

# Town of Stoughton

November 6, 2023

Special Town Meeting Warrant  
And Report of the Committee on  
Finance & Taxation



Town Meeting Representatives

Bring This Report to Town Meeting

Includes Standing Committee Reports

# 2023 Special Town Meeting Session Calendar

**All 2023 Special Town Meeting sessions will be held in person in the O'Donnell Middle School Cafeteria located at 211 Cushing Street**

**Sign-in starts at 6:30 p.m. ~ Opening Gavel 7:00 p.m.**

Open Meeting Law prohibit Town Boards meeting while Town Meeting is in session.

FACE MASKS ARE OPTIONAL

<b>November</b>				
Monday	Tuesday	Wednesday	Thursday	Friday
<b>6</b> STM 1 <sup>ST</sup> Session		<b>8</b> STM 2 <sup>ND</sup> Session		
<b>13</b> STM 3 <sup>RD</sup> Session		<b>15</b> STM 4 <sup>TH</sup> Session		

October 10, 2023

Greetings Town Meeting Members,

Thank You for taking part in Special Town Meeting during this busy time of year when the daylight gets shorter and there is a chill in the air. The Articles along with the Proposed Motions and the Standing Committee recommendations will be found in the front of the Warrant Book while the backing information for the Articles will be found in the back of the Book. The Table of Contents are an easy way to quickly find the Article information.

I strongly urge Town Meeting Representatives to consider the Finance Committee recommendations on the Articles as presented in this Special Town Meeting Warrant. The Committee put a tremendous amount of thought, time, and consideration into these recommendations.

Thank You to the Town Meeting Members that devote their time and energy working toward making a better Stoughton. Additional Thanks to the Town Meeting Representatives that took the time to send emails or attend the Finance Committee Public Hearings on the Articles contained in this Special Town Meeting Warrant.

I would like to extend an extra special and greatly deserved THANK YOU to the members of the Finance Committee who spend many hours and late nights working for Town Meeting and toward a better Stoughton: Eric Anderson Jr., Finance Committee Vice-Chairman John Anzivino (extra Thanks for all the STM Warrant Book work), Chet Collins, Finance Committee Secretary Dianne Dolan, Laura Gunn, Elliot Hansen, Adam Iacobucci, David Lurie, Kerry Marrocco, Lauren Morris, Johnna Rosenblatt, Mark Struck, John Walsh, Joel Wolk, and Finance Committee Recording Secretary Delores Staton. I sincerely hope that Town Meeting appreciates the work that these people do for the residents of Stoughton.

Sincerely,



Vaughan Enokian, Chairman  
Committee on Finance & Taxation

## **TOWN MODERATOR**

October 2023

Dear Town Meeting Representative,

Welcome to Our Town of Stoughton's Special Town Meeting, 2023.

Whether this is your first Town Meeting or one of many, it can still be very exciting and challenging to be part of something that has been around for several hundred years. I thank you all for taking the time to participate in the Town Meeting process.

Officially, on Monday November 6, 2023 at 7:00PM the Town of Stoughton will hold a Special Town Meeting in person at the O'Donnell Middle School Cafeteria. Upon arrival, Town Meeting Representatives please check in with your respective Precinct Chairs who will mark you present and provide you with your assigned electronic voting device. Your Precinct Chair will inform you if there is any additional documentation that is needed and available at the front table. Once you have completed the checking in process, please feel free to sit anywhere in the approved seating sections within the cafeteria. Face masks are optional.

For the latest information, please continue to check the Town of Stoughton website at [stoughton.org](http://stoughton.org) and look for the *Town Meeting* page (which is next to *Government*) on the front /main page. Highlight and click on *Town Meeting*. Once on the *Town Meeting* page, click on the *Special Town Meeting 2023 "Virtual Table"* on the left side bar. At this location look for updates, motions and any additional items and documentation for the Special Town Meeting.

Please take the time to check and ensure that your Precinct Chair and the Town Clerk's Office has your most up to date email address and phone number.

The Special Town Meeting is scheduled to meet on Mondays and Wednesdays starting November 6. There are four scheduled sessions in November for the Special Town Meeting (November 6, 8, 13 and 15). We should be able to conclude the Special Town Meeting in less time than that.

### **ARTICLE PRESENTATION, QUESTIONS AND DEBATE OVERVIEW**

Presentations will be limited to 10 minutes per Article.

Technical Question Period will begin once the Presentation has concluded. A limit of two questions per Town Meeting Representative per Article.

Pro/Con Remarks and speeches will be limited to 3 minutes.

Please remain on topic, relevant, brief and focused.

Due to time constraints and the number of Articles, the Moderator reserves the right to amend or change any of these time limits.

Again, I would like to thank all of you for your dedication to this process and I will see you Monday night, November 6 and I would like to begin the meeting promptly at 7:00PM.

Respectfully,

Bob Mullen, Town Moderator



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# Special Town Meeting

## Warrant





**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF STOUGHTON  
SPECIAL TOWN MEETING WARRANT**

Norfolk, ss. Officer's Return, Stoughton:

By virtue of this Warrant, I, \_\_\_\_\_ on \_\_\_\_\_ notified and warned the inhabitants of the Town of Stoughton, qualified to vote on Town affairs, to meet at the place and at the time specified by posting attested copies of this Special Town Meeting Warrant in the following public places within the Town of Stoughton:

Precinct 1	Stop & Shop	278 Washington Street
Precinct 2 & 2A	Jimmy's Market	253 Pleasant Street
Precinct 2 & 2A	Stoughton Library	84 Park Street
Precinct 3	Bob's Foodmart	289 Park Street
Precinct 4 & 4A	Andy's Market	330 Plain Street
Precinct 5 & 5A	Neighborhood Variety Store	257 School Street
Precinct 6	Stoughton Quick Stop	2139 Central Street
Precinct 7& 7A	Page's Grocery & Liquors	458 Pearl Street
Precinct 8 & 8A	Town Hall	10 Pearl Street
Precinct 8 & 8A	Stoughton Police Department	26 Rose Street

The date of posting being not less than fourteen (14) days prior to \_\_\_\_\_ the date set for the Special Town Meeting in this Warrant.

\_\_\_\_\_  
Stoughton, MA; Constable



**COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF STOUGHTON**

**SPECIAL TOWN MEETING WARRANT**

**NORFOLK, SS**

To any constable in the Town of Stoughton:

Greetings: In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Stoughton, qualified to vote on Town affairs, to meet at:

**O'DONNELL MIDDLE SCHOOL  
211 CUSHING STREET, STOUGHTON**

**On Monday the 6th day of November 2023**

**at seven o'clock in the evening**, at which time and place the following articles are to be acted upon and determined exclusively by the Town Meeting Members in accordance with the provision of the Town of Stoughton Charter.

## **Article 1 Collective Bargaining – Dispatchers Union (Maj. Vote Required)**

To see if the Town will vote to approve a three-year collective bargaining agreement between the Town and AFSCME, Council 93 for the period of FY23 through FY25; and, if necessary, to raise and appropriate, and/or transfer from available funds in the Treasury, if any, a sufficient sum of money to fund the cost of items of the first two fiscal years (FY23 & FY 24) and implement said collective bargaining agreement; or take any other action relative thereto.

Requested by: Town Manager

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Funded through FY24 Operating Budget

**PROPOSED MOTION:** That the Town vote to implement the terms of a Collective Bargaining Agreement between the Town of Stoughton and AFSCME, Council 93 for the period FY23 through FY24.

**FINANCE COMMITTEE:** Voted 12-0 to Accept and Recommend to Town Meeting Article 1.

NOTE: FY23 cost was \$400,000; FY24 cost is \$404,000

## **Article 2 Collective Bargaining – Police Patrol Union (Maj. Vote Required)**

To see if the Town will vote to approve a one-year collective bargaining agreement between the Town and the Stoughton Police Patrolmen's union for the period of FY24; and, if necessary, to raise and appropriate, and/or transfer from available funds in the Treasury, if any, a sufficient sum of money to fund the cost of items of the first fiscal year and implement said collective bargaining agreement; or take any other action relative thereto.

Requested by: Town Manager

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Funded through FY24 Operating Budget

**PROPOSED MOTION:** That the Town vote to implement the terms of a one-year Collective Bargaining Agreement between the Town of Stoughton and the Stoughton Police Patrolmen's union for FY24.

**FINANCE COMMITTEE:** Voted 12-0 to Accept and Recommend to Town Meeting Article 2.

NOTE: FY24 cost is \$3,742,260

## **Article 3 Collective Bargaining – SPAEA (Maj. Vote Required)**

To see if the Town will vote to approve a one-year collective bargaining agreement between the Town and the Stoughton Professional/Administrative Employees Association union for the period of FY24; and, if necessary, to raise and appropriate, and/or transfer from available funds in the Treasury, if any, a sufficient sum of money to fund the cost of items of the first fiscal year and implement said collective bargaining agreement; or take any other action relative thereto.

Requested by: Town Manager

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Funded through FY24 Operating Budget

**PROPOSED MOTION:** That the Town vote to implement the terms of a three-year Collective Bargaining Agreement between the Town of Stoughton and the Stoughton Professional/Administrative Employees Association union for FY24-FY26.

**FINANCE COMMITTEE:** Voted 12-0 to Accept and Recommend to Town Meeting Article 3.

NOTE: FY24 cost is \$1,584,416; FY25 cost is \$1,616,106; FY26 cost is \$1,648,427

## **Article 4 Collective Bargaining – Police Superior Officers (Maj. Vote Required)**

To see if the Town will vote to approve a one-year collective bargaining agreement between the Town and the Stoughton Superior Officers union for the period of FY24; and, if necessary, to raise and appropriate, and/or transfer from available funds in the Treasury, if any, a sufficient sum of money to fund the cost of items of the first fiscal year and implement said collective bargaining agreement; or take any other action relative thereto.

Requested by: Town Manager

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Funded through FY24 Operating Budget

**PROPOSED MOTION:** That the Town vote to implement the terms of a one-year Collective Bargaining Agreement between the Town of Stoughton and the Stoughton Superior Officers union for FY24.

**FINANCE COMMITTEE:** Voted 12-0 to Accept and Recommend to Town Meeting Article 4.

NOTE: FY24 cost is \$1,171,400

## **Article 5 Collective Bargaining Library (Maj. Vote Required)**

To see if the Town will vote to approve a three-year collective bargaining agreement (FY24 through FY26) between the Town and the Stoughton Library Staff Association, Local 4928 (MLSA), A.F.L.-C.I.O; and, if necessary, to raise and appropriate, and/or transfer from available funds in the Treasury, if any, a sufficient sum of money to fund the cost of items of the first fiscal year (FY24) and implement said collective bargaining agreement; or take any other action relative thereto.

Requested by: Town Accountant

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Funded through FY23&FY24 Operating Budget

**PROPOSED MOTION:** That the Town vote to implement the terms of a Collective Bargaining Agreement between the Town of Stoughton and the Stoughton Library Staff Association, Local 4928 (MLSA), A.F.L.-C.I.O for the period of FY23 through FY25.

**FINANCE COMMITTEE:** Voted 11-0-1 to Accept and Recommend to Town Meeting Article 5. (Adam Iacobucci abstained)

NOTE: FY23 cost was \$544,070; FY24 cost is \$560,277; FY25 cost is \$575,195

## **Article 6 Supplement Fiscal Year 2024 Departmental Budgets (Maj. Vote Required)**

To see if the Town will vote to raise and appropriate and/or transfer from available funds in the Treasury, if any, a sufficient sum of money to supplement FY24 departmental budgets or fund previously approved articles; or take any other action relative thereto.

Requested by: Town Accountant

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: (-\$41,160.00)

**PROPOSED MOTION:** That the Town vote to reduce the Public Health-Visiting Nurse Fiscal Year 2024 departmental budget in the amount of \$41,160.00 due to the FY2023 Revenues not attaining budget projections.

**FINANCE COMMITTEE:** Voted 12-0 to Accept and Recommend to Town Meeting Article 6.

## **Article 7 Deposit to Stabilization Fund (Maj. Vote Required)**

To see if the Town will vote to raise and appropriate, transfer from available funds, if any, in the Treasury, an amount to the Stabilization Fund; or take any other action relative thereto.

Requested by: Town Accountant

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Unknown

**PROPOSED MOTION:** To be withdrawn.

**FINANCE COMMITTEE:** Voted 12-0 to take no action as this article is being withdrawn.

## **Article 8 Unpaid Bills (9/10ths Vote Required)**

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, if any, a sufficient sum of money to pay any unpaid bills from prior fiscal years in excess of departmental appropriations; or take any other action relative thereto.

Requested by: Town Accountant

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$510.00

**PROPOSED MOTION:** That the Town vote to appropriate \$510.00 to pay prior fiscal years unpaid bills, Janco, and that to meet this appropriation, \$510.00 be transferred from the FY2024 Fire department budget.

**FINANCE COMMITTEE:** Voted 12-0 to Accept and Recommend to Town Meeting Article 8.

## **Article 9 ADA Projects (Maj. Vote Required)**

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, if any, a sufficient sum of money to fund ADA Projects for the Town; or take any other action relative thereto.

1. Senior Center Improvements
  - a. Rail at side entrance:
2. Library Improvements
  - a. Listening device : \$4,163.73
  - b. Ramp Improvements:
  - c. Rail at rear of Library: \$2,500.00
  - d. Curb cut at rear of Library: \$3,500.00
3. Cedar Hill Improvements
  - a. Handicapped Accessible Golf Cart: \$16,300.00

Requested by: Town Manager

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Unknown

**PROPOSED MOTION:** To be withdrawn.

**FINANCE COMMITTEE:** Voted 13-0 to take no action as this article is being withdrawn.

**INTERGOVERNMENTAL RELATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

**MUNICIPAL OPERATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

## **Article 10 Purchase of 30 Porter Street Property for Town Parking (2/3 Vote Required)**

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, if any, a sufficient sum of money to purchase 30 Porter Street for Town parking; or take any other action relative thereto.

Requested by: Town Manager

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$440,000.00

**PROPOSED MOTION:** That the Town vote to appropriate the sum of \$440,000.00 to acquire, by gift, negotiated purchase or eminent domain, land, together with improvements thereon, located at 30 Porter Street, being the property as further described in deed(s) recorded in the Norfolk County Registry of Deeds in Book 26424, Page 212, consisting of approximately 0.071 acres, more or less, together with improvements thereon, for general municipal purposes including a municipal parking lot; and to authorize the Select Board to enter into and/or execute any offers, licenses, temporary or permanent easements, agreements or instruments as may be necessary for such conveyance, and to expend funds which may be necessary for professional engineering, architectural, legal, design, and/or site investigation/testing services, site preparation and/or demolition, installation and all other incidental and related costs, on such terms as the Select Board deems appropriate, and, as funding therefor, to authorize the Treasurer, with the approval of the Select Board, to borrow said sum under and pursuant to the provisions of G.L. c.44, §7 or any other enabling authority.

**FINANCE COMMITTEE:** Voted 0-13 to Accept and Recommend to Town Meeting Article 10.  
**MOTION FAILED**

**INTERGOVERNMENTAL RELATIONS:** Voted 6-0 to Recommend this article to Town Meeting.

**MUNICIPAL OPERATIONS:** Voted 2-5 to Approve Article 10. **MOTION FAILED**

## **Article 11 Solid Waste By Law (Maj. Vote Required)**

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, if any, a sufficient sum of money to adopt the Solid Waste By Law; or take any other action relative thereto.

Requested by: Town Manager

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Unknown

**PROPOSED MOTION:** To be withdrawn.

**FINANCE COMMITTEE:** Voted 13-0 to take no action as this article is being withdrawn.

**INTERGOVERNMENTAL RELATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

**MUNICIPAL REGULATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

## **Article 12 Emergency Medical Services Life Safety Equipment (Fire Department)(2/3rds Vote Required)**

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, if any, a sufficient sum of money to pay for the purchase of 3 Cardiac Monitors, 2 Lucas Devices and 3 Ambulance stair chairs; or take any other action relative thereto.

Requested by: Fire Chief

Inserted by: Select Board

Date: September, 5, 2023

Estimated Costs: **\$147,975.99**

**PROPOSED MOTION:** That the Town vote to appropriate \$147,975.99 to pay for the purchase of 3 Cardiac Monitors, 2 Lucas Devices and 3 Ambulance stair chairs with a credit for equipment; and, as funding therefor, to authorize the Treasurer, with the approval of the Select Board, to borrow said sum under and pursuant to the provisions of G.L. c.44, §7 or any other enabling authority.

**FINANCE COMMITTEE:** Voted 12-0-1 to Accept and Recommend to Town Meeting Article 12. (John Walsh abstained)

**MUNICIPAL OPERATIONS:** Voted 7-0 to Approve Article 12.

## **Article 13 Rezoning Amendment (2/3rds Vote Required)**

To see if the Town will vote to amend the Town of Stoughton Zoning Bylaw and the Zoning Map as amended through May 22, 2022 by rezoning the following:

- A. The portion of Parcels 070-104 & 082-034 currently zoned GB (General Business) Zone to a RC (Residential-Suburban C) Zone as shown in Figure 1;
- B. The portion of Parcel 068-235 currently zoned GB (General Business) Zone to a RC (Residential-Suburban C) Zone and the portion of Parcels 068-236 & 068-238 currently zoned GB (General Business) Zone to a RU (Residential-Urban) Zone as shown in Figure 2;
- C. The portion of Parcels 067-301 & 067-298 currently zoned GB (General Business) Zone to a RU (Residential-Urban) Zone and the portion of Parcel 067-300 & currently zoned RU (Residential-Urban) Zone to a GB (General Business) Zone as shown in Figure 3;

And to amend the Zoning Map in accordance with the above [or as further shown on a plan entitled “Town of Stoughton Zoning Map” as amended through May 2, 2022]: or take any action relative thereto.

