special Town Meeting, transferring a portion of the Cassidy Land to the Conservation Commission for conservation open space and passive recreation purposes, recorded with said Deeds on January 26, 1999 in Book 13149, Page 212.

- 6) Transfer of Jurisdiction of Property by Board of Selectmen to Conservation Commission recorded with said Deeds on March 12, 1999 in Book 13293, Page 250;
- 7) Self-Help Project Program Agreement recorded with said Deeds on March 12, 1999 in Book 13293, Page 251.

Also enclosed is a copy of the Conservation Restriction Plan. Once you have had the opportunity to review the enclosed, kindly authorize disbursement of the Town's Self-Help grant funds. If you have questions concerning these enclosures or the underlying transaction, please do not hesitate to contact me.

Very truly yours,



Amanda Zuretti

JSM/AZ/jd

Enc.

cc: Board of Selectmen

71287/MLLS/0019

11

11993

BK 13179PG205

25 + PLAN 25

DEED

I, MARY CASSIDY, of 431 Exchange Street, Millis, Norfolk County, Massachusetts  
 for consideration paid and amounting to Eight Hundred Thousand and no/100 (\$800,000.00) Dollars  
 grant to the Town of Millis, a Municipal Corporation located in Norfolk County, Massachusetts  
 with Quitclaim Covenants, the Land in Millis, Norfolk County, Massachusetts, situated on Exchange  
 Street and Island Road, and being bounded and described as follows:

Five (5) certain parcels of land situated in Millis, Norfolk County, Massachusetts, as shown on a plan  
 entitled "Plan of Land in Millis, the Cassidy Farm dated September 18, 1998 revised January 3, 1999  
 prepared for the Town of Millis by Carlson Survey Company, 115 Union Street, Millis,  
 Massachusetts 02054-1248" recorded herewith as Plan No. 54 of 1999 recorded in Plan Book 463.

PARCEL ONE. Lot 20 containing 35 acres, according to said above-described plan.

PARCEL TWO. Lot 19A deemed a non-buildable lot according to said plan, and containing 7,447  
 square feet, according to said plan.

PARCEL THREE. Lot 21A deemed a non-buildable lot according to said plan, and containing  
 15,000 square feet according to said plan.

PARCEL FOUR. Lot 22A deemed a non-buildable lot according to said plan, and containing 15,000  
 square feet according to said plan.

PARCEL FIVE. Lot 23A deemed a non-buildable lot according to said plan, and containing 15,000  
 square feet according to said plan.

In addition to said described parcels further grant and convey a twenty (20') foot wide underground  
 utilities and access easement running along the easterly lot line of Lot 21B and extending for the full  
 depth to the southerly lot line of Lot 21A.

She further grants and conveys a twenty foot (20') wide underground utilities and access easement  
 running along the northerly lot lines of Lots 21B, 22B and 23B.

Said conveyance is made subject to and with the benefit of rights, restrictions and easements of  
 record, insofar as the same are now in force and applicable.

For Grantor's title see deed to George D. Cassidy and Terrence H. Cassidy, dated July 23, 1919  
 recorded with Norfolk County Registry of Deeds in Book 1431, Page 403, and Norfolk Probate No.  
 60655 of Terrence H. Cassidy; Norfolk Probate No. 172851 of George D. Cassidy; Deed to Terrence  
 H. Cassidy (II) dated March 6, 1984 recorded with said Deeds in Book 6359, Page 265, and Norfolk

RECEIVED RECORDED  
 NORFOLK COUNTY  
 99 JAN 26 AM 10:33

REFER TO PLAN NO. 59 of 1999  
 PLAN BOOK NO. 463-1 SHEETS

RECORDED  
 NORFOLK COUNTY REGISTRY OF DEEDS  
 DEED NO. 11993  
 BOOK PAGE  
 ATTEST  
 [Signature]  
 CLERY J. HANSON, REGISTER

MAIL TO: JEANNE S. MCKNIGHT  
 c/o Kopelman and Page, P.C.  
 31 ST. JAMES AVENUE  
 BOSTON, MA 02116-4102

BK 13179PG 206

Probate No. 84P1424 of Terrence H. Cassidy (II), and Deed of George D. Cassidy, Jr. to be recorded herewith as Document No. 11992

There is specifically excluded from said conveyance the following described parcels in the plan above-described dated September 18, 1998, revised January 3, 1999, to wit: Lot 19B containing 43,560 square feet as shown on said plan. Lot 21B containing 25,000 square feet as shown on said plan. Lot 22B containing 25,000 square feet as shown on said plan, and Lot 23B containing 25,000 square feet as shown on said plan.

WITNESS my hand and seal this 22nd day of January 1999.

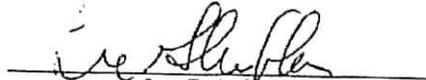
  
Mary Cassidy

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

January 22, 1999

Personally appeared the above-named MARY CASSIDY, and acknowledged the foregoing instrument to be her free act and deed, before me

  
Lee G. Ambler, Notary Public  
My Commission expires: Nov. 29, 2002

A true copy from Lib 13179 Fol. 205  
in Norfolk County Registry of Deeds  
Dedham, Mass.  
Certify:

  
Register

12

11994

BK 13179PG207

12

ACCEPTANCE OF DEED

The undersigned Board of Selectmen of the Town of Millis, this 19<sup>th</sup> day of January, 1999, hereby accepts the foregoing deed of land for general municipal purposes, pursuant to the authority granted to us by the vote under Article 17 of the May 11, 1998 Annual Town Meeting, a certified copy of which is attached hereto. A portion of said land is to be dedicated to conservation purposes pursuant to the vote under Article 13 of the October 20, 1998 Special Town Meeting, a certified copy of which is attached hereto.

BOARD OF SELECTMEN

James J. McClaffey  
[Signature]  
Thomas J. Flanagan Jr.

RECORDED  
NORFOLK COUNTY REGISTRY OF DEEDS  
DEDHAM, MA  
PAGE  
BOOK  
ATTEST  
BARRY T. HANNON, REGISTER

RECEIVED RECORDED  
NORFOLK COUNTY  
99 JAN 26 AM 10:33

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

January 19, 1999

Then personally appeared the above named THOMAS J. FLANAGAN JR.,  
Selectman, as aforesaid, and acknowledged the foregoing to be the free act and deed of the Town  
of Millis, before me,

[Signature]  
Notary Public  
My commission expires: JUNE 5 2003

66915:MLL 10019

A true copy from Lib. 13179 Vol. 207  
in Norfolk County Registry of Deeds  
Dedham, Mass.

Cerify: [Signature]  
Register



BK 13179PG208

TOWN OF MILLIS

MASSACHUSETTS 02054

*Office of Town Clerk*

Telephone 376-8011

ANNUAL TOWN MEETING  
MILLIS, MASSACHUSETTS, MONDAY, MAY 11, 1998

ARTICLE 17

Motion made by Paul Gaither, Finance Committee member, that the Town authorize the Board of Selectmen, on such terms and conditions as the Selectmen may determine to acquire all or a portion of the fee ownership in the following property, by gift or purchase for

general municipal purposes and for the purpose of conveyance, or by eminent domain for the purposes of open space preservation, construction of recreation fields, buildings or facilities and associated parking areas, construction of municipal buildings and municipal parking areas and for the purpose of conveyance, property known as the Cassidy land, shown on Assessors' maps and records as Assessors' map 16 as Parcels 11, 10, 8, 7, 6, 5, 3, 2, 1; and as indicated in the Assessors' records as map 11, parcel 26h, and being further described as follows:

A parcel of land having approximately 36.7 acres on Exchange Street and Island Road, being a portion of the land described in the deed to George D. Cassidy and Terrence H. Cassidy, recorded with the Norfolk County Registry of Deeds in Book 1432, Page 402, and lots 1, 2, 3, 5, 6, 7, 8, 10 and 11 on a plan entitled "Plan of Land in the Town of Millis, Norfolk County Belonging to George D. Cassidy," dated September 20, 1955, filed with said Deeds as Plan No. 1280 of 1955 in Book 3410, Page 330, also being a portion of the land described in said deed;

to appropriate and raise by borrowing the sum of \$09,000 dollars for this purpose, including costs incidental and related thereto, the voters having approved a Debt Exclusion Override of Proposition 2 1/2, so-called;

to authorize the Board of Selectmen to apply for, and accept, and enter into agreements for, and expend, grants for this purpose,

to accept gifts; to authorize the Board of Selectmen to convey to a nonprofit conservation trust or corporation, under such terms and conditions as the Selectmen may determine, such portion of this land and/or easements and/or restrictions with respect to said land as the Selectmen determine are not required for such municipal purposes;

and to authorize the Board of Selectmen to convey such easements and restrictions and enter into such covenants as may be required in connection with such grants;

BK13179PG209

and to authorize the Treasurer, with the approval of the Selectmen, to borrow such sums as may be required to meet the foregoing appropriation, after deducting amounts received from other sources, under and pursuant to Chapter 44, Section 7(3) and/or Chapter 132A, Section 11, of the General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefor.

By rising count, "Yes" 302 - "No" 63, it was VOTED to authorize the Board of Selectmen, on such terms and conditions as the Selectmen may determine, to acquire all or a portion of the fee ownership interest in the following property, by gift or purchase for general municipal purposes and for the purpose of conveyance, or by eminent domain for the purposes of open space preservation, construction of recreation fields, buildings or facilities and associated parking areas, construction of municipal buildings and municipal parking areas and for the purpose of conveyance, property known as the Cassidy land, as detailed in Article 17.

A true copy

Attest:



Roma L. Currag  
Assn. Town Clerk



BK 131796210

TOWN OF MILLIS

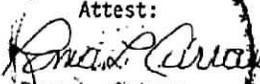
MASSACHUSETTS 02054

Office of Town Clerk  
Telephone 376-8011

ARTICLE 17

ARTICLE 17. To see if the Town will vote to authorize the Board of Selectmen, on such terms and conditions as the Selectmen may determine, to acquire all or a portion of the following property and/or a restrictive covenant, and/or easement with respect to said property, by gift, or purchase for general municipal purposes, and for the purpose of conveyance, or by eminent domain, for the purposes of open space preservation, construction of recreation fields, buildings, or facilities and associated parking areas, construction of municipal buildings and municipal parking areas, or conveyance, property known as the Cassidy land, shown on Assessors maps and records as Assessors' map 16, parcels 11, 10, 8, 7, 6, 5, 3, 2, 1; and as indicated in the Assessors' records as map 11, parcels 26 and 26h, and being further described as follows: A parcel of land having approximately 37.7 acres on Exchange St. and Island Rd., being a portion of the land described in the deed to George D. Cassidy and Terrance H. Cassidy, recorded with the Norfolk County Registry of Deeds in Book 1432, Page 402, and lots 1, 2, 3, 5, 6, 7, 8, 10, and 11 on a plan entitled, "Plan of Land in the Town of Millis, Norfolk County, Belonging to George D. Cassidy," dated September 20, 1955, filed with said Deeds as Plan No. 1280 of 1955 in Book 3410, Page 330, also being a portion of the land described in said deed; to appropriate and raise by borrowing a sum of money for this purpose, including costs incidental and related thereto; which sums shall be contingent upon the approval by the voters of a Debt Exclusion Override of Proposition 2 1/2, so-called; to authorize the Board of Selectmen to apply for, and accept, and enter into agreements for, and expend, grants for this purpose; to accept gifts; to authorize the Board of Selectmen to convey to a nonprofit conservation trust or corporation, under such terms and conditions as the Selectmen determine, such portion of this land and/or easements and/or restrictions with respect to said land as the Selectmen may determine are not required for such municipal purposes; and to authorize the Board of Selectmen to convey such easements and restrictions and enter into such covenants as may be required in connection with such grants; and to apply the grants, gifts and sale proceeds that are received by the Town to the cost of the acquisition or to reimburse the Town for such costs in lieu of the proceeds of the bonds or notes authorized hereby; and to authorize the Treasurer, with the approval of the Selectmen, to borrow such sums as may be required to meet the foregoing appropriation, after deducting amounts received from other sources, under and pursuant to Chapter 44, Section 7(3) and/or Chapter 132A, Section 11, of the General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefore, or in any manner relating thereto.

A true copy  
Attest:

  
Roma L. Curran  
Asst. Town Clerk

BK:13179PG211



## TOWN OF MILLIS

MASSACHUSETTS 02054

*Office of Town Clerk*  
Telephone 376-8011

### ARTICLE 3

ARTICLE 3. To see if the Town will vote to transfer the care, custody, and management and control of all or a portion of the property known as the Cassidy land on Exchange St. and Island Rd., to be acquired pursuant to the Notice of Exercise of Chapter 61A Option to Purchase Land, Dated May 18, 1998, recorded with the Norfolk County Registry of Deeds, on May 19, 1998 in Book 12514, Page 534, from the Board of Selectmen for general municipal purposes and for the purposes of conveyance, as provided by the vote under Article 17 of the May 11, 1998 Annual Town Meeting, to the Conservation Commission for conservation, open space, and passive recreation purposes under G.L. ch. 40, section 8C, the portion to be transferred being shown as "Self-Help Project Areas (Proposed)" on a sketch plan on file with the Town Clerk, such transfer to take effect upon the receipt by the Town of a commitment from the Commonwealth of Massachusetts Division of Conservation Services for reimbursement of a portion of the cost of acquiring the property under the Self-Help Grant program, and the determination by the Board of Selectmen that said portion is not needed for general municipal purposes or for the purposes of conveyance, or take any action relative thereto.

A true copy  
Attest:

  
Roha L. Curjan  
Ass't. Town Clerk



BK 13179PG 212

TOWN OF MILLIS

MASSACHUSETTS 02054

Office of Town Clerk

Telephone 376-8011

SPECIAL TOWN MEETING  
MILLIS, MASSACHUSETTS, TUESDAY, OCTOBER 20, 1998

ARTICLE 3

UNANIMOUSLY VOTED that the Town transfer the care, custody, and management control of all or a portion of the property known as the Cassidy land on Exchange Street and Island Road, to be acquired pursuant to the Notice of Exercise of Chapter 61A Option to Purchase Land, Dated May 18, 1998, recorded with the Norfolk County Registry of Deeds, on May 19, 1998 in Book 12514, Page 534, from the Board of Selectmen for general municipal purposes and for the purposes of conveyance, as provided by the vote under Article 17 of the May 11, 1998 Annual Town Meeting, to the Conservation Commission for conservation, open space, and passive recreation purposes under G.L. ch. 40, section 8C, the portion to be transferred being shown as "Self-Help Project Area (Proposed)" on a sketch plan on file with the Town Clerk, such transfer to take effect upon the receipt by the Town of a commitment from the Commonwealth of Massachusetts Division of Conservation Services for reimbursement of a portion of the cost of acquiring the property under the Self-Help Grant program, and the determination by the Board of Selectmen that said portion is not needed for general municipal purposes for the purposes of conveyance.

A true copy  
Attest:

*Roma L. Curran*  
Roma L. Curran  
Asst. Town Clerk

A true copy from Bk. 13179 Vol. 208  
in Norfolk County Registry of Deeds  
Dedham, Mass.  
Certify: *Benny Hammon*  
Register

COMMONWEALTH OF MASSACHUSETTS  
TOWN OF MILLIS  
TRANSFER OF JURISDICTION OF PROPERTY

Be it known that on February 8, 1999, at a regularly scheduled and posted meeting of the Millis Board of Selectmen, that pursuant to the authority granted under Article 3 of the October 27, 1998 Special Town Meeting, the Selectmen voted unanimously that a portion of the property known as the Cassidy land on Exchange St. and Island Rd., described in a Quitclaim Deed from Mary A. Cassidy to the Town of Millis, recorded January 26, 1999 as Instrument Number 11993, currently held by the Town under the custody of the Board of Selectmen for general municipal purposes, is no longer needed for general municipal purposes and that said portion of land, consisting of 19.62 acres, shown on a plan of land entitled "Conservation Restriction Plan" dated February 8, 1999, prepared by Carlson Survey Company, be transferred to the Conservation Commission, for conservation, open space, and passive recreation purposes.