Requested by: Planning Board

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$0

**PROPOSED MOTION:** That the Town vote to amend Town of Stoughton Zoning Bylaw and Zoning Map as printed in the warrant.

**MUNICIPAL REGULATIONS:** Voted 6-0 to Recommend to Special Town Meeting.

## **Article 14 Truck Public Works (2/3rds Vote Required)**

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, if any, a sufficient sum of money to purchase a Truck for the Public Works Department; or take any other action relative thereto.

Requested by: DPW Superintendent

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$130,000.00

**PROPOSED MOTION:** That the Town vote to appropriate \$130,000.00 to pay for the purchase of a Truck for the Public Works Department; and, as funding therefor, to authorize the Treasurer, with the approval of the Select Board, to borrow said sum under and pursuant to the provisions of G.L. c.44, §7 or any other enabling authority.

**FINANCE COMMITTEE:** Voted 3-10 to Accept and Recommend to Town Meeting Article 14.

### **MOTION FAILED**

Note: Finance Committee voted 13-0 to recommend this article be taken up during the ATM in 2024 when cash may be available to pay for this article.

**MUNICIPAL OPERATIONS:** Voted 7-0 to Approve Article 14.

## **Article 15 Fire Alarm System Upgrades at Cedar Hill (Maj. Vote Required)**

To see if the Town will vote to raise and appropriate or transfer from previous Articles a sufficient sum of money to fund Fire Alarm system upgrades at the Cedar Hill Golf Course; or take any other action relative thereto.

Requested by: DPW Superintendent

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$30,000.00

**PROPOSED MOTION:** That the Town vote to appropriate \$30,000.00 from the Cedar Hill Golf Course enterprise fund retained earnings to fund Fire Alarm system upgrades at the Cedar Hill Golf Course.

**FINANCE COMMITTEE:** Voted 13-0 to Accept and Recommend to Town Meeting Article 15.

**MUNICIPAL OPERATIONS:** Voted 6-0-1 to Approve Article 15.

## **Article 16 Roadway Resurfacing (2/3rds Vote Required)**

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, if any, a sufficient sum of money to fund Roadway Resurfacing; or take any other action relative thereto.

Requested by: DPW Superintendent

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$2,189,843.00

**PROPOSED MOTION:** That the Town vote to appropriate \$2,189,843.00 to fund Roadway Resurfacing; and that to meet this appropriation, the Town vote to authorize the Treasurer, with the approval of the Select Board, to borrow said sum under and pursuant to the provisions of G.L. c.44, §7 or any other enabling authority.

**FINANCE COMMITTEE:** Voted 9-4 to Accept and Recommend to Town Meeting Article 16.

**INTERGOVERNMENTAL RELATIONS:** Voted 6-0 to Refer this article as written to Town Meeting.

**MUNICIPAL OPERATIONS:** Voted 7-0 to Approve Article 16.

## **Article 17 Water Main Upgrades and Improvements (2/3rds Vote Required)**

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, including but not limited to any of the Enterprise Funds of the Town, or otherwise, or borrow a sufficient sum or sums of money to undertake maintenance, extraordinary maintenance, improvements, repairs, upgrades, modifications and the like to the Town owned Water Mains, including but not limited to replacement of existing water mains, new valves, fire hydrants, customer water services, as applicable, professional/engineering/architectural services, design, site preparation and demolition, installation, and all other incidental and related costs, or take any other action relative there.

Requested by: Water & Sewer Superintendent

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$3,004,000.00

**PROPOSED MOTION:** That the Town vote to appropriate \$3,004,000.00 to undertake maintenance, extraordinary maintenance, improvements, repairs, upgrades, modifications and the like to the Town owned Water Mains, including but not limited to replacement of existing water mains, new valves, fire hydrants, customer water services, as applicable, professional/engineering/architectural services, design, site preparation and demolition, installation, and all other incidental and related costs; and to authorize the Treasurer, with the approval of the Select Board, to borrow \$3,004,000.00 under and pursuant to the provisions of G.L. c.44, §7 or any other enabling authority.

**FINANCE COMMITTEE:** Voted 11-2-1 to Accept and Recommend to Town Meeting Article 17. (Laura Gunn abstained)

**INTERGOVERNMENTAL RELATIONS:** Voted 6-0 to Refer as approved to Town Meeting.

**MUNICIPAL OPERATIONS:** Voted 7-0 to Approve Article 17.

## **Article 18 Property located at 760 Washington Street (2/3rds Vote Required)**

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, including but not limited to any of the Enterprise Funds of the Town, or otherwise, or borrow a sufficient sum or sums of money to take by gift, negotiated purchase or eminent domain the property located at 760 Washington Street, or take any other action relative thereto.

Requested by: Town Manager

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$500,000.00

**PROPOSED MOTION:** That the Town vote to appropriate the sum of \$500,000.00 to acquire, by gift, negotiated purchase or eminent domain, land, together with improvements thereon, the property known as the Malcolm Parsons building located at 760 Washington Street, being the same property described in Land Court Certificate No. 197218, consisting of approximately 0.293 acres, more or less, together with improvements thereon, for general municipal purposes; and to authorize the Select Board to enter into and/or execute any offers, licenses, temporary or permanent easements, agreements or instruments as may be necessary for such conveyance, and to expend funds which may be necessary for professional engineering, architectural, legal, design, and/or site investigation/testing services, site preparation and/or demolition, installation

and all other incidental and related costs, on such terms as the Select Board deems appropriate, and, as funding therefor, to authorize the Treasurer, with the approval of the Select Board, to borrow said sum under and pursuant to the provisions of G.L. c.44, §7 or any other enabling authority.

**FINANCE COMMITTEE:** Voted 13-0 to take no action as this article is being withdrawn.

**INTERGOVERNMENTAL RELATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

**MUNICIPAL REGULATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

**MUNICIPAL OPERATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

## **Article 19 Property located at 797-809 Washington Street (2/3rds Vote Required)**

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, including but not limited to any of the Enterprise Funds of the Town, or otherwise, or borrow a sufficient sum or sums of money to take by eminent domain the property located at 797-809 Washington Street, or take any other action relative there.

Requested by: Town Manager

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$1,000,000.00

**PROPOSED MOTION:** That the Town vote to appropriate the sum of \$1,000,000.00 to acquire, by gift, negotiated purchase or eminent domain, land, together with improvements thereon, the property known as the State Theatre building located at 797-809 Washington Street, being the same property described in deed recorded at the Norfolk County Registry of Deeds in Book 34576 at Page 454, consisting of approximately 0.419 acres, more or less, together with improvements thereon, for general municipal purposes; and to authorize the Select Board to enter into and/or execute any offers, licenses, temporary or permanent easements, agreements or instruments as may be necessary for such conveyance, and to expend funds which may be necessary for professional engineering, architectural, legal, design, and/or site investigation/testing services, site preparation and/or demolition, installation and all other incidental and related costs, on such terms as the Select Board deems appropriate, and, as

funding therefor, to authorize the Treasurer, with the approval of the Select Board, to borrow said sum under and pursuant to the provisions of G.L. c.44, §7 or any other enabling authority.

**FINANCE COMMITTEE:** Voted 13-0 to take no action as this article is being withdrawn.

**INTERGOVERNMENTAL RELATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

**MUNICIPAL REGULATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

**MUNICIPAL OPERATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

## **Article 20 Clean Streets By Law (Maj. Vote Required)**

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, including but not limited to any of the Enterprise Funds of the Town, or otherwise, or borrow a sufficient sum or sums of money to adopt the following bylaw, or take any other action relative there.

### §162-19. Introduction and Purposes

This bylaw is adopted pursuant to the Town's Home Rule authority, G.L. c. 40, § 3, G.L. c. 44, § 28C, and any other applicable authority. The Town of Stoughton has undertaken great efforts to modernize and reform its solid waste and rubbish collection programs. The Town maintains a comprehensive rubbish and solid waste collection program including regular schedules for rubbish and solid waste collection. The dumping, accumulation and neglect of rubbish and solid waste on Town property, streets and sidewalks is detrimental to the public health and welfare. It is a visual blight and is a potential threat to housing and community sanitation. This bylaw is adopted to promote the beautification of the Town's property, streets and sidewalks, to prevent unnecessary dumping and/or accumulation of rubbish and solid waste on the Town's streets, sidewalks and property, to promote housing and community sanitation, and to promote the Town of Stoughton's attractiveness to its existing and future residential and business community.

### §162-20. Authority

All regulations duly adopted by the Select Board concerning Town property or in its capacity as Road Commissioners as to the Town's streets and sidewalks, as well as any such regulations duly adopted by any other municipal office or entity having care, custody and control of municipal property, shall be enforceable under this bylaw.

## §162-21. Clean Streets and Sidewalks

Every owner or occupant of private property shall maintain his/her property free of any accumulation of rubbish and/or solid waste, and shall prevent any such materials from escaping to any other public or private property.

Every owner or occupant of private property bordering on a street where there is a public or private sidewalk or footway shall maintain such sidewalk or footway free of rubbish and/or solid waste along the length of that owner's and/or occupant's frontage.

No person shall place, allow, sweep into or deposit in any gutter, street, square or other public place the accumulation of rubbish and/or solid waste from any building or lot, or from any public or private sidewalk, footway or driveway.

Litter from commercial or nonprofit establishments shall not be thrown or deposited in any public litter receptacles by the owners, occupants, employees or agents of the commercial or nonprofit establishments.

Commercial or nonprofit establishments may maintain authorized litter receptacles for the use of the general public outdoors on private property or on the adjoining sidewalk in a manner not to inconvenience the use of the sidewalk by pedestrians.

No commercial, industrial, manufacturing, retail, or household rubbish or solid waste/bulk item shall at any time be placed on any property other than the owner's own property for collection.

## §162-22. Compliance with Rubbish and Solid Waste Collection

In addition to the requirements of 162-5, no person shall place or leave any rubbish, solid waste and/or other materials of similar like and kind on any public street, right-of-way and/or sidewalk for collection in violation of the time periods established by the Select Board and, in any event, no earlier than 7 p.m. prior to the day of collection and no longer than 7 p.m. the day of collection. After notice and opportunity to cure, the Town may remove any rubbish or solid waste in violation of the regulations established by the Select Board and shall impose a penalty therefor in accordance with Section 162-24 below.

## §162-23. No Dumping on Town Property

No person shall place or leave any rubbish, solid waste and/or other materials of similar like and kind on any municipal property (including easements), unless a permit or license therefor has been granted by the office or entity having care, custody and control of that property.

## §162-24. Violations and penalties, enforcement.

The Department of Public Works may refuse to collect rubbish and/or solid waste from any building or property whose owner or occupant violates this bylaw and/or any of the rules or regulations promulgated in furtherance of this bylaw.

In addition to, and not in place of any fees or charges otherwise due for the collection of rubbish or solid waste, an additional out of cycle service fee shall be assessed on the next utility bill as follows:

1. Out of cycle rubbish collection: \$100 per collection (in addition to regular collection fees and charges)
2. Out of cycle solid waste collection: \$200 per collection (in addition to regular unit price fees and charges)
3. Any other service: \$100 for first service;  
\$200 for second service within 12 months;  
\$300 for third service within 12 months.

In addition to or as an alternative to the above, the Town may, as it deems appropriate, initiate civil or criminal enforcement as the particular matter warrants including a civil action for injunctive relief, and nothing herein shall abridge or prohibit the Town from exercising any other rights it may have under the laws of the Commonwealth including but not limited to G.L. c. 270, § 16. Any individual violating this bylaw shall be required to remove any rubbish and/or solid waste disposed of in violation of this bylaw at his/her expense, or pay the costs of removal if removed by the Town or its agents or employees.

Requested by: Select Board

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Zero

**PROPOSED MOTION:** That the Town vote to amend Town of Stoughton General Bylaws as printed in the warrant.

**FINANCE COMMITTEE:** Voted 0-14 to Accept and Recommend to Town Meeting Article 10.  
**MOTION FAILED**

**MUNICIPAL REGULATIONS:** Voted 6-0 to Refer to Special Town Meeting.  
NOTE: Committee Members had reservations on time restraints of this article.

## **Article 21 Municipal Charges Lien (Maj. Vote Required)**

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, including but not limited to any of the Enterprise Funds of the Town, or otherwise, or borrow a sufficient sum or sums of money to adopt a municipal charges lien, or take any other action relative there.

### **§125 Municipal Charges Lien - NONPAYMENT OF LOCAL TAXES, FEES & CHARGES**

#### **§125-1. Introduction and Purposes**

The purpose of establishing a Municipal Charges Lien is to provide the Town with a cost effective method of collecting certain unpaid charges or fees assessed against real property owner(s) in Town, by placing a lien upon real estate owned by the property owner(s).

#### **§125-2. Authority**

This bylaw is adopted pursuant to G.L. c. 40, § 58.

#### **§162-2. Municipal Charges Lien**

- A. The Tax Collector shall be in charge of collecting any lien(s) pursuant to this bylaw.
- B. The Department responsible for collecting the charge or fee shall notify the Assessors, as needed, of all unpaid and past due applicable charges or fees.
- C. The Assessor shall prepare a statement of Municipal Charges Lien for each person from the list received from the Department and shall forward said statement of lien to the Tax Collector who shall cause said statement(s) to be recorded in the Norfolk County Registry of Deeds.
- D. If a charge or fee secured by the lien is unpaid when the Assessors are preparing the real estate tax list and warrant, the Tax Collector shall certify the lien to the Assessors' Department and the Assessors shall add the charge or fee to the next property tax bill for the relevant property(ies), and commit it with the warrant to the Collector as part of the tax.
- E. If the property(ies) to which the charge or fee relates is otherwise tax exempt, the charge or fee shall be committed as a tax on said property.
- F. The Municipal Charges Lien will take effect upon the recording of a statement of unpaid municipal charges, fines, penalties and fees, setting forth the amount due, including recording

costs, the address(es) of the land to which the lien is to apply and the name of the assessed owner(s).

G. The Municipal Charges Lien may be discharged by filing a certificate from the Tax Collector that all municipal charges or fees constituting the lien, together with any interests and costs, have been paid or legally abated. All costs of recording or discharging a lien under this section shall be borne by the property owner(s).

#### §162-3. Applicable Charges

The Municipal Charges Lien shall apply to the following municipal charges or fees, including interest and all costs to record said lien(s) in the Norfolk County Registry of Deeds:

A. Rubbish and Solid Waste Collection Fees and Charges.

Requested by: Select Board

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Zero

**PROPOSED MOTION:** That the Town vote to amend Town of Stoughton General Bylaws as printed in the warrant, except that Section references be amended to read Section 125-1 to 125-4.

**FINANCE COMMITTEE:** Voted 11-3 to Accept and Recommend to Town Meeting Article 21.

**INTERGOVERNMENTAL RELATIONS:** Voted 6-0 to recommend this article to Town Meeting.

**MUNICIPAL REGULATIONS:** Voted 6-0 to refer to Special Town Meeting.

**MUNICIPAL OPERATIONS:** No votes were taken as this article is being withdrawn from the Special Town Meeting.

## **Article 22 Implementing a Town of Stoughton Communication Program (Maj. Vote Required)**

To see if the Town will vote to raise and appropriate, and/or transfer from available funds in the Treasury, if any, a sufficient sum of money to fund the cost of implementing a Town of Stoughton Communication Program, consisting of (1) training Department Heads and Boards under the appointing authorities of the Select Board, Town Manager and Public Information Officer (2) hiring a Communications manager under the direction of the Town Manager, and (3)

improving or creating a new Town of Stoughton website; or take any other action relative thereto.

Requested by: Select Board member Louis Gitto

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$100,000.00

**PROPOSED MOTION:** That the Town vote to appropriate \$100,000.00 to fund the cost of implementing a Town of Stoughton Communication Program, consisting of (1) training Department Heads and Boards under the appointing authorities of the Select Board, Town Manager and Public Information Officer (2) hiring a Public Information Officer under the direction of the Town Manager, and (3) improving or creating a new Town of Stoughton website; and that to meet this appropriation \_\_\_\_\_.

**FINANCE COMMITTEE:** Voted 1-12-1 to Accept and Recommend to Town Meeting Article 22.

**MOTION FAILED**

(Johna Rosenblatt abstained)

**MUNICIPAL OPERATIONS:** Voted 5-1-1 to Approve Article 22.

## **Article 23 Revolving Fund from Surplus Equipment (Maj. Vote Required)**

To see if the Town will vote pursuant to the provisions of M.G.L. Chapter 44, §53E½, as most recently amended, to establish a new revolving fund, in General Bylaws, Section 42-1, specifying the departmental receipts to be credited to such fund, the departmental purposes or programs for which such fund may be expended, and the entity authorized to expend such fund, and, in General Bylaws, Section 42-2, to establish fiscal year limitations on expenditures from that revolving fund, with such limitations to remain applicable from fiscal year to fiscal year until such time as they are later amended, and to carry forward any monies remaining in such funds from year to year unless otherwise transferred by Town Meeting, such amendment to General Bylaw, Section 42, to provide as follows; or take any other action relative thereto.

<b>Fund</b>	<b>Programs or Purposes</b>	<b>Department Receipts</b>	<b>Max Annual Expenditure-Spending Limits</b>
DPW	To Fund extraordinary repairs and unanticipated replacement of equipment.	Receipts from sale of surplus DPW equipment	\$250,000.00

Requested by: Select Board member Scott Carrara

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: Zero

**PROPOSED MOTION:** That the Town vote to amend Town of Stoughton General Bylaws as printed in the warrant.

**FINANCE COMMITTEE:** Voted 4-10 to Accept and Recommend to Town Meeting Article 22.

**MOTION FAILED**

**MUNICIPAL REGULATIONS:** Voted 0-6 to Recommend to Special Town Meeting

**MOTION FAILED**

**MUNICIPAL OPERATIONS:** Voted 6-1 to Approve Article 23.

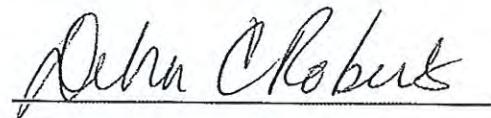
NOTE: Committee has concerns about who would control the fund. More information is needed for clarification.

You are hereby directed to serve this warrant by posting attested copies hereof at not less than nine public places in the Town, seven days, at least, before the time of holding said meeting and you are hereby directed to have three hundred copies brought to the meeting for distribution.

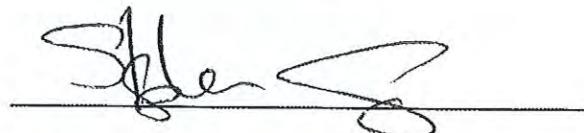
Hereof fail not and make due return of this Special Town Meeting Warrant with your doings thereon to the Town Clerk at the meeting aforesaid.

Given under our hands this 5<sup>th</sup> day of September in the year of Our Lord Two Thousand and Twenty Three at Stoughton, Massachusetts.

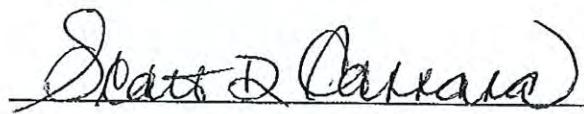
**SELECT BOARD**



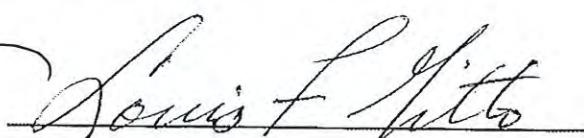
Debra C. Roberts, Chair



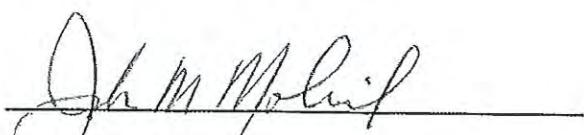
Stephen Cavey, Vice-Chair



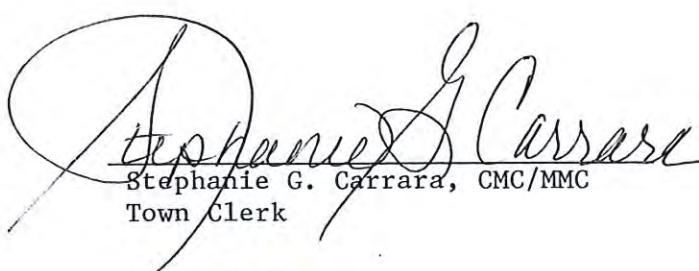
Scott D. Carrara



Louis F. Gitto



Joseph M. Mokrisky



Stephanie G. Carrara, CMC/MMC  
Town Clerk



# Article 1

## THE TOWN OF STOUGHTON'S OFF THE RECORD PROPOSAL

### THE TOWN OF STOUGHTON AND AFSCME, COUNCIL 93, (PUBLIC SAFETY DISPATCH)

This Memorandum sets forth the material terms of a successor collective bargaining agreement reached between the Union's and the Town's negotiating teams, subject to ratification by the Union membership of the Union, approval by the Board of Selectmen, and funding by the Town Meeting as required by law.

The Collective Bargaining Agreement which expires on June 30, 2022 shall be extended without change for a period of two years except as provided herein. The following provisions represent the material changes in the parties' agreement for an agreement through June 30, 2024.

#### GENERAL AGREEMENTS

In addition to the amendments noted below, the parties agree to integrate this Memorandum of Agreement with the existing Collective Bargaining Agreement, as well as make non-substantive modifications to the form of the agreement to correct typographical and grammatical errors.

The Parties further agree to update Agreement to conform to Charter by substituting references to "Town Administrator" for "Board of Selectmen, Personnel Board, Board Chairman or other Board" where appropriate throughout document or any other related conflicting language.

#### ARTICLE IX – WAGES

*Amend section 1 by deleting the language shown with a strikethrough and adding that language shown as underscored:*

Section 1.

~~Effective July 1, 2019, rates shall reflect those as set forth in Attachment A which include a 2.5% increase.~~

~~Effective July 1, 2020, increase rates by 1.0% as already set forth in Attachment A.~~

~~Effective July 1, 2021, increase rates by 1.75% as already set forth in Attachment A.~~

Effective July 1, 2022, increase rates set forth in Attachment A by 2.0%.

Effective July 1, 2023, increase rates set forth in Attachment A by 2.0%.

## ARTICLE XIX – EMPLOYEE BENEFITS

*Amend Paid Holidays Section, paragraph 2 by deleting the language shown with a strikethrough and adding that language shown as underscored:*

For each of the holidays listed above, employees will receive payment at their straight time rate in two (2) lump sums, i.e. December and June. An employee who performs work on one of the holidays designated in this section shall be paid at their straight time rate for such day or fraction thereof, provided however, that an employee who performs work on either Thanksgiving or Christmas shall be paid at his/her double time rate. For purposes of this section, a day for dispatchers in the Fire Department will be measured as twelve (12) hours and that a day for dispatchers in the Police Department will be measured as eight (8) hours.

## ARTICLE XII – WORK SCHEDULES

*Amend Article XII, by adding a new Section 4., Maximum Consecutive Working Hours:*

### Section 4. Maximum Consecutive Working Hours.

Except in cases of emergency as determined by the Chief of Police or designee, no employee shall work more than sixteen (16) consecutive hours.

## ARTICLE XXI - LICENSES AND CERTIFICATIONS

*Amend the second paragraph by adding the language shown as underscored*

To help effectuate the purpose of this section, the Town agrees to pay or to reimburse current employees for the cost of any license, certificate, or qualifications tests for the first time the employee takes said test; and to pay or to reimburse each employee for the cost of the preparatory course offered the first time the employee takes said course. Should the employee fail the test for any license, certificate, or qualification and wish to retake the preparatory course for said test, the employee will be responsible for the cost of the course and the test. EMD certified Dispatchers shall receive an annual stipend of \$750.00 for each of the years covered by this Agreement. Effective July 1, 2023, said annual stipend in the amount of \$750 shall be rolled into base pay.

## OTHER AGREEMENTS

*Effective upon funding, each employee's compensatory time accrual bank shall be increased by forty (40) hours, which shall be sold back to the Town in FY 2023. Payments therefore shall be made in the last payroll in June, payable in a separate check.*

## HOUSEKEEPING

## ARTICLE XXVI – DURATION OF AGREEMENT

Dispatch Grid	1 (Hire)	2	3	4	5	6	7
FY20-21-22-23-24	1 yr (2.5%)	2 yr (2.5%)	3 yr (2.5%)	3 yr (2.5%)	4	5	6
2020 (July 19 - June 20) 2.5%	22.05	22.50	23.17	23.75	24.53	26.17	27.48
2021 (July 20 - June 21) 1%	22.27 (CG)	22.83 (LC)	23.40	23.99 (UF)	25.17 (JR)	26.43	27.75
2022 (July 21 - June 22) 1.75%	22.66	23.23	23.81	24.41	25.61	26.89	28.23
FY2023 (07/1/22-06/30/23) 2.0	23.11	23.69	24.29	24.90	26.12	27.43	28.79
FY2024	0.36	0.36	0.36	0.36	0.36	0.36	0.36
\$750 EMD stipend rolled into base 750/26.1/80= .36	23.47	24.05	24.65	25.26	26.48	27.79	29.15
FY2024 (7/1/23-06/30/24) 2%	23.94	24.53	25.14	25.77	27.01	28.35	29.73
Notes -							
Linda Cormier (3.5%) - 2021							
James Fitton (3.5%) - 2021							
Jill Russell (6%) - 2021 - Stays at step 5 until end of 13 yrs							
Charles Gills (1%) immediate raise							
Off Grid:	2.5%	2020	1% 2021	1.75% 2022	2.0% 2023	2.0% FY2024	
Jeremiah Monbouquette		28.23	28.51	29.01	29.59	0.36	29.95
Diane Purnell		28.23	28.51	29.01	29.59	0.36	29.95
Joseph Siardella		28.23	28.51	29.01	29.59	0.36	29.95

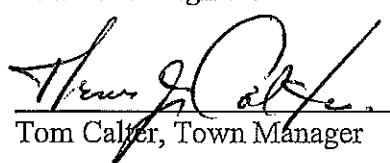
*Amend Preamble and ARTICLE XXVI and other applicable provisions, to strike existing dates and replace with "July 1, 2022" and "June 30, 2024" as applicable.*

## ARTICLE XIX – EMPLOYEE BENEFITS

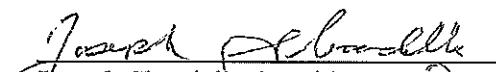
*Amend Article XIX, Paid Holidays Section, paragraph 2 by deleting the language shown with a strikethrough and adding that language shown as underscored to reflect changes not incorporated from prior agreements:*

For each of the holidays listed above, employees will receive payment at their straight time rate in two (2) lump sums, i.e. December and June. An employee who performs work on one of the holidays designated in this section shall be paid at their ~~straight time overtime~~ rate for such day or fraction thereof. For purposes of this section, a day for dispatchers in the Fire Department will be measured as ~~twelve (12)~~ eight (8) hours and that a day for dispatchers in the Police Department will be measured as eight (8) hours.

Town of Stoughton

  
Tom Calter, Town Manager

AFSCME, Council 93, (Public Safety Dispatch)

  
Joseph Sbardella, President  
  
Diane Purnell, Bargaining Member

\_\_\_\_\_, Bargaining Member

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

Date: 4/18/2023

RATIFIED:

Stoughton Select Board

By Majority Vote

Dated: April \_\_\_\_\_, 2023

Debra Roberts

Debra Roberts, Chair

Stephen M. Cavey

Stephen M. Cavey, Vice Chair

Joseph M. Mokrisky

Scott Carrara

Lou Gitto

Date: 09 / 05 / 2023

AFSCME, Council 93, (Public Safety Dispatch)

By Majority Vote

Dated: April 18, 2023

Joseph Sbardella

Joseph Sbardella, President

Diane Purnell

Diane Purnell, Bargaining Member

Approved as to legal form:

Kate Feodoroff

Kate Feodoroff, Labor Counsel

# Article 2

THE TOWN OF STOUGHTON  
AND  
THE STOUGHTON POLICE PATROLMEN'S UNION

This Memorandum sets forth the material terms of a successor collective bargaining agreement reached between the Union's and the Town's negotiating teams, subject to ratification by the Union membership of the Union, approval by the Board of Selectmen, and funding by the Town Meeting as required by law.

The Collective Bargaining Agreement which expires on June 30, 2023 shall be extended without change for a period of one year except as provided herein. The following provisions represent the material changes in the parties' agreement for an agreement through June 30, 2024.

**GENERAL AGREEMENTS**

In addition to the amendments noted below, the parties agree to integrate this Memorandum of Agreement with the existing Collective Bargaining Agreement, as well as make non-substantive modifications to the form of the agreement to correct typographical and grammatical errors.

The Parties further agree to update Agreement to conform to Charter by substituting references to "Town Administrator" for "Board of Selectmen, Personnel Board, Board Chairman or other Board" where appropriate throughout document or any other related conflicting language.

**ARTICLE X – WAGES**

*Amend section 1, paragraphs 5-6 by deleting the language shown with a strikethrough and adding that language shown as underscored:*

Effective upon funding of this Agreement, the foregoing wage scale shall be replaced with the new wage scale that is set forth in Attachment A hereto, which Waage scale takes into account the roll-in of the EMD stipend into the base rate. Employees will be placed on said new wage scale in accordance with the parties' side agreement that is forth in Attachment B hereto effective as of the date of prior agreement and subject to Town Meeting funding.

~~Effective July 1, 2020, increase rates set forth in Attachment A by 2.5%;~~

~~Effective July 1, 2021, increase rates set forth in Attachment A by 2.0%.~~

~~Effective July 1, 2022, increase rates set forth in Attachment A by 3.25%.~~

Effective July 1, 2023, increase rates set forth in Attachment A by 2.0%.

*Paragraph 1 of that memorandum of agreement dated January of 2020 which settled several cases shall be rescinded as it pertains the EMD stipend which the parties acknowledge and agree has been rolled into base.*

## ARTICLE IX - HOURS OF DUTY AND OVERTIME

*Amend section 1 by adding the following paragraph just before the beginning of Section 2:*

Effective upon implementation of the FY2024 MOA, the following paragraph shall replace the paragraph immediately above:

Employees who actually report for duty at the beginning of each of the shifts and are physically present for roll call shall receive seven (7) additional vacation days annually which will be credited each July 1, provided that upon separation of service, said seven (7) days shall be paid on a pro-rated basis, i.e. 7/12ths for each month worked that year. The addition of said vacation days shall not affect the existing terms of the contract relative to carry over, approval of vacation leave use, or personal leave provisions.

## ARTICLE XI - EXTRA PAID DETAILS

*Amend Section 1, Subsection c. by deleting the language shown with a strikethrough and adding that language shown as underscored:*

C. Details will be paid at \$50.00 the top-step patrol officer overtime rate with a "Quinn" Bachelor's degree per hour in four (4) hour blocks. Effective upon funding of this Agreement, the private detail rate will be increased to \$55.00/hour. Any detail that requires an officer to work more than eight (8) hours will require the employee to be paid at time and one-half the detail rate after eight (8) hours in four (4) hour blocks.

For details that take place between the hours of 12:00 a.m. and 6:00 a.m. an evening rate will be paid at \$60.00 one and one half (1.5) times the top-step patrol officer overtime rate with a "Quinn" Bachelor's degree per hour for actual hours worked. Effective upon funding of this Agreement, the night rate for private details will be increased to \$65.00/hour.

Strike details will be paid at \$62.00 one and one half (1.5) times the top-step patrol officer overtime rate with a "Quinn" Bachelor's degree per hour, Effective upon funding of this Agreement, the strike detail rate will be increased to 1.5 times the officer's regular rate.