Town of Millis  
Board of Selectmen

*Thomas J. Flanagan*  
Thomas J. Flanagan, Jr.  
Clerk

Dated: 2-11-99

RECEIVED & RECORDED  
NORFOLK COUNTY  
038490

REGISTRY OF DEEDS  
99 MAR 12 AM 10:38

COMMONWEALTH OF MASSACHUSETTS

February 11, 1999

Norfolk, ss

Then personally appeared, the above-named Thomas J. Flanagan, Clerk of the Board of Selectmen of the Town of Millis, and acknowledged the foregoing as the free act and deed of said Town, before me,

RECORDED  
NORFOLK COUNTY REGISTRY OF DEEDS  
DOCHAM, MA  
BOOK PAGE  
117207

*Barry T. Hannon*  
BARRY T. HANNON, REGISTER

*Kathleen L. O'Callaghan*  
Kathleen L. O'Callaghan  
Notary Public  
My Commission Expires March 2, 2001

REFER TO PLAN NO. 156.07.1999  
PLAN BOOK NO. 464-1 SHEETS

The foregoing is a true copy of a CRTF  
recorded with Norfolk County, Doctham, Mass.  
MAR 12, 1999 at 10h.38 ca. A-M

Certified

*Barry T. Hannon*

MAIL TO: JEANNE S. MCKNIGHT  
c/o Kopelman and Paige, P.C.  
31 ST. JAMES AVENUE  
BOSTON, MA 02116-4102

*Cassidy Farmland Millis*

REF 13179/201

RECORDED  
NORFOLK COUNTY REGISTRY OF DEEDS  
DORCHESTER, MA  
BOOK  
ATTENT  
*Barry T. Hannon*  
BARRY T. HANNON, REGISTER

THE COMMONWEALTH OF MASSACHUSETTS  
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS  
DIVISION OF CONSERVATION SERVICES

SELF-HELP PROGRAM  
PROJECT AGREEMENT

Made this 27th day of October, 1998, between the **Town of Millis** hereinafter referred to as the **PARTICIPANT**, and the Commonwealth of Massachusetts acting by and through the Secretary of the Executive Office of Environmental Affairs, hereinafter referred to as the **COMMONWEALTH**.

WHEREAS, the **PARTICIPANT** has established a Conservation Commission under Massachusetts General Laws Chapter 40, § 8C and has made application to the **COMMONWEALTH** for assistance under the Massachusetts Self-Help Program pursuant to Massachusetts General Laws Chapter 132A, § 11, as amended, for a project briefly described as follows: **Millis Self-Help #2: This project shall consist of the acquisition of 19.52+/- acres of land known as the Cassidy Farmland in the Town of Millis in fee simple, for conservation and passive recreation purposes by the Town of Millis, hereinafter referred to as the PROJECT.**

WHEREAS, the **COMMONWEALTH** has reviewed said application and found the **PROJECT** to be in conformance with the purposes of Massachusetts General Laws Chapter 132A, § 11, as amended, and the Self-Help Program policies and regulation, 301 CMR 5.00.

WHEREAS, the **COMMONWEALTH** has approved said application and has obligated certain funds in the amount of **One Hundred Thousand One Hundred Dollars (\$100,100.00) representing 33% of the approved total project cost.**

WITNESSETH:

1. The **COMMONWEALTH** and the **PARTICIPANT** mutually agree to perform this Agreement in accordance with the Massachusetts Self-Help Program, its policies and regulation 301 CMR 5.00, Massachusetts General Laws Chapter 132A, § 11, as amended, Massachusetts General Laws Chapter 40, § 8C, and St. 1996, Chapter 15.
2. The **PARTICIPANT** agrees to perform the **PROJECT** described previously by authorizing its **CONSERVATION COMMISSION** to manage, maintain, and operate the **PROJECT** in accordance with the terms, conditions and obligations contained in the **PARTICIPANT'S** application(s), as approved, including any promises, conditions, plans, specifications, estimates, procedures, project proposals, maps, and assurances made a part thereof, and furthermore, in accordance with any special terms and conditions attached to and incorporated in this Agreement. All Significant deviations from the **PROJECT** shall not be undertaken without advance approval by the **COMMONWEALTH**.
3. The **PARTICIPANT** agrees that the facilities of the **PROJECT** shall be open to the general public and shall not be limited to residents of the **PARTICIPANT**. The **PARTICIPANT** shall prominently display on the **PROJECT** a sign designated by the **COMMONWEALTH** indicating the **PROJECT** received Self-Help funds.

MAIL TO: JEANNE S. McKNIGHT  
c/o Kopelman and Paige, P.C.  
31 ST. JAMES AVENUE  
BOSTON, MA 02116-4102

RECORDED & RECORDED  
NORFOLK COUNTY  
030491  
99 MAR 12 AM 10:38  
REGISTRY OF DEEDS

*Cassidy Farmland Millis*

4. The **PARTICIPANT** acknowledges Article 97 of the Massachusetts Constitution which states, in part, that: "Lands or easements taken or acquired for such park, recreation or conservation purposes shall not be used for other purposes or otherwise disposed of except by laws enacted by a two-thirds vote, taken by yeas and nays, of each branch of the General Court." The **PARTICIPANT** hereby agrees that any property or facilities comprising the **PROJECT** will not be used for purposes other than those stipulated herein or otherwise disposed of unless the **PARTICIPANT** receives the appropriate authorization from the General Court, the approval of the Secretary of Environmental Affairs, and any authorizations required by the provisions of Massachusetts General Laws Chapter 40, § 15A or St. 1996, Chapter 15.
5. The **PARTICIPANT** agrees that any property or facilities comprising the **PROJECT** shall be retained and used at all times for conservation purposes as stipulated herein. In the event that the property or facilities cease to be used for such purposes, all interest in the property or facilities shall revert to the Commonwealth pursuant to St. 1996, Chapter 15. The, the **PARTICIPANT** shall notify the Secretary in writing of any change in use or potential change in use of the property or facilities that is inconsistent with said conservation purposes. The **PARTICIPANT** shall have 90 days from the date written notice was received by the Secretary to present satisfactory evidence that the basis for reversion has been cured, in which case the property or facilities shall not revert. Upon receipt of written notice, the Secretary may review the circumstances of the property or facilities and determine that reversion of the property or facilities is not appropriate or essential to the protection of public open space in which case the provisions of paragraph 6 shall apply.
6. The **PARTICIPANT** further agrees that despite any such authorization and approval, in the event the property or facilities comprising the **PROJECT** are used for purposes other than those described herein, the **PARTICIPANT** shall provide other property and facilities of equal value and utility to be available to the general public for conservation and recreational purposes provided that the equal value and utility and the proposed use of said other property and facilities is specifically agreed to by the Secretary of Environmental Affairs.
7. Failure by the **PARTICIPANT** to comply with the terms and conditions of this Agreement or the policies or regulation of the Self-Help Program may, at the sole option of the **COMMONWEALTH**, suspend or terminate all obligations of the **COMMONWEALTH** hereunder.
8. **PARTICIPANT** and **COMMONWEALTH** acknowledge that the benefit desired by the **COMMONWEALTH** from the full compliance by the **PARTICIPANT** is the existence, protection, and the net increase of conservation land, and furthermore that such benefit exceeds to an immeasurable and unascertainable extent the dollar value of the funding provided by this Agreement, and, therefore, in recognition of said disparity, the **PARTICIPANT** agrees that payment of money damages by the **PARTICIPANT** to the **COMMONWEALTH** would be an inadequate remedy for a breach of this Agreement by the **PARTICIPANT**, and, therefore, the **COMMONWEALTH** may enforce the terms and conditions of this Agreement by requiring specific performance of the **PARTICIPANT'S** obligations.