## ARTICLE XXX – DURATION OF AGREEMENT

*Amend Preamble and ARTICLE XXX and other applicable provisions, to strike existing dates and replace with "July 1, 2023" and "June 30, 2024" as applicable.*

## OTHER AGREEMENTS

*The parties agree to implement the less than lethal 40mm weapon policy without the need to further impact bargain the same.*

Town of Stoughton

  
Tom Calter, Town Manager

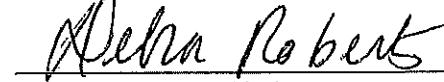
Date: 09/05/2023

RATIFIED:

Stoughton Select Board

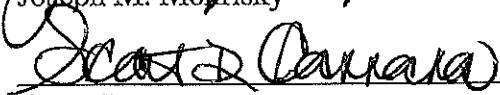
By Majority Vote

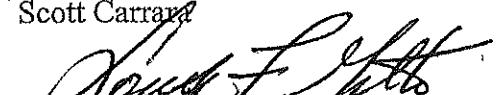
Dated: October 5, 2022

  
Debra Roberts, Chair

  
Stephen M. Cavey, Vice Chair

  
Joseph M. Molkrisky

  
Scott Carrara

  
Lou Gitto

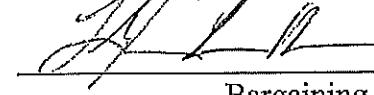
Date: \_\_\_\_\_

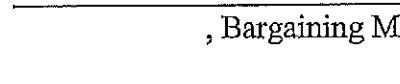
Approved as to legal form:

  
Kate Feodoroff, Labor Counsel

The Police Patrolmen's Union

  
Daniel Barber, President

  
, Bargaining Member

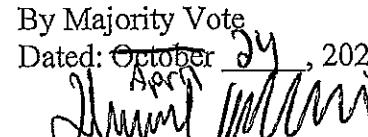
  
, Bargaining Member

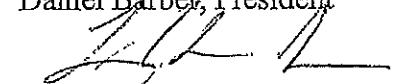
Date: 4/21/23

The Stoughton Police Patrolmen's Union

By Majority Vote

Dated: October 24, 2023

  
Daniel Barber, President

  
, Bargaining Member

  
, Bargaining Member

Stoughton Police Patrolman's Salary FY20-FY23 & FY24

Proposed Contract	PD FY21	Annual	PD FY22	Annual	PD FY23	Annual	EMD STIPEND	FY23 Revised	FY24 Annual	2% Raise (1.020)
Annual	\$ 54,980.99	Academy	\$ 56,080.61	Academy	\$ 57,903.23	\$ 750.00	\$ 58,653.23	Academy	\$ 59,828.01	
Academy	\$ 68,646.40	Year 1	\$ 70,019.33	Year 1	\$ 72,254.96	\$ 750.00	\$ 73,044.96	Year 1	\$ 74,507.57	
Year 1	\$ 69,332.87	Year 5	\$ 70,719.53	Year 5	\$ 73,017.91	\$ 750.00	\$ 73,767.91	Year 5	\$ 75,252.65	
Year 5	\$ 70,372.86	Year 12	\$ 71,780.32	Year 12	\$ 74,113.18	\$ 750.00	\$ 74,853.18	Year 12	\$ 76,381.44	
Year 12	\$ 72,659.98	Year 25	\$ 74,113.18	Year 25	\$ 76,521.86	\$ 750.00	\$ 77,271.86	Year 25	\$ 78,863.84	
PD Hourly Rates	FY20 - 1.5%	2.5% Roll In	FY21 - 2.5%	FY22 - 2.0%	FY23 - 3.25%	EMD Stipend	FY23 W/stipend	PD Hourly Rates	FY24	2% Raise
Academy	\$ 25.69		\$ 26.33	\$ 26.86	\$ 27.73	\$ 0.36	\$ 28.09			\$ 28.65
Year 1	\$ 31.29		\$ 32.07	\$ 33.53	\$ 34.62	\$ 0.36	\$ 34.98			\$ 35.68
Year 5			\$ 33.21	\$ 33.87	\$ 34.97	\$ 0.36	\$ 35.33			\$ 36.04
Year 12			\$ 33.70	\$ 34.38	\$ 35.49	\$ 0.36	\$ 35.85			\$ 36.58
Year 25			\$ 34.80	\$ 35.49	\$ 36.65	\$ 0.36	\$ 37.01			\$ 37.77

PD OT Rates	FY20 -Rate	FY21 -2.5%	FY22 - 2.0%	FY23 - 3.25%	FY24 - 2% Raise
Academy		\$ 39.50	\$ 40.29	\$ 41.60	
Year 1	\$ 46.94	\$ 49.31	\$ 50.30	\$ 51.94	
Year 5		\$ 49.81	\$ 50.80	\$ 52.46	
Year 12		\$ 50.56	\$ 51.57	\$ 53.24	
Year 25		\$ 52.20	\$ 53.24	\$ 54.97	

* OT Rates only apply to officers without education	PD OT Rates	FY20 -Rate	FY21 -2.5%	FY22 - 2.0%	FY23 - 3.25%	FY24 - 2% Raise
Academy		\$ 39.50	\$ 40.29	\$ 41.60		
Year 1		\$ 49.31	\$ 50.30	\$ 51.94		
Year 5		\$ 49.81	\$ 50.80	\$ 52.46		
Year 12		\$ 50.56	\$ 51.57	\$ 53.24		
Year 25		\$ 52.20	\$ 53.24	\$ 54.97		

Quinn Year 5	Annual	OT Rate	Annual	OT Rate						
AA	\$ 76,266.15	\$ 54.79	\$ 77,791.48	\$ 55.88	\$ 80,319.70	\$ 57.70	\$ 82,777.91	\$ 59.47		
BA	\$ 83,199.44	\$ 59.77	\$ 84,863.43	\$ 60.97	\$ 87,621.49	\$ 62.95	\$ 90,303.18	\$ 64.87		
MA	\$ 86,666.09	\$ 62.26	\$ 88,399.41	\$ 63.51	\$ 91,272.38	\$ 65.57	\$ 94,065.81	\$ 67.58		
Quinn Year 12	Annual	OT Rate	Annual	OT Rate						
AA	\$ 77,410.15	\$ 55.61	\$ 78,958.35	\$ 56.72	\$ 81,524.50	\$ 58.57	\$ 84,019.58	\$ 60.36		
BA	\$ 84,447.43	\$ 60.67	\$ 86,136.38	\$ 61.88	\$ 88,935.81	\$ 63.89	\$ 91,657.73	\$ 65.85		
MA	\$ 87,966.08	\$ 63.19	\$ 89,725.40	\$ 64.46	\$ 92,641.47	\$ 66.55	\$ 95,476.80	\$ 68.59		
Quinn Year 25	Annual	OT Rate	Annual	OT Rate						
AA	\$ 79,925.98	\$ 57.42	\$ 81,524.50	\$ 58.57	\$ 84,174.04	\$ 60.47	\$ 86,750.22	\$ 62.32		
BA	\$ 87,191.97	\$ 62.64	\$ 88,935.81	\$ 63.89	\$ 91,826.23	\$ 65.97	\$ 94,636.60	\$ 67.99		
MA	\$ 90,824.97	\$ 65.25	\$ 92,641.47	\$ 66.55	\$ 95,622.32	\$ 68.72	\$ 98,579.79	\$ 70.82		
Ed Incentive Year 1	Annual	OT Rate	Annual	OT Rate						
AA	\$ 71,946.40	\$ 51.69	\$ 73,619.33	\$ 52.89	\$ 76,154.96	\$ 54.74	\$ 78,407.57	\$ 56.33		
BA	\$ 75,646.40	\$ 54.34	\$ 77,519.33	\$ 55.69	\$ 80,294.96	\$ 57.68	\$ 82,507.57	\$ 59.27		
MA	\$ 78,746.40	\$ 56.57	\$ 80,719.33	\$ 57.99	\$ 83,554.96	\$ 60.05	\$ 85,807.57	\$ 61.64		

Year	1	2	3	4	5	6	7	8	9	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	8010	8011	8012	8013	8014	8015	8016	8017	8018	8019	8020	8021	8022	8023	8024	8025	8026	8027	8028	8029	8030	8031	8032	8033	8034	8035	8036	8037	8038	8039	8040	8041	8042	8043	8044	8045	8046	8047	8048	8049	8050	8051	8052	8053	8054	8055	8056	8057	8058	8059	8060	8061	8062	8063	8064	8065	8066	8067	8068	8069	8070	8071	8072	8073	8074	8075	8076	8077	8078	8079	8080	8081	8082	8083	8084	8085	8086	8087	8088	8089	8090	8091	8092	8093	8094	8095	8096	8097	8098	8099	80100	80101	80102	80103	80104	80105	80106	80107	80108	80109	80110	80111	80112	80113	80114	80115	80116	80117	80118	80119	80120	80121	80122	80123	80124	80125	80126	80127	80128	80129	80130	80131	80132	80133	80134	80135	80136	80137	80138	80139	80140	80141	80142	80143	80144	80145	80146	80147	80148	80149	80150	80151	80152	80153	80154	80155	80156	80157	80158	80159	80160	80161	80162	80163	80164	80165	80166	80167	80168	80169	80170	80171	80172	80173	80174	80175	80176	80177	80178	80179	80180	80181	80182	80183	80184	80185	80186	80187	80188	80189	80190	80191	80192	80193	80194	80195	80196	80197	80198	80199	80200	80201	80202	80203	80204	80205	80206	80207	80208	80209	80210	80211	80212	80213	80214	80215	80216	80217	80218	80219	80220	80221	80222	80223	80224	80225	80226	80227	80228	80229	80230	80231	80232	80233	80234	80235	80236	80237	80238	80239	80240	80241	80242	80243	80244	80245	80246	80247	80248	80249	80250	80251	80252	80253	80254	80255	80256	80257	80258	80259	80260	80261	80262	80263	80264	80265	80266	80267	80268	80269	80270	80271	80272	80273	80274	80275	80276	80277	80278	80279	80280	80281	80282	80283	80284	80285	80286	80287	80288	80289	80290	80291	80292	80293	80294	80295	80296	80297	80298	80299	80300	80301	80302	80303	80304	80305	80306	80307	80308	80309	80310	80311	80312	80313	80314	80315	80316	80317	80318	80319	80320	80321	80322	80323	80324	80325	80326	80327	80328	80329	80330	80331	80332	80333	80334	80335	80336	80337	80338	80339	80340	80341	80342	80343	80344	80345	80346	80347	80348	80349	80350	80351	80352	80353	80354	80355	80356	80357	80358	80359	80360	80361	80362	80363	80364	80365	80366	80367	80368	80369	80370	80371	80372	80373	80374	80375	80376	80377	80378	80379	80380	80381	80382	80383	80384	80385	80386	80387	80388	80389	80390	80391	80392	80393	80394	80395	80396	80397	80398	80399	80400	80401	80402	80403	80404	80405	80406	80407	80408	80409	80410	80411	80412	80413	80414	80415	80416	80417	80418	80419	80420	80421	80422	80423	80424	80425	80426	80427	80428	80429	80430	80431	80432	80433	80434	80435	80436	80437	80438	80439	80440	80441	80442	80443	80444	80445	80446	80447	80448	80449	80450	80451	80452	80453	80454	80455	80456	80457	80458	80459	80460	80461	80462	80463	80464	80465	80466	80467	80468	80469	80470	80471	80472	80473	80474	80475	80476	80477	80478	80479	80480	80481	80482	80483	80484	80485	80486	80487	80488	80489	80490	80491	80492	80493	80494	80495	80496	80497	80498	80499	80500	80501	80502	80503	80504	80505	80506	80507	80508	80509	80510	80511	80512	80513	80514	80515	80516	80517</

# Article 3

**THE TOWN OF STOUGHTON  
AND  
THE STOUGHTON PROFESSIONAL/ADMINISTRATIVE EMPLOYEES  
ASSOCIATION**

This Memorandum sets forth the material terms of a successor collective bargaining agreement reached between the Union's and the Town's negotiating teams, subject to ratification by the Union membership of the Union, approval by the Board of Selectmen, and funding by the Town Meeting as required by law.

The Collective Bargaining Agreement which expires on June 30, 2023 shall be extended without change for a period of one year except as provided herein. The following provisions represent the material changes in the parties' agreement for an agreement through June 30, 2026.

**GENERAL AGREEMENTS**

In addition to the amendments noted below, the parties agree to integrate this Memorandum of Agreement with the existing Collective Bargaining Agreement, as well as make non-substantive modifications to the form of the agreement to correct typographical and grammatical errors.

The Parties further agree to update Agreement to conform to Charter by substituting references to "Town Administrator" for "Board of Selectmen, Personnel Board, Board Chairman or other Board" where appropriate throughout document or any other related conflicting language.

**ARTICLE VI – LONGEVITY/MISCELLANEOUS BENEFITS**

*Amend Article VI, Longevity/Miscellaneous Benefits, Section 1, Longevity, by deleting the language with a strikethrough and adding the underscored language as shown below:*

Effective June 30, 2013, longevity shall be paid in accordance with this schedule:

Years of Service	Amount
After 5 years	\$650.00
After 10 years	\$1,000.00
After 15 years	\$1,300.00
After 20 years	\$1,600.00
After 25 years	\$2,150.00

Effective July 1, 2024, longevity shall be paid in accordance with this schedule:

Years of Service	Amount
After 5 years	\$750.00

<u>After 10 years</u>	<u>\$1,100.00</u>
<u>After 15 years</u>	<u>\$1,400.00</u>
<u>After 20 years</u>	<u>\$1,700.00</u>
<u>After 25 years</u>	<u>\$2,250.00</u>
<u>After 30 years</u>	<u>\$2,650.00</u>

Effective July 1, 2025, longevity shall be paid in accordance with this schedule:

<u>Years of Service</u>	<u>Amount</u>
<u>After 5 years</u>	<u>\$900.00</u>
<u>After 10 years</u>	<u>\$1,250.00</u>
<u>After 15 years</u>	<u>\$1,550.00</u>
<u>After 20 years</u>	<u>\$1,850.00</u>
<u>After 25 years</u>	<u>\$2,400.00</u>
<u>After 30 years</u>	<u>\$2,800.00</u>

Longevity shall be payable on or about the first payroll week in December.

The incumbent Recreation Director shall continue to be paid a pro rata share of longevity pay as is the current practice.

*Amend Article VI, Longevity/Miscellaneous Benefits, Section 5, Tuition Reimbursement, by deleting the language with a strikethrough and adding the underscored language as shown below:*

~~The Town will reimburse an employee 100% of the costs for tuition up to a maximum of \$2,000 in a given fiscal year for certificate, collegiate or graduate courses. To be eligible for this reimbursement, all courses must be pre-approved by the Town Manager. An employee must receive a grade equivalent to a 3.0 or better. Employees are only eligible for reimbursement in the fiscal year that the course is completed.~~

Effective July 1, 2024, the Town will reimburse an employee 100% of the costs for tuition up to a maximum of \$2,750 in a given fiscal year for certificate, collegiate or graduate courses. To be eligible for this reimbursement, all courses must be pre-approved by the Town Manager. An employee must receive a grade equivalent to a 3.0 or better. Employees are only eligible for reimbursement in the fiscal year that the course is completed.

## ARTICLE V – SICK LEAVE AND MISCELLANEOUS LEAVE

*Amend Article V, Sick Leave and Miscellaneous Leave, Section 4, Sick Leave Buy-Back, by adding the underscored language as shown below:*

Each member of the bargaining unit who retires from his or her position with the Town of Stoughton or dies while employed by the Town of Stoughton with two hundred (200) or more unused sick days (1,400 hours) shall receive fifty percent (50%) of the number of accrued but unused sick days the employee has in excess of fifty (50) days (350 hours) up to a maximum of four hundred (400) days (2,800 hours) at the rate of seventy-five dollars (\$75.00) per day as severance pay upon retirement, death or voluntary (without just cause) termination.

Ex. Employee with 500 sick days = (400 days (maximum) - 50 days) x 50% @ \$75.00

Effective July 1, 2024, each member of the bargaining unit who retires from his or her position with the Town of Stoughton or dies while employed by the Town of Stoughton with two hundred (200) or more unused sick days (1,400 hours) shall receive fifty percent (50%) of the number of accrued but unused sick days the employee has in excess of fifty (50) days (350 hours) up to a maximum of four hundred (400) days (2,800 hours) at the rate of one hundred dollars (\$100.00) per day as severance pay upon retirement, death or voluntary (without just cause) termination.

Ex. Employee with 500 sick days = (400 days (maximum) - 50 days) x 50% @ \$100.00

Each member of the bargaining unit who retires from his or her position with the Town of Stoughton or dies while employed by the Town of Stoughton with less than two hundred (200) unused sick days (1,400 hours) shall receive fifty percent (50%) of their accrued but unused sick leave in excess of one hundred (100) days (700 hours) at the rate of seventy-five (\$75.00) dollars per day as severance pay upon retirement, death or voluntary (without just cause) termination.

Ex. Employee with 199 sick days = (199 days - 100 days) x 50% @ \$75.00

Effective July 1, 2024, each member of the bargaining unit who retires from his or her position with the Town of Stoughton or dies while employed by the Town of Stoughton with less than two hundred (200) unused sick days (1,400 hours) shall receive fifty percent (50%) of their accrued but unused sick leave in excess of one hundred (100) days (700 hours) at the rate of one hundred (\$100.00) dollars per day as severance pay upon retirement, death or voluntary (without just cause) termination.

Ex. Employee with 199 sick days = (199 days - 100 days) x 50% @ \$100.00

In the event of the employee's death, payment of the accumulated sick leave shall be made to a beneficiary by the employee in writing or, in the designated absence thereof, to his or her estate.

In the event that an employee dies while employed by the Town due to a workplace accident, payment for all of the employee's unused sick leave regardless of the amount shall be paid to the employee's designated beneficiary or, in the absence thereof, to the employee's estate at a rate of \$75.00 per day without any reduction.

Effective July 1, 2024, in the event that an employee dies while employed by the Town due to a workplace accident, payment for all of the employee's unused sick leave regardless of the amount shall be paid to the employee's designated beneficiary or, in the absence thereof, to the employee's estate at a rate of \$100.00 per day without any reduction.

*Amend Article V, Sick Leave and Miscellaneous Leave, Section 4A, Floating Sick Days, by adding the underscored language as shown below:*

Notwithstanding any provisions of Article IV to the contrary, effective January 1st of each calendar year, an employee may designate two (2) days of such accumulated but unused, sick leave as so called floating sick leave days. Floating sick leave days may be utilized for any purpose and use thereof shall not interrupt an employee's perfect attendance for purposes of calculation of entitlement to earned time.

Effective upon funding, notwithstanding any provisions of Article IV to the contrary, effective January 1st of each calendar year, an employee may designate seven (7) days of such accumulated but unused, sick leave as so called floating sick leave days. Floating sick leave days may be utilized for any purpose and use thereof shall not interrupt an employee's perfect attendance for purposes of calculation of entitlement to earned time.

*Amend Article V, Sick Leave and Miscellaneous Leave, by creating a new section, Section 14, Medical and Veterinarian Appointments, as shown below:*

#### Section 14. Medical and Veterinarian Appointments.

Effective upon funding, all members of the bargaining unit may convert up to thirty-five (35) hours of accrued, paid leave (sick leave, vacation leave, personal leave, etc.), per fiscal year, to medical leave with pay for the purpose of attending doctors' appointments, dentists' appointments, and other medical needs and veterinarian appointments. Use of medical leave shall not interrupt an employee's perfect attendance for purposes of calculation of earned time.