- 9. The PARTICIPANT agrees to record a copy of this agreement at the appropriate County Registry of Deeds at the same time the deed for the land comprising the PROJECT is recorded, and to provide proof of such recording to the COMMONWEALTH.

COMMONWEALTH OF MASSACHUSETTS

BY Kathleen R Bell  
 Trudy Coxé, Secretary  
 Executive Office of Environmental Affairs

DATE: 12/4/98

PARTICIPANT

James J. McLaughlin  
 By CHIEF BOARD OF SELECTMEN  
 Chief Executive Officer

CONSERVATION COMMISSION

BY M. J. Scott  
John W. Waack

[Signature]  
[Signature]

[Signature]

Date: 11/16/98 [Signature]

Attached hereto evidence of authority to execute this contract on behalf of the PARTICIPANT. In the case of a municipality, a certified copy of the vote or votes of the governing body authorizing the PROJECT, appropriating municipal funds therefore, and authorizing execution of this Agreement by the Officer, Board, or Commission whose signature(s) appears above.

[Signature]  
 attest:  
Roma P. Cullen  
 ASST. TOWN CLERK



# COMMONWEALTH OF MASSACHUSETTS STANDARD CONTRACT FORM

This form is jointly issued by the Executive Office for Administration and Finance (ANF), the Office of the Comptroller (CTR) and the Department of Procurement and General Services (PGS) for use by all Commonwealth Departments. Any changes or electronic alterations, by either the Department or Contractor, to the official printed language of this form as published by ANF, CTR and PGS shall void this Contract. The quality of all performance by the Contractor under this Contract must be timely and meet or exceed industry standards. The Contractor shall comply with all applicable

Massachusetts ("State") and federal laws and regulations and perform this Contract in accordance with the Commonwealth Terms & Conditions and as follows: (The Contractor Must Complete Only Those Sections preceded by an ">>")

BK 13293PG254

DEPARTMENT NAME: Executive Office of Environmental Affairs	>>CONTRACTOR: Town of Millis
Contract Manager: Jennifer J. Soper	>>Contract Manager: Charles J. Aspinwall
Phone: (617) 727-1552 Fax: (617) 727-2630	>>Phone: 508/376-2634 >>Fax: 508/376-2941
Business and Mailing Address: Suite 2000 100 Cambridge Street Boston, MA 02202	>>Business and Mailing Address: Town Hall Millis, MA 02054
Check one of the following options: (Completed by Department) <input checked="" type="checkbox"/> A Commonwealth Terms and Conditions has been executed by the Contractor and filed as prescribed by the Office of the Comptroller. <input type="checkbox"/> A Commonwealth Terms and Conditions is executed and attached to this Contract.	Check one of the following options: (Completed by Department) <input checked="" type="checkbox"/> Maximum Obligation of This Contract: \$ 500,000.00 <input type="checkbox"/> This Contract is a Rate Contract (Which Does Not Identify A Maximum Obligation) and has a Rate of: \$ Per: Multiple Rates Must Be Attached as part of This Contract. <input type="checkbox"/> This Contract is a Statewide or Pre-Qualification Contract.
(Completed by Department) Start Date of This Contract: July 1, 1998 (Subject To Section 1. of the Commonwealth Terms and Conditions.)	(Completed by Department) Termination Date of This Contract: June 30, 1999 (Subject To Section 4. of the Commonwealth Terms and Conditions.)
Brief Description of Performance: (Completed by Department) (Attach the details and scope of performance and compensation or copies of Request for Response (RFR) and the Contractor's Response and any additional negotiated terms.) Millis Self-Help #2 and 3. The acquisition of 19.56 +/- acres known as the Cassidy Farm, and 24 +/- acres known as the Stanton/Verderber Farm in fee simple for conservation and passive recreation purposes in the Town of Millis, in accordance with the applications on file with the Executive Office of Environmental Affairs, Division of Conservation Services.	

IN WITNESS WHEREOF, the Contractor certifies, under the pains and penalties of perjury that it is in compliance with all of the following provisions and shall remain in compliance with these provisions for the life of this Contract: That the Contractor is qualified to perform this Contract and possesses, or shall obtain, all requisite licenses and permits to complete performance under this Contract; that it is in compliance with all federal and state tax laws, including M.G.L. C. 62C, §49A; that pursuant to M.G.L. C. 151A, §19A and M.G.L. C. 152, it will comply with all laws and regulations relating to payments to the Employment Security System and required workers' compensation insurance policies; that it shall carry professional and personal injury liability insurance sufficient to cover its performance under this Contract; that it will comply with all relevant prevailing wage rate and employment laws; that it is in compliance with the provisions of the Acts of 1990, C. 521, §7 as amended by the Acts of 1991, C. 329 and 102 CMR 12.00 and that the Contractor is either a "qualified employer" (it has fifty (50) or more full time employees and has established a dependent care assistance program, child care tuition assistance, or on-site or near-site child care placements) or the Contractor is an "exempt employer"; that pursuant to M.G.L. C. 156B, §109 (business corporations), C. 180, §26A (non-profit corporations), C. 181, §4 (foreign corporations) and C. 12, §8F (public charities) it has filed all required certificates and reports with the Secretary of State and the Attorney General's Office; that it is not currently debarred or suspended by the federal government or the State under any law or regulation, including Executive Order 147, M.G.L. C. 29, §29F and M.G.L. C. 152, §25C and that it shall comply with Executive Orders 130, 346 and 359, M.G.L. C. 268A, C. 7, §22C and any additional provisions specified in this Contract, and

IN WITNESS WHEREOF, the Contractor certifies under the pains and penalties of perjury that it has submitted a Response to a Request for Response (RFR) issued by the Department and that this Response is the Contractor's offer as evidenced by the execution below of the Contractor's authorized signatory, and that this Response may be subject to negotiation by the Department, and that the terms of the RFR, this Contract, which incorporates by reference the Commonwealth Terms and Conditions, upon execution of this Contract by the Department's authorized signatory as of the date indicated below, OR if this Contract is not the result of a Request for Response solicitation that this Contract complies with all applicable law and regulation as indicated by the execution of the authorized signatories of the Department and the Contractor as of the last date indicated below:

FOR THE CONTRACTOR:  
 >>X: Charles J. Aspinwall  
 (Signature)  
 >>NAME: Charles J. Aspinwall  
 >>TITLE: Town Administrator  
 >>DATE: 11/6/98

FOR THE DEPARTMENT:  
 X: Kathleen Bell (Signature)  
 NAME: Kathleen Bell  
 TITLE: Assistant Secretary  
 DATE: 11/22/98

AM

**ATTACHMENT A - SCOPE OF SERVICES AND ADDITIONAL TERMS AND CONDITIONS**

**INSTRUCTIONS:** In order to ensure that the Department and the Contractor have a clear understanding of their respective responsibilities and performance expectations, the Following attachment shall contain a specific detailed description of all obligations, responsibilities and additional terms and conditions between the Contractor and the Department which do not modify the Contract boilerplate language. Attach as many additional pages as necessary. (See INSTRUCTIONS sheet for more information and suggested provisions to include in ATTACHMENT A.)

Millis Self-Help #2 & 3: Cassidy Farmland and Stanton/Verderber Farm

These projects shall consist of the acquisition of 19.56 +/- acres of land known as the Cassidy Farmland, and 24 +/- acres of land known as the Stanton/Verderber Farm in fee simple, for conservation and passive recreation purposes by the Town of Millis in accordance with the terms of the Self-Help Program Project Agreements and applications submitted by the Town of Millis and on file with the Executive Office of Environmental Affairs, Division of Conservation Services.

**ATTACHMENT B - BUDGET AND APPROVED EXPENDITURES**

(The Department and Contractor may complete this format or attach an approved alternative Budget format or Invoice.)  
 Items identified below which are not part of the Contract should be left blank.  
 Attach as many additional copies of this format as necessary, Maximum obligation should appear as last entry.

Contract Expenditures	Unit Rate (per unit, hour, day)	Number of Units	Other Fees or Charges (specify)	TOTAL
Land Acquisition				\$ 500,000.00
SUBTOTAL (this page)				\$ 500,000.00

**MAXIMUM OBLIGATION** **\$ 500,000.00**

Page 1 of 1 Budget pages  
 Attachment B is subject to any restrictions or additional provisions outlined in Attachment A

The Foregoing is a true copy of a **AGRT**  
 recorded with Norfolk Deeds, Dedham, Mass.  
 MAR 12, 1999 at 10:38 a.m. A.M.

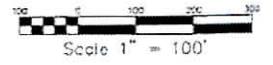
ORIGINAL ON FILE

Norfolk Registry of Deeds  
Dorchester, Mass.  
Received Jan 26 1999  
With Deed  
Filed as No. 57 1999  
Pl. Bk. 447  
Alist: *Wayne S. Carlson*  
Register

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.  
*Wayne S. Carlson* Jan 8 1999  
WAYNE S. CARLSON P.L.S. DATED



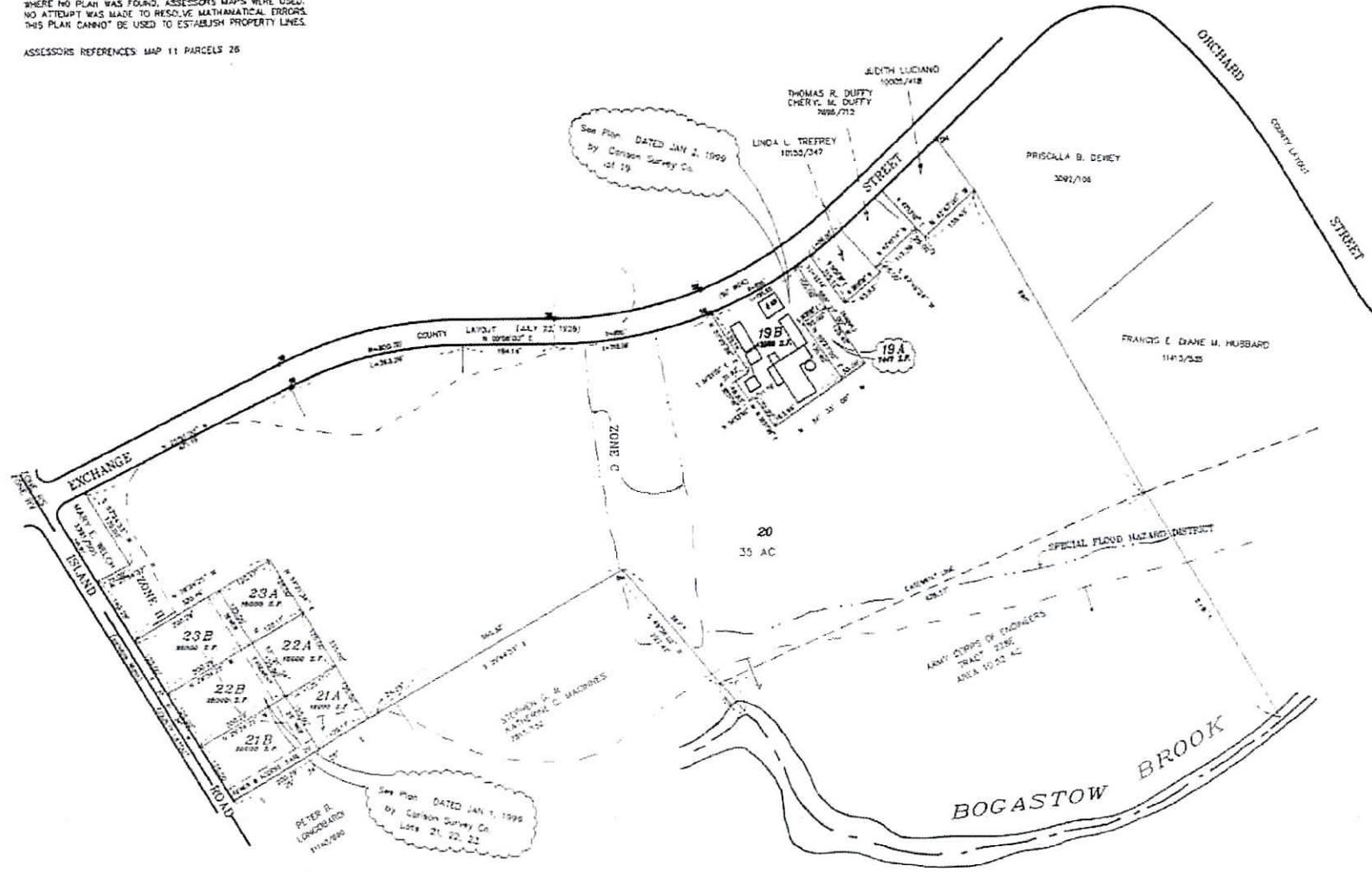
MILLS PLANNING BOARD  
APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW.  
*Shirley...*  
*...*  
DATED: 1/12/99



PLAN OF LAND IN MILLS  
THE CASSIDY FARM  
SCALE 1" = 100' DATED: SEPTEMBER 18, 1998  
REVISED: DATED: JAN. 3, 1999  
PREPARED FOR:  
TOWN OF MILLS  
CARLSON SURVEY COMPANY  
115 LINCOLN STREET  
MILLS, MASSACHUSETTS 02054-1248

COMPILED PLAN  
THIS PLAN IS NOT BASED ON AN INSTRUMENT SURVEY  
THIS PLAN HAS BEEN COMPILED FROM PLANS & DEEDS OF RECORD  
WHERE NO PLAN WAS FOUND, ASSESSORS MAPS WERE USED  
NO ATTEMPT WAS MADE TO RESOLVE MATHEMATICAL ERRORS  
THIS PLAN CANNOT BE USED TO ESTABLISH PROPERTY LINES.

ASSESSORS REFERENCES MAP 11 PARCELS 28



- PLAN REFERENCES
- |  |                                     |
|--|-------------------------------------|
| Plan No. 1177 of 1953 Bl. 3198 Pg. 195 | Down                                |
| Plan No. 1003 of 1981 Bl. 5941 Pg. 274 | Ewald                               |
| Plan No. 1184 of 1952 Bl. 3110 Pg. 438 | Down                                |
| Plan No. 1280 of 1951 Bl. 3410 Pg. 330 | Down                                |
| Plan No. 1087 of 1985 Bl. 4301 Pg. 750 | Down                                |
| Plan No. 1178 of 1953 Bl. 3195 Pg. 198 | Down                                |
| Plan No. 883 of 1967 Pl. Bl. 256       | Pling                               |
| Plan No. 346 of 1978 Pl. Bl. 267       | Quarries and Holton                 |
| Plan No. 720 of 1965 Pl. Bl. 330       | Pling                               |
| Plan No. 852 of 1983 Pl. Bl. 306       | Quarries and Holton                 |
| Plan No. 1510 of 1988 Pl. Bl. 342      | Mills Engineering                   |
| Plan No. DATED JAN. 1, 1999            | Carlson Survey Co. (To Be Recorded) |
| Plan No. DATED JAN. 2, 1999            | Carlson Survey Co. (To Be Recorded) |