## **ARTICLE X – WAGES**

*Amend section 1, paragraphs 5-6 by deleting the language shown with a strikethrough and adding that language shown as underscored:*

~~For Fiscal Year 2021, employees who have not reached Step 10 from the former pay grid and therefore received a 1.5% increase on July 1, 2020 shall receive an additional 1%.~~  
~~The increase, upon passage shall be retroactive to July 1, 2020 (i.e. those who were not maxed out on the former grid). All other employees who did not receive any increase on~~

~~July 1, 2020 (i.e. those who were maxed out on the former grid) upon passage shall receive 2.5% of their salary retroactive to July 1, 2020.~~

~~For Fiscal Year 2022, employees shall receive a 1.75% increase.~~

~~For Fiscal Year 2023, employees shall receive a 1.75% increase.\*\*~~

~~\*\*For Fiscal Year 2023, employees shall receive a minimum of 1.75% increase. However, if non-union town employees receive a pay increase greater than 1.75% (excluding any individual salary adjustments for non-union employees), the SPAEA Union members shall receive an increase equal to the pay increase for non-union employees.~~

Effective July 1, 2023, retroactively increase annual salary rates by 2.0%.

Effective July 1, 2024, increase annual salary rates by 2.0%.

Effective July 1, 2025, increase annual salary rates by 2.0%.

## **ARTICLE XVI – DURATION**

*Amend Cover Page, Preamble and ARTICLE XVI and other applicable provisions, to strike existing dates and replace with “July 1, 2023” and “June 30, 2024” as applicable.*

Town of Stoughton

Tom Calter, Town Manager

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

RATIFIED:

Stoughton Select Board

By Majority Vote

Dated: August \_\_\_\_\_, 2023

Debra Roberts, Chair

Stephen M. Cavey, Vice Chair

Joseph M. Mokrisky

Scott Carrara

Lou Gitto

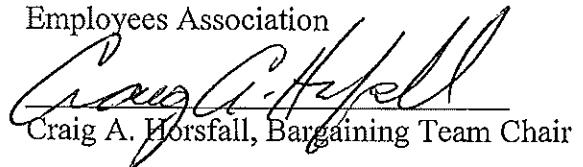
Date: \_\_\_\_\_

Approved as to legal form:



Kate Feodoroff, Labor Counsel

Stoughton Professional/Administrative  
Employees Association

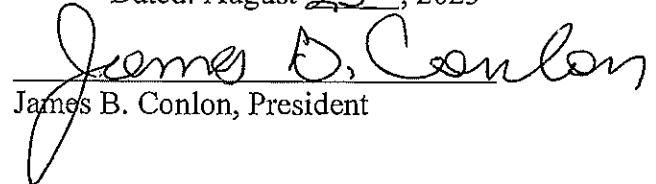
  
Craig A. Horsfall, Bargaining Team Chair

Dated: August 23, 2023

Stoughton Professional/Administrative  
Employees Association

By Majority Vote

Dated: August 23, 2023

  
James B. Conlon, President



# Article 4

**THE TOWN OF STOUGHTON  
AND  
THE STOUGHTON POLICE SUPERIOR OFFICERS UNION  
MCOP, LOCAL 461**

This Memorandum sets forth the material terms of a successor collective bargaining agreement reached between the Union's and the Town's negotiating teams, subject to ratification by the Union membership of the Union, approval by the Board of Selectmen, and funding by the Town Meeting as required by law.

The Collective Bargaining Agreement which expires on June 30, 2023 shall be extended without change for a period of one year except as provided herein. The following provisions represent the material changes in the parties' agreement for an agreement through June 30, 2024.

**GENERAL AGREEMENTS**

In addition to the amendments noted below, the parties agree to integrate this Memorandum of Agreement with the existing Collective Bargaining Agreement, as well as make non-substantive modifications to the form of the agreement to correct typographical and grammatical errors.

The Parties further agree to update Agreement to conform to Charter by substituting references to "Town Administrator" for "Board of Selectmen, Personnel Board, Board Chairman or other Board" where appropriate throughout document or any other related conflicting language.

**ARTICLE XVII – WAGES**

*Amend section 1, last paragraph by deleting the language shown with a strikethrough and adding that language shown as underscored:*

~~Effective July 1, 2019, a base wage increase of 1.5% will be applied.~~

~~Effective July 1, 2020, a base wage increase of 2.5% will be applied.~~

~~Effective July 1, 2021, a base wage increase of 2.0% will be applied.~~

~~Effective July 1, 2022, a base wage increase of 3.25% will be applied.~~

Effective July 1, 2023, a base wage increase of 2.0% will be applied.

Effective July 1, 2023, there shall be a base wage increase of \$750 to be applied after the 2.0% base wage increase set forth above. Further, the existing supervisory stipend of \$200, as detailed below, shall also be applied in the same manner.

**ARTICLE XVI - HOURS OF DUTY**

*Amend section 2, subsection E. adding the underlined language below as follows:*

E. From July 1, 2013 until June 30, 2014, for each normally scheduled shift worked by a member of MCOP Local 461 he/she will be granted thirty (30) minutes of earned time. This time can only be taken when it will not create an overtime shift for Superior Officers. Only eight of these extra earned hours can be carried over into the next calendar year without prior permission of the Chief of Police. In addition to the foregoing, each officer shall receive a stipend of two hundred dollars (\$200.00) per year, payable on the first pay period in February. The two hundred dollar (\$200.00) annual supervisory stipend provided in the previous sentence shall be rolled into base effective July 1, 2023.

From July 1, 2014 on, for each normally scheduled shift worked by a member of MCOP Local 461, he/she will be paid at his/her straight time rate for thirty (30) minutes of earned time.

Effective upon implementation of the FY2024 MOA (the Town will agree to maintain a log of the compensatory time accrued from July 1, 2023 through implementation, provided that upon implementation said compensatory time will be deducted from the employees' accruals and the vacation days accrued from July 1, 2023 forward, shall be credited to the employees' accruals), the following paragraph shall replace the paragraph immediately above:

Employees who actually report for duty at the beginning of each of the shifts and are physically present for roll call shall receive twelve (12) additional vacation days annually which will be credited each July 1, provided that upon separation of service, said twelve (12) days shall be paid on a pro-rated basis, i.e. 1 for each month worked that year. The addition of said vacation days shall not affect the existing terms of the contract relative to carry over, approval of vacation leave use, or personal leave provisions. Approval of leave accrued under this provision shall follow the same procedure as approval of time off which can be denied if it causes overtime, provided however, six (6) of these additional vacation days will be exempted from the usual vacation rules in that the request will not be denied by the Chief of Police on the basis that allowing use of said days will cause the Town to incur overtime..

## ARTICLE XVIII - EXTRA PAID DETAILS

*Effective upon ratification and notification to vendors, amend Section 1, Subsection c through e by deleting the language shown with a strikethrough and adding that language shown as underscored. In the event such agreement is not funded by Town Meeting, this provision shall revert to the parties previous agreement at that time:*

C. Details will be paid at \$50.00 the top-step patrol officer overtime rate with a "Quinn" Bachelor's degree per hour in four (4) hour blocks. Effective upon funding of this Agreement, the private detail rate will be increased to \$55.00/hour. Any detail that requires an officer to work more than eight (8) hours will require the employee to be paid at time and one-half the detail rate after eight (8) hours in four (4) hour blocks.

For details that take place between the hours of 12:00 a.m., and 6:00 a.m. an evening rate will be paid at \$60.00 one and one half (1.5) times the top-step patrol officer overtime

rate with a “Quinn” Bachelor’s degree per hour for actual hours worked. Effective upon funding of this Agreement, the night rate for private details will be increased to \$65.00/hour.

D. Strike details will be paid at \$62.00 one and one half (1.5) times the top-step patrol officer overtime rate with a “Quinn” Bachelor’s degree per hour. Effective upon funding of this Agreement, the strike detail rate will be increased to 1.5 times the officer’s regular rate.

E. Effective upon the ratification of the 2020-2023 Agreement, an “emergency detail” and “alcohol detail” shall be established at a rate of \$65.00 one and one half (1.5) times the top-step patrol officer overtime rate with a “Quinn” Bachelor’s degree per hour.

#### **ARTICLE XXXIII – DURATION OF AGREEMENT**

*Amend Preamble and ARTICLE XXXIII and other applicable provisions, to strike existing dates and replace with “July 1, 2023” and “June 30, 2024” as applicable.*

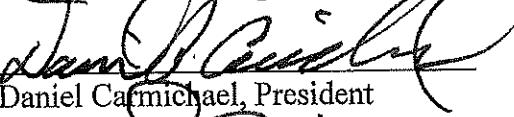
### OTHER AGREEMENTS

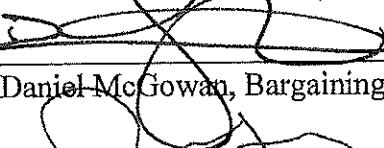
The parties agree to implement the less than lethal 40mm weapon policy without the need to further impact bargain the same.

Town of Stoughton

  
Tom Calter, Town Manager

Stoughton Police Superior Officers Union

  
Daniel Carmichael, President

  
Daniel McGowan, Bargaining Member

  
Roger Hardy, Bargaining Member

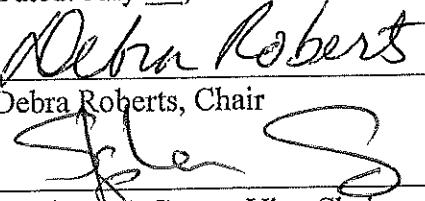
Date: 09/05/2023

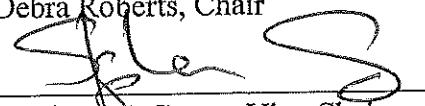
Date: 7/11/2023

#### RATIFIED:

Stoughton Select Board

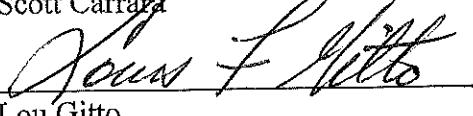
By Majority Vote  
Dated: July 11, 2023

  
Debra Roberts, Chair

  
Stephen M. Cavey, Vice Chair

  
Joseph M. Mokrisky

  
Scott Carrara

  
Lou Gitto

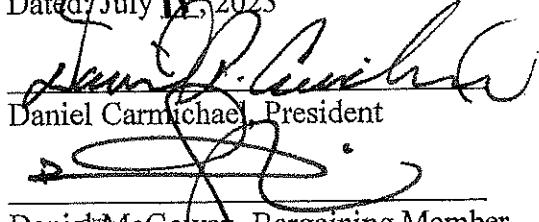
Date: 09/05/2023

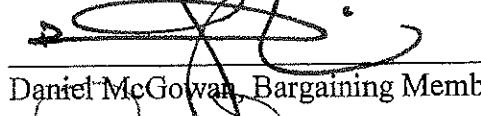
Approved as to legal form:

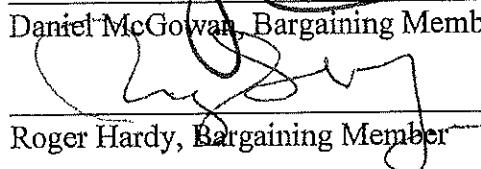
  
Kate Feodoroff, Labor Counsel

Stoughton Police Superior Officers Union

By Majority Vote  
Dated: July 11, 2023

  
Daniel Carmichael, President

  
Daniel McGowan, Bargaining Member

  
Roger Hardy, Bargaining Member



# Article 5

**TENTATIVE AGREEMENT PROPOSED FOR RATIFICATION**  
BETWEEN THE  
**TOWN OF STOUGHTON**  
AND THE  
**STOUGHTON LIBRARY STAFF ASSOCIATION**  
**LOCAL 4928 (MLSA), AMERICAN FEDERATION OF TEACHERS (AFT),**  
**AFT MASSACHUSETTS (AFL-CIO)**

This **MEMORANDUM OF AGREEMENT** is entered into by and between the Stoughton Library Staff Association, Local 4928 (MLSA), American Federation of Teachers (AFT), AFT Massachusetts (AFL-CIO) (hereinafter the "Union") and the Town of Stoughton Board of Selectmen (hereinafter, the "Town").

**WHEREAS**, the Town and the Union entered into a collective bargaining agreement for the period July 1, 2019 through and including June 30, 2022; and

**WHEREAS**, the duly-authorized representatives of the Town and the duly authorized representatives of the Union have met, pursuant to Massachusetts General Laws, Chapter 150E, to negotiate a successor agreement; and

**WHEREAS**, said representatives of the Town and the Union have, subject to ratification by the membership of the Union and the Town, agreed to a successor agreement for the period of July 1, 2022, through and including June 30, 2025;

**NOW, THEREFORE**, in consideration of mutual promises and covenants, the parties hereto agree as follows:

**1.** The Collective Bargaining Agreement in effect for the period July 1, 2019 through and including June 30, 2022, shall be in full force and effect for the period July 1, 2022 through and including June 30, 2025, except as modified by this **MEMORANDUM OF AGREEMENT**.

**2. ARTICLE 1 – RECOGNITION**

AMEND PARAGRAPH 1.0 TO ADD "*Circulation Department Liaison*" TO THE LIST OF POSITIONS.

**3. ARTICLE 2 – UNION DUES**

AMEND PARAGRAPH 2.0 TO READ AS FOLLOWS:

**2.0** The Union dues of employees covered by this Agreement will be deducted each week by the Employer from the wages of each employee covered by this Agreement who has signed an authorization form, *attached hereto as Appendix B*, for the deduction of dues and presents it to the Treasurer of the Town in accordance with the provisions of Section 17A of Chapter 180 of the General Laws, as amended.

**4. ARTICLE 6 – HOURS OF WORK**

AMEND THE CHART IN PARAGRAPH 6.0 TO READ AS FOLLOWS:

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<sup>1</sup> Proposed changes are shown as follows: Inserted/new language in ***bold italics***, and deleted language with a ~~strike-through~~.

**TENTATIVE AGREEMENT PROPOSED FOR RATIFICATION**  
 BETWEEN THE  
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 LOCAL 4928 (MLSA), AMERICAN FEDERATION OF TEACHERS (AFT),  
 AFT MASSACHUSETTS (AFL-CIO)

PARAPROFESSIONAL EMPLOYEES	
Circulation Department Liaison	35 Hours <sup>1</sup>
Library Assistant	35 Hours
Outreach Coordinator	35 Hours <sup>1</sup>
PROFESSIONAL EMPLOYEES	
Librarian	35 Hours
Literacy Coordinator	35 Hours
PART-TIME EMPLOYEES	
	At the discretion of Library Director

<sup>1</sup>Effective 7/1/2024

**5. ARTICLE 7 – OVERTIME**

AMEND CURRENT PARAGRAPH 7.2 TO READ AS FOLLOWS:

**7.2 *Library Closures.***

**A. *Library Closures - Weather.*** On a day when Town Hall is closed, has a delayed opening, or an early release due to weather conditions affecting the Town generally the Library shall also be closed, have a delayed opening, or early release. Employees shall check the Town of Stoughton Hotline (781-232-9248) to determine if the Library and/or Town Hall will be closed for inclement weather.

**B. *Library Closures - Health/Safety Reasons.*** If the temperature in the Library shall fall below 60 degrees Fahrenheit or rise to over 87 degrees Fahrenheit for more than one hour, or if a physical condition exists which the Library Director or his/her designee determines may jeopardize the health and/or safety of Library employees, patrons, or the general public then the Library Director may close the Library. On a day when the Library Director is not working and said condition exists, staff will attempt to notify the Library Director. If staff are unable to contact the Library Director, staff will then attempt to notify the Town Manager who may close the Library. If staff are unable to contact the Library Director or the Town Manager, then the Library shall be closed, or remain closed.

**C. If the Library is closed under the provisions of this article for all or part of a day because of an emergency, Act of God or by determination of the Library Director or, in her absence, the Town Manager or his/her designee, employees who would have normally been scheduled to work shall not be required to work from home, and shall be compensated in full, without having to return to work or be rescheduled. In addition, employees normally scheduled to work, who have taken a Personal Day, a day of Sick Leave, or a day of Vacation Leave on the date of closure, shall not have the Personal Day, Sick Leave, or Vacation Leave deducted from their current personal leave balances.**

<sup>1</sup> Proposed changes are shown as follows: inserted/new language in ***bold italics***, and deleted language with a ~~strike-through~~.