NOTE:  
LOTS 19A, 21A, 22A, & 23A ARE NON-BUILDABLE LOTS  
AND AREA TO BE CONVEYED TO THE TOWN OF MILLS

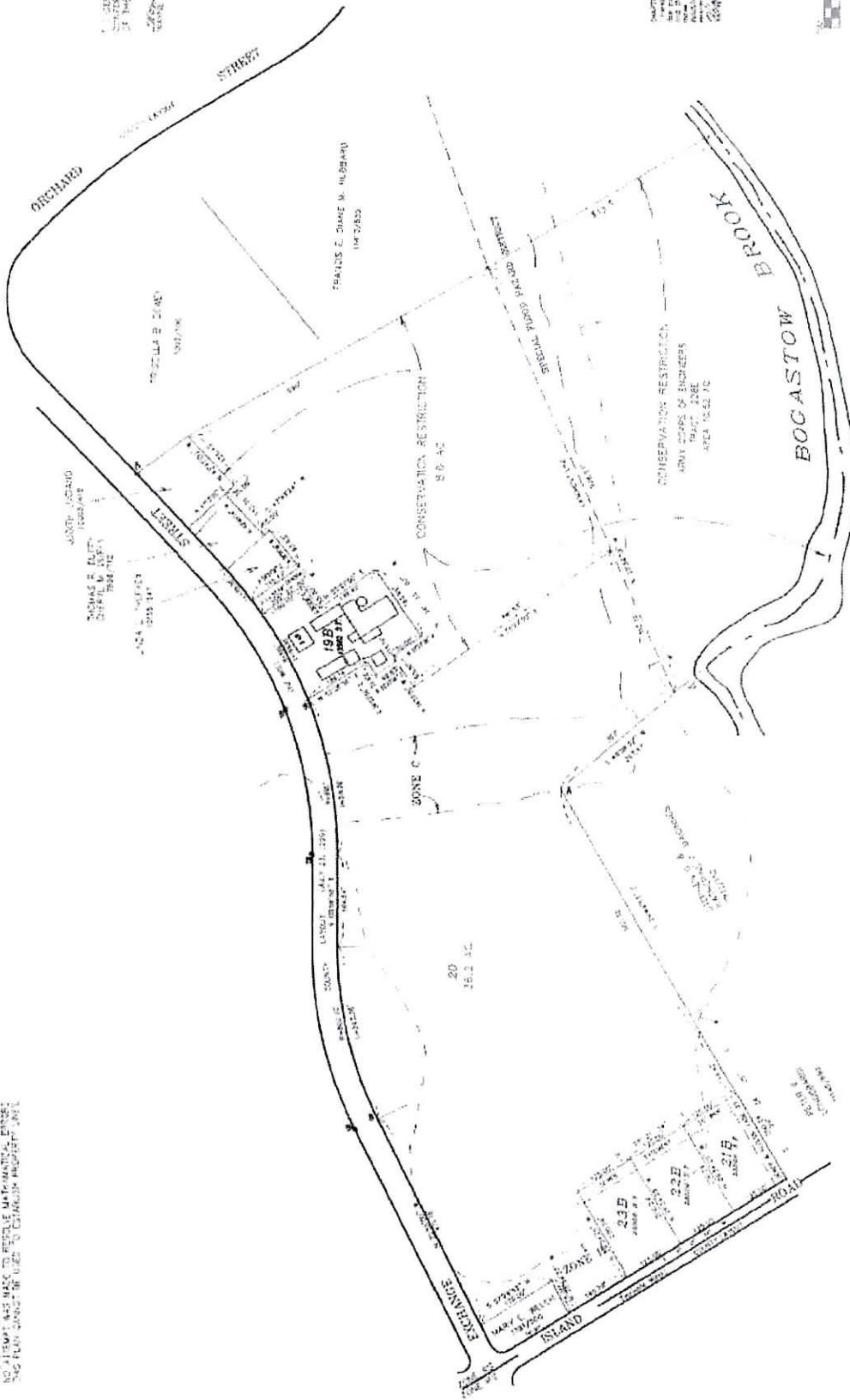
SPECIAL TOWN MEETING, OCTOBER 30, 1998

ARTICLE 3  
PURSUANT TO THE NOTICE OF EXERCISE OF CHAPTER 61A OPTION TO  
PURCHASE LAND, DATED MAY 18, 1998, RECORDED WITH THE NORFOLK  
COUNTY REGISTRY OF DEEDS, ON MAY 19, 1998 IN BOOK 12514, PAGE 514.

SEE REFERENCES.  
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED  
TO MEET REGISTRY OF DEEDS REQUIREMENTS AND  
ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP  
OF THE PROPERTY SHOWN. THE OWNERS OF  
ADJOINING PROPERTIES ARE ACCORDING TO CURRENT  
TOWN ASSESSORS RECORDS.

ORIGINAL ON FILE

COMPLETE PLAN  
 HAS BEEN SUBMITTED TO THE BOARD OF SELECTMEN  
 AND THE BOARD OF SUPERVISORS FOR THEIR REVIEW  
 AND APPROVAL. THIS PLAN WAS MADE TO PROTECT  
 THE PUBLIC INTEREST AND TO ESTABLISH A  
 ZONING REGULATORY PLAN.



NOTICE: THIS PLAN WAS PREPARED IN  
 CONFORMANCE WITH THE RULES AND REGULATIONS  
 OF THE REGISTER OF DEEDS.



**Notarial Registry of Deeds**  
 Deed, Mass. 19 22  
 Received Feb 12 1922  
 With 200  
 Filed as No. 22 19 22  
 Attest [Signature] Register

NOTICE: THIS PLAN WAS PREPARED IN  
 CONFORMANCE WITH THE RULES AND REGULATIONS  
 OF THE REGISTER OF DEEDS.



**CONSERVATION RESTRICTION PLAN**  
 SCALE 1" = 100' TOWN OF MILLIS  
 TOWN OF MILLIS  
 100 WEST STREET - MILLIS, MASS.  
 CARLESON SURVEY COMPANY  
 115 WASHINGTON STREET  
 MILLS, MASSACHUSETTS 01946-1114

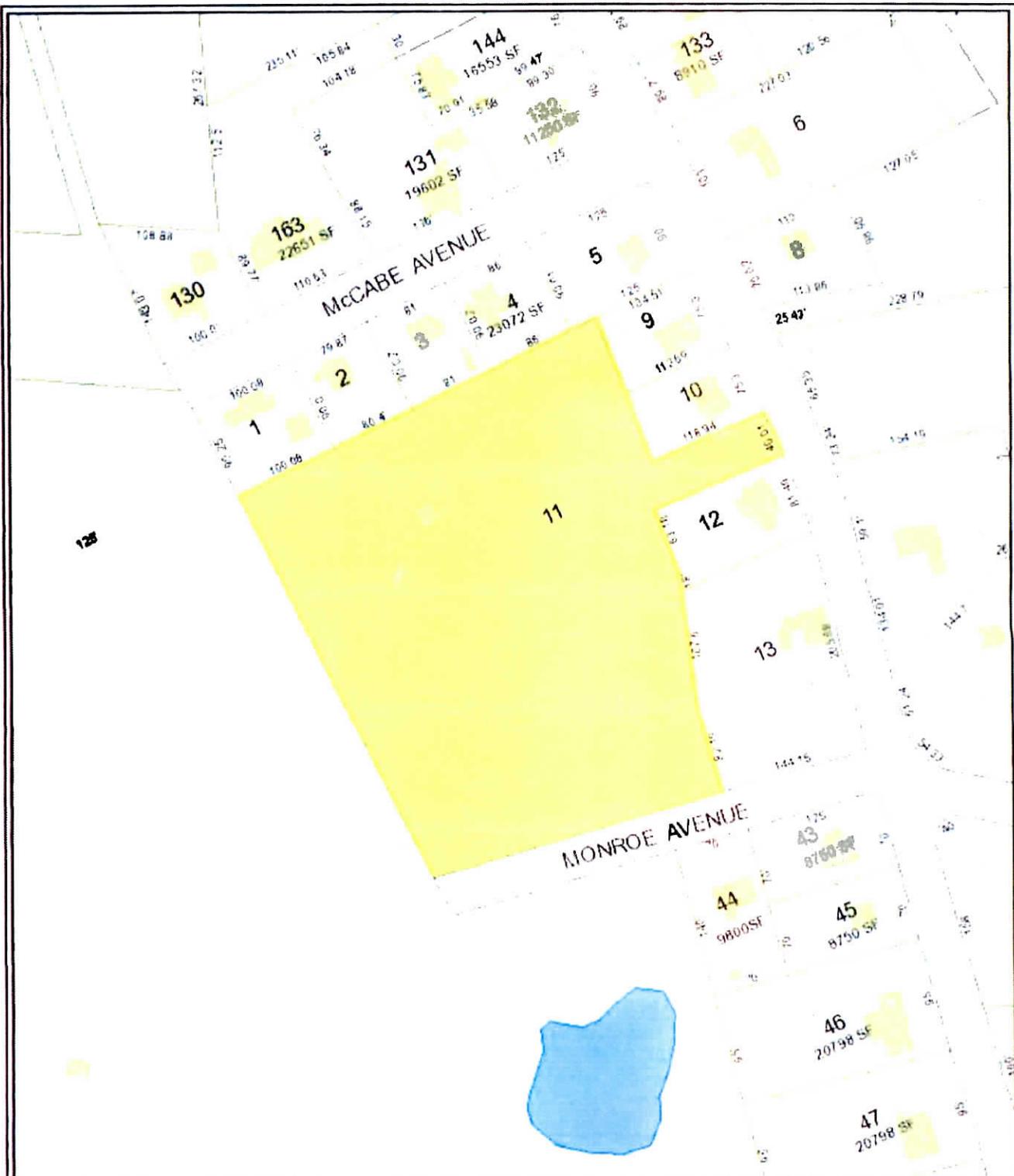
1972  
 SPECIAL TOWN MEETING, OCTOBER 20, 1972  
 ARTICLE 2  
 TO THE TOWN OF MILLIS, MASSACHUSETTS  
 TO BE RECORDED IN THE REGISTER OF DEEDS, ON MAY 13, 1973, IN BOOK 2104, PAGE 248  
 (CONSERVATION RESTRICTION CONTAINS 1866 A.C. LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067,

## Sisto Field Property

- Map 29, Lot 11; Approximately 3.3 acres
- Acquired by deed from William F. Cunningham and Mary M. Cunningham to Town of Millis, dated May 15, 1957, recorded with the Norfolk Registry of Deeds in Book 3563, Page 522 (no restrictions or purpose set forth in deed). See plan entitled "Plan of Hosmer Park Millis, Mass.," dated October 1921, recorded with the Norfolk Registry of Deeds in Plan Book 100, Plan 4851; Access presumably subsequently acquired from Plan Street
- Town Meeting Votes
  - A. Article 42, 1957 Fall Special Town Meeting – Town voted to purchase, for school purposes, a three acre parcel of land which abuts the Town Park, appropriated the sum of \$5,000 for purchase, and voted that money be raised from the tax levy of the current year
  - B. Article 46, 1957 Fall Special Town Meeting – Town voted to appropriate the sum of \$1,200 for the installation and maintenance of a Little League Field on School Department property

## Analysis

It is my opinion that, unless a transfer vote has taken place, Sisto Field is under the care, custody and control of the School Committee. Playing fields are an appropriate use of property held for school purposes, and Sisto Field is thus an appropriate site for additional recreational fields. However, the School Committee could determine, at some point in the future, that it wished to use this property for some purpose other than playing fields, potentially after the Town had expended considerable sums to construct new playing fields. Accordingly, if the Town of Millis determines that Sisto Field will be the site of new playing fields, it would be prudent to transfer the care, custody and control of the property to the Town of Millis, acting by and through its Board of Selectmen. This transfer would require a vote of the School Committee that the property is no longer needed for school purposes.



Map 29, Lot 11  
 Millis, MA  
 1 Inch = 123 Feet  
 March 13, 2014



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com  
 CAI Technologies

# Property Card: PLAIN ST

Town of Millis, MA

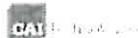


Parcel Information	
<b>Parcel ID:</b> 0029-0011-0000 <b>Vision ID:</b> 1782 <b>Owner:</b> TOWN OF MILLIS <b>Co-Owner:</b> <b>Mailing Address:</b> PLAIN ST  MILLIS, MA 02054	<b>Map:</b> 29 <b>Lot:</b> 011 <b>Use Description:</b> MUNICIPAL MDL-00 <b>Zone:</b> EX <b>Land Area in Acres:</b> 3.3
Sale History	Assessed Value
<b>Book/Page:</b> 3563/ 522 <b>Sale Date:</b> 6/4/1957 <b>Sale Price:</b> \$0	<b>Land:</b> \$485,100 <b>Buildings:</b> \$0 <b>Extra Bldg Features:</b> \$0 <b>Outbuildings:</b> \$0 <b>Total:</b> \$485,100

Building Details: Building # 1	
<b>Model:</b> <b>Living Area:</b> <b>Appr. Year Built:</b> <b>Style:</b> <b>Stories:</b> <b>Occupancy:</b> <b>No. Total Rooms:</b> <b>No. Bedrooms:</b> <b>No. Baths:</b> <b>No. Half Baths:</b>	<b>Int Wall Desc 1:</b> <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> <b>Roof Structure:</b> <b>Heat Type:</b> <b>Heat Fuel:</b> <b>A/C Type:</b>

Outbuildings & Extra Features		
Code:	Description:	Units:

Sketch Areas			
Sub Area:	Effective Area:	Gross Area:	Living Area:



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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:

James 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 covenants the land in said Millis, on the westerly side of Plain Street, and being a portion of the Hosmer Farm, <sup>(Description and number(s) of any)</sup> 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.

17-26

For title see deed of Marion P. Ingraham, recorded in Norfolk Registry in Book 2506, Page 133; Deed of Angelo Felian 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 O. 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.



NORFOLK COMMONWEALTH OF MASSACHUSETTS  
CANCELS EXCISE  
JUN - 45  
JUN - 4 1957  
EX. 100001  
595

3563  
523

release - to and grant all rights of tenancy by the parties and other interests therein  
upon the premises

Witness OUR hand and seal this 15 day of May 1957  
*William F. Cunningham*  
*Mary M. Cunningham*

The Commonwealth of Massachusetts

Norfolk ss May 15 1957

Then personally appeared the above named William F. Cunningham and Mary M. Cunningham and acknowledged the foregoing instrument to be their free act and deed, before me



*Robert C. Hayes*  
Notary Public - Justice of the Peace  
My commission expires Sept 24 1961

Recorded June 4, 1957 at 11h.10m.A.M.

We, Albert L. Watson, Sr., Hilda B. Watson, his wife, and Albert L. Watson, Jr., a single person, as joint tenants

of all of Milton Norfolk County, Massachusetts,  
for consideration paid, grant to Albert L. Watson, Sr., and Hilda B. Watson, husband and wife, as tenants by the entirety