**TENTATIVE AGREEMENT PROPOSED FOR RATIFICATION**

BETWEEN THE

**TOWN OF STOUGHTON**

AND THE

**STOUGHTON LIBRARY STAFF ASSOCIATION**

LOCAL 4928 (MLSA), AMERICAN FEDERATION OF TEACHERS (AFT),

AFT MASSACHUSETTS (AFL-CIO)

**D. *Working From Home.* It is agreed and understood that all members of the bargaining unit will normally perform their duties in person at the public library. If the public library is closed due to unforeseen circumstances and for an extended period, then the Town may require members of the bargaining unit to temporarily perform their duties from home. While working from home normal work hours/schedules will apply. The Town agrees to provide employees with the appropriate and necessary technology to work from home.**

**6. ARTICLE 8 – WAGES**

**A. AMEND PARAGRAPH 8.0 TO READ AS FOLLOWS:**

**8.0 Effective July 1, 2019 ~~2022~~ , The Town and the Union agree that the job classifications , *grades*, and wages scales shall be administered consistent with the job grades set forth below and the wage grid that is set forth *the Salary Schedule* in Appendix A *attached* hereto.**

OUTREACH COORDINATOR	Grade 1
LIBRARY ASSISTANT	Grade 1
LITERACY COORDINATOR	Grade 2
LIBRARIAN	Grade 3

**A. Effective July 1, 2022, a newly hired employee will normally be placed on the Salary Schedule in Appendix A at Step 1, however an employee with verifiable experience in a Massachusetts Public Library may be placed on the Salary Schedule at a Step higher than Step 1 and up to Step 3, based on his/her prior experience. After an employee's initial placement on the Salary Schedule progression through the Steps shall be based upon years of service in the bargaining unit, one (1) Step for each year of service up to Step 5. An employee will then advance to Step 6, Step 7, Step 8, Step 9, and Step 10 upon completion of the required number of years of service in the bargaining unit:**

<b>STEP ADVANCEMENT:</b>
<b>STEP 6 Upon Completion of 5 Years of Service</b>
<b>STEP 7 Upon Completion of 10 Years of Service</b>
<b>STEP 8 Upon Completion of 15 Years of Service</b>
<b>STEP 9 Upon Completion of 20 Years of Service</b>
<b>STEP 10 Upon Completion of 25 Years of Service</b>

<sup>1</sup> Proposed changes are shown as follows: Inserted/new language in ***bold italics***, and deleted language with a ~~strike-through~~.

**TENTATIVE AGREEMENT PROPOSED FOR RATIFICATION**  
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 LOCAL 4928 (MLSA), AMERICAN FEDERATION OF TEACHERS (AFT),  
 AFT MASSACHUSETTS (AFL-CIO)

**B. Effective July 1, 2022 current members of the bargaining unit will be placed on the Salary Schedule in Appendix A according to the Migration Schedule below and will advance one (1) Step for each additional year of service up to Step 5, and then continue to advance to Step 6, Step 7, Step 8, Step 9, and Step 10 one (1) Step for each additional year of service until they reach the Step commensurate with their years of service.**

<b>Migration Schedule - 7/1/2022</b>						
LASTNAME	FIRSTNAME	TITLE	GRADE	DOH	YOS	STEP
ROMEIRO	TERESA	LIBRARY ASSISTANT	Grade 1	03/06/2000	23.0	OG
IACOBUCCI	CHRISTINE	OUTREACH COORDINATOR	Grade 1	02/04/2013	10.0	5
MENESES	MELISSA	LIBRARY ASSISTANT	Grade 1	12/19/2016	7.0	4
REIS	MAGGIE	LIBRARY ASSISTANT	Grade 1	08/26/2019	4.0	2
FURTADO	JOANNA	LIBRARY ASSISTANT	Grade 1	09/07/2021	2.0	2
FREITAS	MELISSA	LIBRARY ASSISTANT	Grade 1	01/03/2023	0.0	1
SEWCYK	MARGARET	PRESCHOOL LIBRARY COORDINATOR	Grade 2	10/4/1971	52.0	OG
GEKOW	SMADAR	LITERACY COORDINATOR	Grade 2	07/01/2015	8.0	4
OLSHIN	JOSHUA	LIBRARIAN	Grade 3	07/16/2007	16.0	OG
DEAN	AMY	LIBRARIAN	Grade 3	02/18/2014	9.0	6
BERGHMAN	LAUREN	LIBRARIAN	Grade 3	11/05/2018	5.0	2
BESHERS	STACEY	LIBRARIAN	Grade 3	10/15/2019	4.0	1

**C. Effective July 1, 2022 senior employees designated as "OG" above shall be considered grandfathered as "off-grid" for the purposes of Step advancement on the Salary Schedule in Appendix A and shall be paid at the OG Rate for his/her Grade as specified in Appendix A, and for all hours worked or any portion thereof.**

**B. AMEND PARAGRAPH 8.1 TO READ AS FOLLOWS:**

**8.1 Advancement through the steps shall occur at the intervals set forth in Appendix A. For the employees listed in Appendix A, it is understood and agreed that step advancements do not necessarily correspond to years of service and that the progression through the steps shall be based on the number of years that the identified employee has been paid at the particular step. For employees hired on or after July 1, 2019, progression through the steps shall be based upon years of service in the bargaining unit. To the extent an employee is eligible to receive *an* step increase in any given year, said increase shall be effective the first payroll period occurring on or after July 1<sup>st</sup>.**

<sup>1</sup> Proposed changes are shown as follows: inserted/new language in ***bold italics***, and deleted language with a ~~strike-through~~.

**TENTATIVE AGREEMENT PROPOSED FOR RATIFICATION**  
BETWEEN THE  
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**LOCAL 4928 (MLSA), AMERICAN FEDERATION OF TEACHERS (AFT),**  
**AFT MASSACHUSETTS (AFL-CIO)**

**7. ARTICLE 9 – LONGEVITY**

**AMEND THE ARTICLE TO READ AS FOLLOWS:**

**ARTICLE 9**  
**LONGEVITY**

**9.0** On or about the first payroll period in December of each year full-time employees shall receive longevity payments in accordance with the following schedule. Effective July 1, ~~2018~~ **2023**, increase longevity to the following:

Continuous Length of Service on December 1 <sup>st</sup>	AMOUNT
AFTER 5 YEARS	\$650.00
AFTER 10 YEARS	\$1,000.00
AFTER 15 YEARS	\$1,300.00
AFTER 20 YEARS	\$1,600.00
AFTER 25 YEARS	\$2,150.00

**9.1** Computation of longevity is based on continuous employment for the Town of Stoughton. Twelve (12) months employment in the current year makes an employee eligible for a full-year longevity payment. Any amount less than twelve (12) months upon termination of employment shall be payable on a pro-rata basis.

**9.2** Permanent part-time employees who work a minimum of twenty (20) hours per week shall be entitled to longevity payments of fifty percent (50%) of the full-time employee schedule in Section 9.0.

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<sup>1</sup> Proposed changes are shown as follows: inserted/new language in ***bold italics***, and deleted language with a ~~strike-through~~.

**TENTATIVE AGREEMENT PROPOSED FOR RATIFICATION**  
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**8. ARTICLE 11 – VACATIONS**

**A. AMEND THE ELIGIBILITY CHART IN PARAGRAPH 11.2A TO READ AS FOLLOWS:**

AFTER COMPLETING		VACATION HOURS EARNED
12 Months	1 Year	70 Hours
24 Months	2 Years	84 Hours
36 Months	3 Years	91 Hours
48 Months	4 Years	98 Hours
60 Months	5 Years	105 Hours
72 Months	6 Years	112 Hours
84 Months	7 Years	119 Hours
96 Months	8 Years	126 Hours
108 Months	9 Years	133 Hours
120 Months	10 Years	140 Hours
300 Months	25 Years	175 Hours

**B. AMEND PARAGRAPH 11.2E TO READ AS FOLLOWS:**

The Town Manager at his/her discretion may credit a newly hired or current employee for time in *full-time* service to another community or the Commonwealth up to a maximum credit of nine (9) years.

**9. ARTICLE 12 – HOLIDAYS**

AMEND PARAGRAPH 12.0 TO ADD "Juneteenth" TO THE LIST OF PAID HOLIDAYS.

**10. ARTICLE 14 – SICK LEAVE**

AMEND PARAGRAPH(S) 14.7A AND 14.7B TO CHANGE "two hundred" TO READ "two hundred (200)".

**11. ARTICLE 17 – BEREAVEMENT LEAVE**

**A. AMEND PARAGRAPH 17.0 TO READ:**

17.0 In the event of a death occurring in the immediate family of a permanent employee or of the employee's spouse, the employee shall be granted a maximum of five (5) consecutive calendar *workdays* (35 hours) off without loss of pay. For purposes of this Article, "immediate family" means *spouse*, parent, *brother*, *sister*, child, ~~spouse or sibling~~, *step-child*, grandchild, *grandparent*, *mother-in-law*, *father-in-law*, daughter-in-law, son-in-law, or a relative residing in the same household.

**B. AMEND PARAGRAPH 17.1 TO READ:**

17.1 In the event of the death of a *grandparent*, brother-in-law or sister-in-law, the employee shall be granted up to three (3) consecutive calendar days (21 hours) without loss of pay. In the event of *the death of an aunt/uncle or niece/nephew* *aunt*, *uncle*, *niece*, or *nephew* the employee shall be granted one (1) calendar day (7 hours) off without loss of pay.

<sup>1</sup> Proposed changes are shown as follows: Inserted/new language in ***bold italics***, and deleted language with a ~~strike-through~~.

**TENTATIVE AGREEMENT PROPOSED FOR RATIFICATION**  
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**LOCAL 4928 (MLSA), AMERICAN FEDERATION OF TEACHERS (AFT),**  
**AFT MASSACHUSETTS (AFL-CIO)**

**12. ARTICLE 22 – HEALTH AND LIFE INSURANCE**

AMEND ARTICLE TO READ AS FOLLOWS:

**ARTICLE 22**  
**HEALTH AND LIFE INSURANCE**

**22.0** *Health Insurance premiums are split between the Town and employees with the Town paying seventy percent (70%) and employees paying thirty percent (30%). The Town agrees that employee costs for Health Insurance premiums will be pre-tax deductions equalized throughout the year based upon twenty-six (26) payroll periods. Health insurance premiums shall be deducted one (1) month in advance, e.g., health insurance premiums for the month of March will be deducted from an employee's wages in February, and any increases effective July 1<sup>st</sup> will be deducted from an employee's paycheck during the month of June. The Town agrees to provide master medical coverage for employees who are in the hospitalization insurance group and life and accident insurance with the Town paying fifty percent (50%) of the premium.*

**22.1** *The Town and the Union are parties to a Memorandum of Agreement, February 27, 2023, which provides health insurance benefits to eligible members of the bargaining unit in accordance with MGL c. 32B effective July 1, 2023 through June 30, 2024. Any changes to Health Insurance benefits effective July 1, 2024 shall be subject to further negotiation by the parties pursuant to MGL c. 150E and MGL c. 32B. The Town agrees that employee costs for health care premiums will be pre-tax deductions on Stoughton Public Library Employees' paychecks, which will be implemented by the Town as soon as possible.*

**22.2** The Town agrees to meet and discuss with the Union the feasibility of offering employees a group eye care plan. The cost of any such plan shall be borne exclusively by the employees.

**22.3** The Union agrees that upon reasonable notice from the Town, it will meet at reasonable times and reasonable intervals for the purpose of participating in negotiations with the Town, and, at the Town's option, with bargaining representatives of other Town Employees, concerning changes to the Town's health and hospitalization plan. Negotiations will include without limitation, changes in plan design, employee contribution rates, co-pays and deductibles, and the cost of prescription drugs.

**13. ARTICLE 24 – OFFICE CONDITIONS**

- A. AMEND TITLE OF ARTICLE TO READ: LIBRARY CLOSURES/WORKING FROM HOME
- B. DELETE EXISTING PARAGRAPH 24.0 AND REPLACE IT WITH A NEW PARAGRAPH 24.0 "LIBRARY CLOSURES."
- C. MOVE PARAGRAPH(S) 7.2 A, 7.2 B, AND 7.2 C ABOVE TO PARAGRAPH 24.0 AS PARAGRAPH(S) 24.0 A, 24.0 B, AND 24.0 C.
- D. MOVE PARAGRAPH 7.2 D ABOVE TO NEW PARAGRAPH 24.1 "WORKING FROM HOME".
- E. RE-NUMBER PARAGRAPH(S) 7.3" TO "7.4" TO READ "7.2" TO "7.3".

**14. ARTICLE 26 – MISCELLANEOUS**

- A. AMEND PARAGRAPH 26.7 TO READ AS FOLLOWS:

<sup>1</sup> Proposed changes are shown as follows: inserted/new language in ***bold italics***, and deleted language with a ~~strike-through~~.

**TENTATIVE AGREEMENT PROPOSED FOR RATIFICATION**  
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26.7 **Probationary Period/Just Cause.** Employees will serve a six (6) month probationary period after being hired. **No employee who has completed his/her probationary period will be disciplined or discharged without just cause.** Employees who are serving their probationary period do not have access to the grievance procedure if they have been terminated for job performance reasons.

**B. AMEND PARAGRAPH 26.8 TO READ AS FOLLOWS:**

26.8 **OPENING, CLOSING AND CLEANING OF THE LIBRARY.** *Effective July 1, 2023* the parties agree that it shall **not** be the responsibility of **any** bargaining unit members to **secure open** and close the library. The Town will ensure that **all custodian is present members of the bargaining unit are trained and proficient in how to open/close the Library and activate/deactivate the Library alarm system.** **Should a safety issue exist when members of the bargaining unit are preparing to open/close the library the members shall not be required to open/close the library until the safety issue has been resolved, however staff shall not leave the library unsecured.** **Members of the bargaining unit shall not be required to perform cleaning, custodial, or maintenance duties.**

**15. ARTICLE 27 – TOOLS, MATERIALS, AND EQUIPMENT**

**A. AMEND TITLE OF ARTICLE TO READ: TOOLS, MATERIALS, EQUIPMENT, AND SAFETY**  
**B. AMEND ARTICLE TO ADD A NEW PARAGRAPH 27.1 TO READ:**

27.1 **SAFETY COMMITTEE.** *The parties shall develop and maintain a Safety Committee to address issues of employee and patron safety. The Safety Committee shall consist of the Union Chapter Chairperson, the Library Director, the Town Manager or his/her designee, and one (1) representative from the bargaining unit appointed by the Union Chapter Chairperson. Bargaining unit members will submit safety related issues to the Safety Committee through the Union Chapter Chairperson. Said Safety Committee may meet up to four (4) times per school year, or as requested by the Union Chapter Chairperson or the Library Director.*

**16. APPENDIX A – SALARY SCHEDULE**

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<sup>1</sup> Proposed changes are shown as follows: Inserted/new language in ***bold italics***, and deleted language with a ~~strike-through~~.

**APPENDIX A**  
**SALARY SCHEDULE**

SALARY SCHEDULE (FY2023) - 7/1/2022												
RETROACTIVE												
Grade	Title	OG Rate	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10
Grade 1	Library Assistant	\$21.86	\$22.19	\$22.52	\$22.86	\$23.20	\$23.54	\$24.07	\$24.98	\$25.91	\$26.88	<b>\$26.88</b>
Grade 2	Outreach Coordinator	\$25.92	\$26.31	\$26.71	\$27.11	\$27.51	\$27.93	\$28.37	\$29.05	\$31.19	\$32.36	<b>\$32.36</b>
Grade 3	Literacy Coordinator	\$31.00	\$31.46	\$31.94	\$32.41	\$32.90	\$33.39	\$34.65	\$35.95	\$37.29	\$38.62	<b>\$38.62</b>
STEP ADVANCEMENT:												
1	Preschool Library Coordinator	—	—	—	—	—	—	—	—	—	—	—
2	Preschool Library Coordinator	—	—	—	—	—	—	—	—	—	—	—
3	Librarian	\$41.38	—	—	—	—	—	—	—	—	—	—
SALARY SCHEDULE (FY2024) - 7/1/2023												
COLA 2.0% (RETROACTIVE)												
Grade	Title	OG Rate	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10
Grade 1	Library Assistant	\$21.97	\$22.30	\$22.63	\$22.97	\$23.32	\$23.67	\$24.02	\$24.38	\$26.43	\$27.42	<b>\$27.42</b>
Grade 2	Outreach Coordinator	\$26.44	\$26.84	\$27.24	\$27.65	\$28.06	\$28.49	\$29.55	\$30.66	\$31.81	\$33.00	<b>\$33.00</b>
Grade 3	Literacy Coordinator	\$21.62	\$22.09	\$22.57	\$23.06	\$23.56	\$24.06	\$25.34	\$26.66	\$28.04	\$29.47	<b>\$29.47</b>
STEP ADVANCEMENT:												
1	Preschool Library Coordinator	—	—	—	—	—	—	—	—	—	—	—
2	Preschool Library Coordinator	—	—	—	—	—	—	—	—	—	—	—
3	Librarian	\$42.21	—	—	—	—	—	—	—	—	—	—
SALARY SCHEDULE (FY2025) - 7/1/2024												
COLA 2.0%												
Grade	Title	OG Rate	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10
Grade 1	Library Assistant	\$22.41	\$22.74	\$23.09	\$23.43	\$23.78	\$24.14	\$25.05	\$25.98	\$26.96	\$27.97	<b>\$27.97</b>
Grade 2	Outreach Coordinator	\$26.97	\$27.37	\$27.79	\$28.20	\$28.63	\$29.05	\$30.44	\$31.27	\$32.45	\$33.66	<b>\$33.66</b>
Grade 3	Literacy Coordinator	\$32.25	\$32.73	\$33.23	\$33.72	\$34.23	\$34.74	\$36.05	\$37.40	\$38.80	\$40.25	<b>\$40.25</b>
STEP ADVANCEMENT:												
1	Preschool Library Coordinator	—	—	—	—	—	—	—	—	—	—	—
2	Preschool Library Coordinator	—	—	—	—	—	—	—	—	—	—	—
3	Librarian	\$43.05	—	—	—	—	—	—	—	—	—	—

<sup>1</sup> Proposed changes are shown as follows: Inserted/new language in **bold italics**, and deleted language with a ~~strikethrough~~.

APPENDIX A  
SALARY SCHEDULE

- A. EFFECTIVE AND RETROACTIVE TO JULY 1, 2022: Delete the current Appendix A and replace it with new Appendix A – Salary Schedule above. All current members of the bargaining unit will migrate to the new Salary Schedule in Appendix A in accordance with Paragraph 8.0 B and 8.0 C above.
- B. EFFECTIVE AND RETROACTIVE TO JULY 1, 2023: Increase wages across all classifications on the Salary Schedule by two percent (2.0%).
- C. EFFECTIVE JULY 1, 2024: Increase wages across all classifications on the Salary Schedule by two percent (2.0%).

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<sup>1</sup> Proposed changes are shown as follows: inserted/new language in ***bold italics***, and deleted language with a ~~strikethrough~~.

TENTATIVE AGREEMENT PROPOSED FOR RATIFICATION  
BETWEEN THE  
**TOWN OF STOUGHTON**  
AND THE  
**STOUGHTON LIBRARY STAFF ASSOCIATION**  
**LOCAL 4928 (MLSA), AMERICAN FEDERATION OF TEACHERS (AFT),**  
**AFT MASSACHUSETTS (AFL-CIO)**

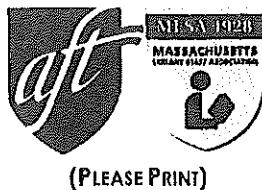
**17. APPENDIX B – MEMBERSHIP APPLICATION AND AUTHORIZATION FOR DUES DEDUCTION**

AMEND AGREEMENT TO ADD A NEW APPENDIX B – MEMBERSHIP APPLICATION AND AUTHORIZATION FOR DUES DEDUCTION TO READ AS FOLLOWS:

---

<sup>1</sup> Proposed changes are shown as follows: inserted/new language in ***bold Italic***, and deleted language with a ~~strikethrough~~.

**APPENDIX B**  
**MEMBERSHIP APPLICATION**  
**MASSACHUSETTS LIBRARY STAFF ASSOCIATION**  
**LOCAL 4928**



(PLEASE PRINT)

**FIRST NAME:** \_\_\_\_\_ **LAST NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP CODE:** \_\_\_\_\_

**CELL PHONE:** \_\_\_\_\_

**PERSONAL (NON-WORK) E-MAIL:** \_\_\_\_\_

**LIBRARY:** \_\_\_\_\_

**EMPLOYMENT STATUS: (CHECK ONE)**  **FULL TIME**  **PART TIME (LESS THAN 20 HOURS/WEEK)**

**MEMBERSHIP APPLICATION AND AUTHORIZATION FOR DUES DEDUCTION**

- I hereby request and accept membership in Massachusetts Library Staff Association (MLSA), Local 4928 and I agree to abide by its Constitution and Bylaws. I authorize the union and its successor or assignee to act as my exclusive bargaining representative for purposes of collective bargaining with respect to wages, hours and other terms and conditions of employment with my employer.
- Effective immediately, I hereby authorize and direct my Employer to deduct from my pay each pay period and transmit to Massachusetts Library Staff Association (MLSA), Local 4928 membership dues in the amount established or revised by Massachusetts Library Staff Association (MLSA), Local 4928 in accordance with the Massachusetts Library Staff Association (MLSA), Local 4928 Constitution and By-Laws. There shall be no change in the amount of dues deducted without 60 days prior notice to me by Massachusetts Library Staff Association (MLSA), Local 4928. If for any reason my Employer fails to make a deduction, I authorize the Employer to make such deduction in the subsequent payroll period.

I recognize that my authorization of dues deduction, and continuation of such authorization from one year to the next, is voluntary and not a condition of my employment.

In order to comply with the Internal Revenue Service ruling, be advised that your membership dues are not deductible for federal income tax purposes. However, they may be deductible as ordinary and necessary business expenses.

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

PAYROLL/TREASURER USE ONLY

**FULL DUES RATE**       **HALF DUES RATE**       **QUARTER DUES RATE**       **EIGHTH DUES RATE**

TENTATIVE AGREEMENT PROPOSED FOR RATIFICATION  
BETWEEN THE  
TOWN OF STOUGHTON  
AND THE  
STOUGHTON LIBRARY STAFF ASSOCIATION  
LOCAL 4928 (MLSA), AMERICAN FEDERATION OF TEACHERS (AFT),  
AFT MASSACHUSETTS (AFL-CIO)

**18. POSITION UPGRADES - EFFECTIVE JULY 1, 2024:**

- A. Effective July 1, 2024 the hours of work for the Outreach Coordinator position shall be increased from twenty (20) hours per week to thirty-five (35) hours per week.
- B. Effective July 1, 2024 the Town will post and fill a vacancy for the new Circulation Department Liaison position, Grade 2, thirty-five (35) hours per week. The agreed upon job description for this position is attached to this memorandum of agreement.

## 19. HOUSEKEEPING.

The Town accepts the maintenance (non-substantive) changes proposed in the Union's housekeeping document dated August 10, 2022.

This Memorandum of Agreement is subject to ratification by the Town and the Union. The Parties agree to use their best efforts to obtain ratification by their respective bodies.

Signed in duplicate this 25<sup>th</sup> day of July, 2023.

## TOWN OF STOUGHTON

STOUGHTON LIBRARY STAFF ASSOCIATION, LOCAL 4928,  
MLSA, AMERICAN FEDERATION OF TEACHERS (AFT),  
AFT MASSACHUSETTS (AFL-CIO)

Debra Roberts

Teresa M. Rondon



They are

Louis F. Miller

Amelia Mel

John M. Mohr  
St. Peter

11. *What is the primary purpose of the following statement?*

Katherine Feodoroff  
Katherine Feodoroff (Jul 19, 2023 08:55 EDT)

Katherine Fodoroff (Jul 19, 2023 08:55 EDT)

Walter Armstrong

<sup>1</sup> Proposed changes are shown as follows: inserted/new language in ***bold italics***, and deleted language with a ~~strikethrough~~.

# Article 6

**TOWN OF STOUGHTON  
ARTICLE 6, FY2024 BUDGET  
SPECIAL TOWN MEETING  
NOVEMBER 2023**

Org	Object	Description	2024 Budget	Adjustment	Revised FY2024 Budget
6252201	511051	DEPARTMENT HEAD	\$ 111,730.00		\$ 111,730.00
6252201	511087	PUBLIC HEALTH NURSES	\$ 282,896.00		\$ 282,896.00
6252201	511088	PATIENT ACCOUNT MANAGER	\$ 43,680.00		\$ 43,680.00
6252201	511090	ASSISTANT ADMINISTRATOR	\$ 95,823.00		\$ 95,823.00
6252201	511112	CLERICAL	\$ 32,860.00	\$ (32,860.00)	\$ -
6252201	511208	REHABILITATION	\$ 123,500.00		\$ 123,500.00
6252201	514006	LONGEVITY	\$ 5,400.00		\$ 5,400.00
			\$ 695,889.00	\$ (32,860.00)	\$ 663,029.00
6252202	514500	CONTRACT SERVICES	\$ 29,800.00	\$ (2,200.00)	\$ 27,600.00
6252202	519005	INSERVICE TRAINING & EDUCATION	\$ 4,000.00	\$ (1,500.00)	\$ 2,500.00
6252202	524007	OFFICE EQUIP REPAIRS-SERV	\$ 1,000.00		\$ 1,000.00
6252202	530007	ADVERTISING & FREIGHT	\$ 6,900.00	\$ (1,000.00)	\$ 5,900.00
6252202	530012	DATA PROCESS AND MAIT-SERV	\$ 53,935.00		\$ 53,935.00
6252202	530016	VETERINARIAN FEES	\$ 300.00	\$ (300.00)	\$ -
6252202	530038	ACCOUNTANT FEES	\$ 6,500.00		\$ 6,500.00
6252202	530204	CONFERENCES	\$ 2,000.00	\$ (1,000.00)	\$ 1,000.00
6252202	534001	TELEPHONE	\$ 1,600.00		\$ 1,600.00
6252202	536505	TUITION REIMBURSEMENT	\$ 2,000.00	\$ (2,000.00)	\$ -
6252202	538033	IMMUNIZATON	\$ 12,000.00		\$ 12,000.00
6252202	538070	PUBLIC HEALTH ACTIVITIES	\$ 500.00		\$ 500.00
6252202	538072	MEDICARE PAYBACK	\$ 15,000.00		\$ 15,000.00
6252202	542000	OFFICE SUPPLIES	\$ 6,000.00		\$ 6,000.00
6252202	542004	PRINTING & STATIONERY	\$ 1,800.00		\$ 1,800.00
6252202	550001	MEDICAL & FIRST AID	\$ 9,500.00		\$ 9,500.00
6252202	558006	CLOTHING/UNIFORMS	\$ 250.00		\$ 250.00
6252202	571000	TRAVEL EXPENSES	\$ 500.00		\$ 500.00
6252202	571001	MILEAGE REIMBUSREMENT	\$ 10,000.00		\$ 10,000.00
6252202	573000	DUES & SUBSCRIPTIONS	\$ 3,500.00	\$ (300.00)	\$ 3,200.00
6252202	574026	PROFESSIONAL LIAB INSURANCE	\$ 15,000.00		\$ 15,000.00
6252202	578000	OTHER EXPENSES	\$ 300.00		\$ 300.00
			\$ 182,385.00	\$ (8,300.00)	\$ 174,085.00
6252202	553006	INDIRECT COSTS	\$ 286,056.00		\$ 286,056.00
			\$ 1,164,330.00	\$ (41,160.00)	\$ 1,123,170.00

---

## Proposed FY 24 Budget Cuts

1 message

---

Janiece Bruce <jbruce@stoughton-ma.gov>

Fri, Aug 25, 2023 at 1:20 PM

To: William Rowe <wrowe@stoughton-ma.gov>, Mary Jane Martin <mjmartin@stoughton-ma.gov>, Barbara House <bhouse@stoughton-ma.gov>, Janet Crimmins <jcrimmins@stoughton-ma.gov>

Hi Bill,

I wrote out the budget cuts to the FY24 Public Health Budget. As I understand it, these will need to be presented at the Fall Special Town Meeting due to a shortfall in the FY 23 revenue.

Thank you,  
Janiece

--  
Janiece Bruce  
Administrator  
Stoughton Public Health

---

 Proposed FY24 Budget Cuts.docx  
14K

## As Requested: Proposed Cuts to FY 24 Stoughton Public Health Budget for Special Town Meeting

1. Eliminate unfilled Clerical position (6252201 511112) \$32,860	+ 32,860
2. Eliminate Veterinarian Fees (6252202 530012) \$300	+ 300
3. Eliminate Tuition Reimbursement (6252202 536505) \$2,000	+ 2,000
4. Decrease Contract Services line (6252202 514500) from \$29,800 to \$27,600	+ 2,200
5. Decrease Inservice Training line (6252202 519005) from \$4,000 to 2,500	+ 1,500
6. Decrease Advertising/Freight line (6252202 530007) from \$6,900 to \$5,900	+ 1,000
7. Decrease Conferences line (6252202 530204) from \$2,000 to \$1,000	+ 1,000
8. Decrease Dues/Subscriptions (6252202 573000) from \$3,500 to \$3,200	+ 300

**TOTAL: \$41,160**

# Article 8

TOWN OF STOUGHTON  
ARTICLE 9, UNPAID BILLS  
SPECIAL TOWN MEETING  
NOVEMBER 2023  
(AS OF 09/05/23)

<u>Department</u>	<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Amount</u>	<u>Proposed Funding Source</u>
Fire Department	Janco	93028	4/25/2022	\$ 510.00	FY2024 Fire Budget

\$ 510.00



Specialists on Repair Service & Sales on  
Commercial Food Equip. & Refrigeration  
126 Turnpike Street • S. Easton, MA 02375  
TEL. (508) 230-2443 FAX: (508) 230-0061  
1-800-JANCO-70 [www.jancosales.com](http://www.jancosales.com)

TO Stoughton Fire Dept.  
1550 Central Street  
Stoughton, MA 02072

TERMS: Net 15 days

# JOB INVOICE

5/22/23

93028

PHONE	DATE OF ORDER <u>4-25-2022</u>
TECHNICIAN <u>NICK</u>	CUSTOMER'S P.O.
<input checked="" type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA	
MFG <u>Breakroom</u> ICE MAKER- <u>InterTek</u>	
MODEL <u>H2B-45B</u>	
SERIAL <u>2104000128</u>	AUTHORIZED BY

## OTHER CHARGES

rodger nc

LABOR	HRS.	RATE	AMOUNT
DATE	1/23/23	Labo-	510.00
DATE			
DATE			
DATE			
TOTAL LABOR			510.00

If payment is not made seller has the right to remove any or all materials or equipment supplied. It is agreed that the Seller retains ownership of materials or equipment until final payment is made.

### Work ordered by

Signature

I hereby acknowledge the satisfactory completion of the above described work.

MasterCard	VISA®	TOTAL MATERIALS	
		TOTAL OTHER	NC
<i>Thank You</i>		TAX	
		TOTAL	510.00

# Thank You

SAVE \$ • PREVENT BREAKDOWNS WITH A PREVENTATIVE MAINTENANCE CONTRACT



# Article 9



**Ockers Company**

TECHNOLOGY... FOR TOMORROW

We have prepared a quote for you

**Stoughton Assisted Listening Library**

Quote # 001047

Version 1

Prepared for:

**Stoughton Media Access Corporation**

Main

Anya Zulawnik

azulawnik@stoughtontv.com



Ockers Company

## Hardware

Description		Price	Qty	Ext. Price
LCS-121-01	Listen Wi-Fi/RF Advanced System - WiFi/RF Advanced System	\$2,037.60	1	\$2,037.60
LR-4200-072	Listen Intelligent DSP RF Receiver (72 MHz) - OLED Display - Wireless - Lithium Ion (Li-Ion)	\$176.00	2	\$352.00
LA-401	Listen Universal Ear Speaker - Mono - Dark Gray - Mini-phone (3.5mm) - Wired - 32 Ohm - 20 Hz 20 kHz - Over-the-ear - Monaural - In-ear - 1.08 ft Cable	\$18.40	2	\$36.80
LA-430	Listen Ear Phone/Neck Loop Lanyard - Black	\$59.20	2	\$118.40
VM-3AN	Kramer 1:3 Balanced Stereo Audio Distribution Amplifier - Audio Line In - Audio Line Out	\$184.00	1	\$184.00
CCP	Cables, Connectors, Parts	\$110.00	1	\$110.00
				Subtotal: \$2,838.80

## Services

Description		Price	Qty	Ext. Price
Install	Ockers Certified Installation	\$1,000.00	1	\$1,000.00
				Subtotal: \$1,000.00



Ockers Company

## Stoughton Assisted Listening Library

Prepared by:

**Ockers Company**

Gary Pink

7813498823

Fax 508-584-9180

gpink@ockers.com

Prepared for:

**Stoughton Media Access Corporation**

420 Page Street

#2

Stoughton, MA 02072

Anya Zulawnik

(781) 341-1708

azulawnik@stoughtontv.com

Quote Information:

**Quote #: 001047**

Version: 1

Delivery Date: 08/30/2023

Expiration Date: 09/29/2023

## Quote Summary

Description	Amount
Hardware	\$2,838.80
Services	\$1,000.00
Subtotal:	<b>\$3,838.80</b>
Shipping:	<b>\$85.00</b>
Estimated Tax:	<b>\$239.93</b>
Total:	<b>\$4,163.73</b>

### Terms and Conditions

This quote is valid for thirty (30) days from the date of issue. Any payments not made within thirty (30) days of the date of the invoice shall be subject to a late payment charge of 1 1/2% per month (compounded) on the unpaid balance of any amount then passed due. All products quoted are subject to availability.

Terms for Purchases are NET30 Days from date of invoice. All Services will be invoiced separately and are payable on receipt of Invoice. Any payments not made within thirty (30) days of the date of the invoice shall be subject to a late payment charge of 1 1/2% per month (compounded) on the unpaid balance of any amount then passed due.

### Binding Effect of Document:

This document when signed by the client and accepted by the Company shall constitute a binding contract for services described.

### Suspension or Cancellation for Non-Payment:

The Company may forthwith suspend or cancel SAAS service upon a written notice if any payment is overdue, in addition to any other right or remedy it may have.

### Assignability of Agreement:

Neither this agreement nor the Company's SAAS service are transferable without the Company's written consent.

Returns are allowed for 30 days. Non-defective returns must be unopened, and factory sealed. All merchandise must be returned with original packing, accessories, and instructions. A valid RMA number must be obtained from Ockers Company before a return is allowed. Note - Some manufacturers have special returns policies which may supersede the above.

### Custom Orders are not Returnable.

Returns over the 30 days will be subject to the acceptance by the distributor or manufacturer and may require a restocking fee.

Ockers at its discretion may invoice product prior to delivery to client via a Bill and Hold (Transfer of Property) document if required. All stored product will be fully insured. This may occur via a Standard Invoice or via a Bill and Hold

Customer responsible for any permit fee costs that may be required. Fees are determined by local municipality and will be billed accordingly.

\*\* For EANS Purchases - Customer is responsible for payment of products and services if EANS order is not approved by the state.



Ockers Company

Please email Purchase Order to confirm the order. Thank you.