of both of Milton, Massachusetts with quitclaim covenants

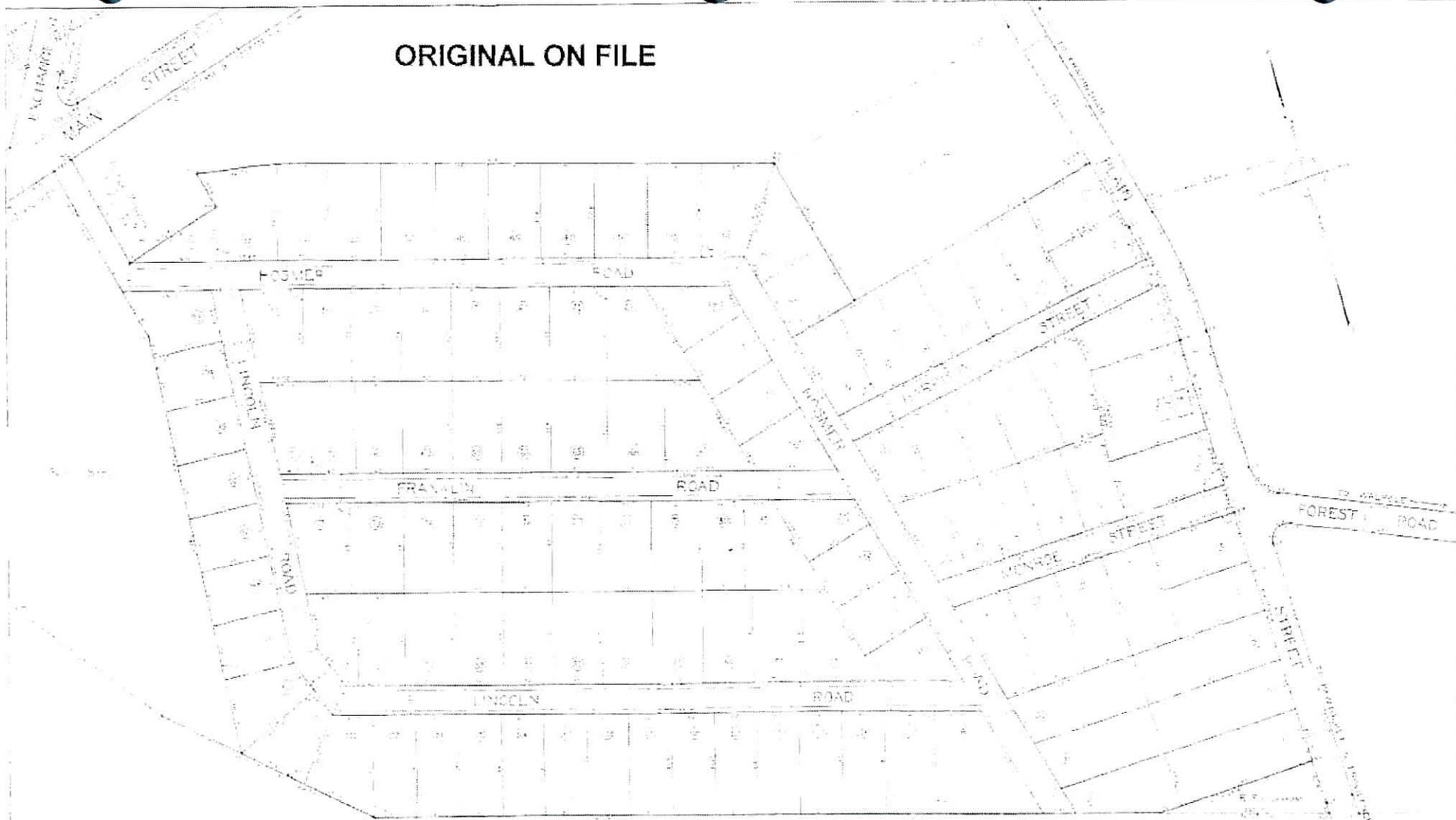
(Description and encumbrances, if any)

A certain parcel of land with the buildings thereon situated on  
Road  
Marshall Avenue at the corner of Woodside Drive, Milton, Norfolk County, Massachusetts, being shown as lot 21 on a plan entitled "Plan of Land, Milton, Mass., June 15, 1954, Bradford Salvetz, C.E." duly recorded with Norfolk Deeds, Plan Book 188, Plan No. 862 of 1954, to which plan reference is hereby made for a more particular description, and containing 40,164 square feet of land according to said plan.

For our title see deed to us from Ernest Hallen, dated April 4, 1956 recorded with Norfolk County Registry of Deeds Book 3474 Page 376.

The consideration is less than \$100.

ORIGINAL ON FILE



Plan of Hosmer Park  
1921

LOW OF ELEVATION  
2000 1000 0

PLAN OF  
HOSMER PARK  
MILLIS, MASS.

SCALE, 1" = 50'      OCTOBER, 1921      Filed as No 4851 Pl. Bk. 100

EDWARD A. HOWARD, CIVIL ENG.  
175 W. BOSTON, MASS.

1000  
2000  
0

ARTICLE 39. To see if the Town will vote to authorize the Moderator to continue the present School Investigating Committee to present recommendations at the next Annual Town Meeting, or Special Town Meeting, for raising the necessary funds for a four-room addition to the Clyde F. Brown Elementary School or a new school building; and that there be appropriated a sum of money for the use of said committee, or act in any manner relating thereto.

*Voted* that the Town authorize the Moderator to continue the present School Investigating Committee to present recommendations at the next Annual Town Meeting, or Special Town Meeting, for raising the necessary funds for a four-room addition to the Clyde F. Brown Elementary School or a new school building; and that the sum of \$200.00, be appropriated for the use of said Committee.

ARTICLE 40. To see if the Town will vote to appropriate a sum of money to be used by the Special Unpaid Committee, known as the Regional School District Planning Committee, or act in any manner relating thereto.

*Voted* that the Town appropriate the sum of \$200.00, to be used by the Special Unpaid Committee, known as the Regional School District Planning Committee.

ARTICLE 41. To see if the Town will vote to authorize the Moderator to appoint the Superintendent of Schools to co-ordinate the work of the three committees working on present school problems, namely: 1. The Land Investigation Committee; 2. The School Investigating Committee; 3. The Regional School District Planning Committee, or act in any manner relating thereto.

*Voted* that the Town authorize the Moderator to appoint the Superintendent of Schools to co-ordinate the work of the three committees working on present school problems, namely: 1. The Land Investigation Committee. 2. The School Investigating Committee. 3. The Regional School District Planning Committee.

\* ARTICLE 42. To see if the Town will purchase, for School purposes, a plot of approximately three acres of land now owned by William F. Cunningham, which abuts the Town Park, 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.

After discussion and explanation by the School Committee, it was *Voted* that the Town appropriate the sum of \$5,000.00, for the purchase, for School purposes, a plot of approximately three acres of land now owned by William F. Cunningham, which abuts the Town Park, and that it be raised from the tax levy of the current year. By rising count "Yes" 261—"No" 16, this Article was *Voted*.

ARTICLE 43. To see if the Town will purchase, for school purposes, a plot of 74,573 square feet of land now owned by James R. McDonough et ux, which abuts Town 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.

Motion made that the Town purchase, for school purposes, a plot of 74,573 square feet of land now owned by James R. McDonough et ux, which abuts Town property and appropriate \$5,000.00 from the tax levy of the current year for this purpose.

After a lengthy discussion by the School Land Investigating Committee and the School Committee, a *Motion* was made that this Article be dismissed.

By rising count "Yes" 157—"No" 141, it was *Voted* to dismiss this Article.

ARTICLE 44. To see if the Town will vote to authorize the Moderator to appoint a committee to continue the work of the present committee on the investigation of land for school use, appropriate a sum of money for same, or act in any manner relating thereto.

*Voted* that the Town authorize the Moderator to appoint a committee to continue the work of the present committee on the investigation of land for school use.

for resurfacing and relocating the backstop of the existing tennis courts.

*This Motion was Not Carried.*

*Voted* that the Town appropriate the sum of \$300.00 for resurfacing the tennis courts.

ARTICLE 43—To see if the Town will vote to appropriate the sum of the \$1,700.00 for Park Department equipment building, or act in any manner relating thereto.

*Voted* to dismiss Article 43.

ARTICLE 44—To see if the Town will vote to construct a sidewalk on Forest Road between Plain and Village Streets, and appropriate money for same, or act in any manner relating thereto.

*Motion made* that the Town appropriate the sum of \$500.00, to have a survey made to plan for future work in regards to laying out the paved portion of the street in relation to the current right of way.

. By rising count "Yes" 35 — "No" 120, this *Motion Not Carried.*

*Voted* that Article 44 be dismissed.

ARTICLE 45—To see if the Town will vote to rezone from residential to commercial, the land on the northerly side of Main Street from Millis Brook to land now zoned commercial, or act in any manner relating thereto.

The Moderator ruled that no action could be taken on this Article because of improper procedure.

ARTICLE 46—To see if the Town will vote to appropriate a sum of money for the installation and maintenance of a Little League Field on School Department property, or act in any manner relating thereto.

*Voted* that the Town appropriate the sum of \$1,200.00, for the installation and maintenance of a Little League Field on School Department property.