Ockers Company

Stoughton Media Access Corporation

Signature: \_\_\_\_\_  
Name: Gary Pink  
Title: Account Executive/Systems Engineer  
Date: 08/30/2023

Signature: \_\_\_\_\_  
Name: Anya Zulawnik  
Date: \_\_\_\_\_

SoloRider  
Div. of Regal Research  
P.O. Box 940529  
Plano, TX 75094-0529



Tel: 800-898-3353  
Fax: 972-422-8010  
Terms: TBD

Quote Number: CedarHill08022023 Date: 8/2/2023  
Planned Ship Date: 4 to 6 weeks ARO Expires: 90 days

Quote to:  
Cedar Hill Golf Course  
1137 Park St.  
Stoughton, MA 02072  
Contact: Victor Barruzza vbarruzza@stoughton-ma.gov

Cust Phone: 781-408-0809 Fax:

Line Part Number	Description	Quantity	Unit Price	Ext Price
<b>SOLORIDER:</b>				
	<b>As of June 1, 2023 all SoloRider Golf Cars will come equipped with Lithium Batteries</b>			
1 3405W	White with Electric Stand-up Seat	1	\$15,600.00	\$15,600.00
2 3405B	Beige with Electric Stand-up Seat	0	\$15,600.00	\$0.00
3 3405G	Green with Electric Stand-up Seat	0	\$15,600.00	\$0.00
4 40000A	Street Light Kit (\$885) (Not for Commercial or Govt Use) (Delivery Delay up to 3 weeks ARO)	0	\$885.00	\$0.00
5 40000B	Headlights Only Light Kit	0	\$325.00	\$0.00
6 80027	Rear View Mirror Kit	0	\$98.00	\$0.00
7 SB501	Sand Bottle and Support Kit	0	\$46.00	\$0.00
8 80025A	Retractable Sun Canopy	0	\$744.00	\$0.00
9 60238AR	Arm Rests (set of 2)	0	\$175.00	\$0.00
10 80029	Service/Maintenance Manual	0	N/C	\$0.00
11 90107-KIT	Battery Fill System (Standard Item)	0	N/C	\$0.00
12 40020A	Adj. Speed Control Mod Kit	0	\$90.00	\$0.00
13 50032A	Leg Support System	0	\$350.00	\$0.00
14 3405-Lithium-Upgrade-Kit	Kit to upgrade from lead acid to Lithium (2 - 36V/36Ah w/charger & monitor) <b>"for existing cars only"</b>	0	\$2,175.00	\$0.00
15 Other	**	0		\$0.00

Order SubTotal:	<b><u>\$15,600.00</u></b>	
Sales Tax for Texas Sales Only		
Estimated Shipping and Handling Charge	<b>\$700.00</b>	<b>\$700.00</b>
<b>Order Total:</b>	<b><u>\$16,300.00</u></b>	

Special Instructions (Use Additional Page if Required)

Signature of Authorized Purchaser:

Signed \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Sales Tax will be charged unless a Tax Exempt number is provided. All sales are FOB Destination

**To place an order, return one signed copy of this form and arrange payment.**

**SoloRider**

Page 2

**Div. Of Regal Research and Mfg Co**

**PO Box 940529**

**Plano, TX 75094-0529**

**Tel: 800-898-3353**

**Fax: 972-422-8010**

**The SoloRider comes with an extensive list of standard features including,**

Four wheel automotive suspension including shock absorbers for the smoothest possible ride.

18x8.5-8 tires, ribbed on front and turf tread on rear for good control with no turf damage.

Low ground pressure of approx. 7 psi; less than that of a riding greens mower or a person standing.

(3) 12 Volt Deep Cycle Batteries for Long Life

Multi orientation swivel seat with infinite locking positions

Waist and chest belts to secure the driver safely in the vehicle.

Transfer bars for easier transfer into and out of the car.

Front golf bag holder for easy access to golf clubs and including crutch holders.

Low center of gravity to allow safe, secure traverse of sloping terrain.

Graziano transaxle with Advanced DC motor for reliable, long life.

36V microprocessor controller with regenerative speed control to prevent runaway even on slopes.

Ground clearance of 6 inches to allow traverse of curbs, tree roots, bunker lips, etc.

Operator amenities including dual cupholders, seat and dash storage and waist and chest belts

Dual hand controls with ergonomic brake and accelerator control levers.

Automatically applied and released parking brake for maximum control and ease of use.

The Electric Stand-up seat allows rider to position themselves from seated to standing.

20 AMP, 36 Volt Battery charger pn 80032 included in price.

**Limited Warranty Periods**

Frame 5 Years

Drive Train 3 Years

Batteries & Tires Not Covered\*

All Other 1 Year

\* Batteries & Tires are covered by manufacturer's warranty.

**Payment Options**

Payment Must be received before unit will be shipped.

**Delivery**

Your cart will be delivered via Truck with a Lift Gate, so there are no special unloading requirements.

The Carts are fully charged and tested before delivery and are Ready-To-Go when they arrive.

**\* Notes on Finish**

Although we exercise every effort to protect the carts "show like" condition during the build process the nature of the solid plastic body panels tend to show very minor surface abrasions.



# Article 10

# Town and Schools of Stoughton

## Real Estate Tax Statement

Parcel: 054 220 0

Location: 30 PORTER ST

Owner:  
PORTER STREET LLC  
P O BOX 341  
RANDOLPH MA 02368

Status: Square 0  
Land Valuation: 148,400  
Building Valuation: 131,100  
Exemptions: 0  
Taxable Valuation: 279,500  
Interest Per Diem: 0.00

### Legal Description:

Deed Date: 03/09/2009

Book/Page: 26424-212/

Interest Date: 09/14/2023

Year	Type	Bill			
2024	RE-R	7770			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	RE TAX	970.48	0.00	0.00	0.00
	CPA	9.35	0.00	0.00	0.00
		979.83	0.00	0.00	0.00
2	RE TAX	970.48	970.48	0.00	970.48
	CPA	9.35	9.35	0.00	9.35
		979.83	979.83	0.00	979.83
<b>Year Totals</b>		<b>1,959.66</b>	<b>979.83</b>	<b>0.00</b>	<b>979.83</b>
<b>Grand Totals</b>		<b>1,959.66</b>	<b>979.83</b>	<b>0.00</b>	<b>979.83</b>

\*\* End of Report - Generated by Paula Nutt \*\*

# **REAL PROPERTY APPRAISAL**

## **APPRAISAL REPORT**

*Fee Simple Interest*

Commercial Property

30 Porter Street  
Stoughton, Massachusetts 02072

**Report Date:**  
August 16, 2023

### **Prepared For**

Ms. Fran Bruttaniti  
Procurement Officer  
Town of Stoughton  
10 Pearl Street  
Stoughton, MA, 02072

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*Shepherd Associates, LLC  
Needham, Massachusetts*

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**Shepherd Associates, LLC**  
**Real Estate Appraisal & Consulting Services**  
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August 16, 2023

Ms. Fran Bruttaniti  
Procurement Officer  
Town of Stoughton  
10 Pearl Street  
Stoughton, MA, 02072

*Subject Property:* Commercial Land located @  
30 Porter Street, Stoughton, Massachusetts 02072

Dear Ms. Bruttaniti:

In accordance with your request, the appraisal of the referenced property has been completed and the report follows. The appraisal process undertaken represents a scope of work sufficient to produce credible assignment results.

The subject property is summarized as follows.

- The property is zoned Commercial.
- The single-family improvement is reportedly vacant and in substandard condition.
- Gross Land Area: 3,093 sq. ft. (0.0710 acres).
- The property abuts Stoughton Town Hall.

A Real Estate Appraisal Report has been prepared to comply with the reporting requirements of Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. The data, reasoning and analyses used to develop assignment results are set forth in this report. Supporting documentation is retained in the appraisal's workfile. The depth of discussion contained in this report is specific to the needs of the client and for the stated intended use and is intended to meet the supplemental standards of the Appraisal Institute.

Page 20 of this report contains pertinent scope of work information for this assignment. Please refer to the Limiting Conditions and Assumptions section of this report on page 18. Acceptance of this report constitutes agreement with these conditions and assumptions.

Unless otherwise stated, the property is appraised as if it meets or exceeds all Massachusetts and federal environmental considerations.

The appraiser has no present or prospective interest in the property that is the subject of this report.

The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Valuation conclusions follow.

*Transmittal, Page B:* August 16, 2023  
Subject: 30 Porter Street, Stoughton, Massachusetts

Value Conclusions			
Premise	Interest Appraised	Effective Date	Value Conclusion
Current As Is Market Value	Fee Simple	8/14/2023	\$391,000

*Market Uncertainty Statement.* See Scope of Work.

*Extraordinary Assumptions.* None.

*Hypothetical Conditions.* None.

*Other assumptions and conditions may be found in the following report.*

The report's conclusions are subject to the following value definition, general, specific and extraordinary assumptions and limiting conditions, and my certification.

This letter is not an appraisal report and cannot be understood without reference to the report: if detached from the report, it is invalid. The report contains the support for the stated opinions and conclusions. The appraisal and report have been prepared for the client, Town of Stoughton, and identified intended users. Unless otherwise noted, others may not rely upon this report and its conclusions, for any purpose whatsoever, without the appraiser's express written permission. Acceptance of this appraisal indicates that users acknowledge and accept all conditions provided herein.

Thank you for the opportunity to carry out this assignment. Please contact us if there are questions or comments.

Respectfully submitted,

**FOR: SHEPHERD ASSOCIATES LLC**



William J. Pastuszek, Jr., MAI, SRA, MRA  
MA Certified General Real Estate Appraiser License #10

WJP/b  
Encls.

## CERTIFICATION

We certify and agree that:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The appraiser has no present or prospective interest in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- This appraisal assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- William Pastuszek has made a personal inspection of the property that is the subject of this report.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and with the requirements of the Code of Ethics and Professional Standards of the Appraisal Institute.
- No one provided significant professional assistance to the person(s) signing this report.
- The use of this report is subject to the requirements of the Appraisal Institute and other appraisal organizations with which the appraiser is affiliated relating to review by its duly authorized representatives.
- The appraiser recently performed a rental parking study for this property. No other prior appraisal or other services have been performed relating to the subject within three years of the engagement for this assignment.
- I am appropriately credentialed to appraise the property in the State in which it is located.



William J. Pastuszek, Jr., MAI, ASA, MRA  
Massachusetts Certified General Real Estate Appraiser License #10

As of the date of this report, William J. Pastuszek, Jr. has completed the requirements for designated members of the continuing education program of the Appraisal Institute. Mr. Pastuszek is in compliance with the requirements of the voluntary recertification program of the Massachusetts Board of Real Estate Appraisers. The appraiser is in compliance with the mandatory recertification program of The American Society of Appraisers for its designated members.

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## SUMMARY - IMPORTANT FACTS AND CONCLUSIONS

General														
<b>Subject Address</b>	30 Porter Street, Stoughton, Massachusetts 02072													
<b>MSA</b>	Boston-Cambridge-Newton, MA -NH Metropolitan Statistical Area													
<b>Census Tract</b>	4563													
<b>Latitude/Longitude</b>	42.125224 / -71.103223													
<b>Ownership</b>	Porter Street, LLC													
<b>Title Reference</b>	Norfolk Registry: B/P 26424/212													
<b>Report Option</b>	Real Estate Appraisal Report													
<b>Report Date</b>	August 16, 2023													
<b>Effective Date</b>	August 14, 2023													
<b>Inspection Date</b>	August 14, 2023													
<b>Interest Appraised</b>	Fee Simple													
<b>Purpose</b>	To develop a market value opinion as of a current date.													
<b>Intended Use</b>	A current opinion of market value.													
<b>Zoning / Conformity</b>	SCD (Stoughton Center District) / Conforming use.													
<b>Real Estate Taxes and Assessment</b>														
Real Estate Assessment and Taxes														
Tax ID	Land	Improvements	Other	Total Assessment	Tax Rate	Special Assessments	Taxes							
54-220	\$148,400	\$131,100	\$0	\$279,500	\$13.55	\$56.81	\$3,844							

<i>Property</i>	
<b>Location</b>	The subject is located on the north side of Porter Street in the center of Stoughton.
<b>Land Area</b>	<b>Site</b> 3,093 sq. ft. (0.0710 acres)
<b>Flood Zone</b>	Flood Map Information: Community Panel #25021C0213E. Flood Zone: X. Date: July 17, 2012. The property is not located in an area of significant flood hazard.
<b>Highest and Best Use - as Vacant</b>	<b>Improvements</b> The improvements consist of a vacant single-family dwelling in poor condition.
<b>Highest and Best Use - Improved</b>	Commercial development. Redevelopment.

<i>Value Indications</i>	
<b>Date</b>	<b>Current</b>
<b>Premise</b>	<b>As Is</b>
<b>Cost Approach</b>	Not applicable, not developed.
<b>Sales Comparison Approach</b>	\$391,000
<b>Income Capitalization Approach</b>	Not applicable, not developed.
<b>Exposure Time</b>	4-6 months
<b>Marketing Time</b>	4-6 months
<b>Value Indications</b>	
<b>Value Conclusion</b>	\$391,000
<b>Effective Date</b>	August 14, 2023
<b>Property Rights</b>	Fee Simple
<b>Market Uncertainty</b>	<i>See Scope of Work Section.</i>
<b>Extraordinary Assumptions</b>	None.
<b>Hypothetical Conditions</b>	None.

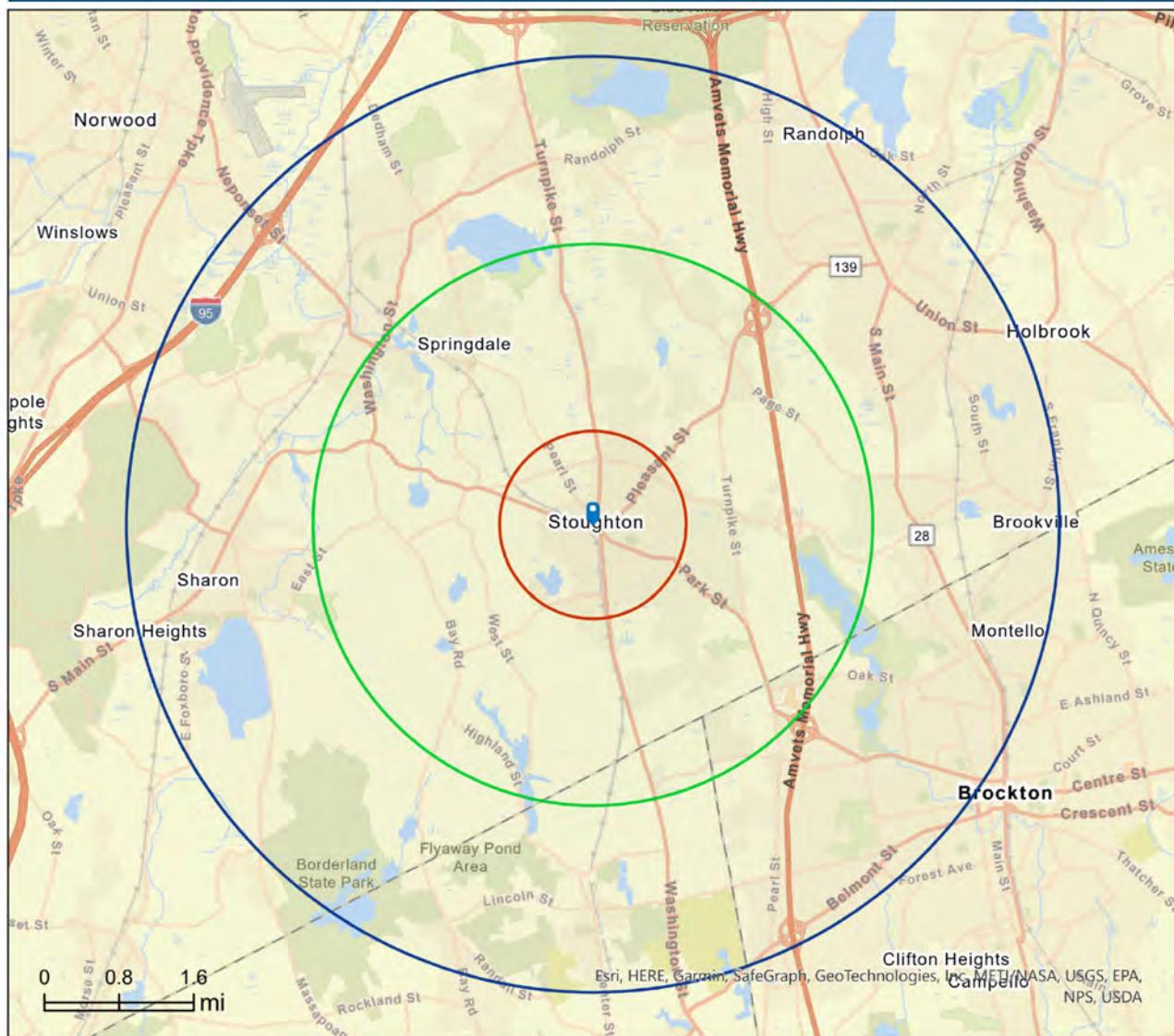
## Subject Location Map



### Site Details Map

30 Porter Street, Stoughton, Massachusetts, 02072  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.12522  
Longitude: -71.10322



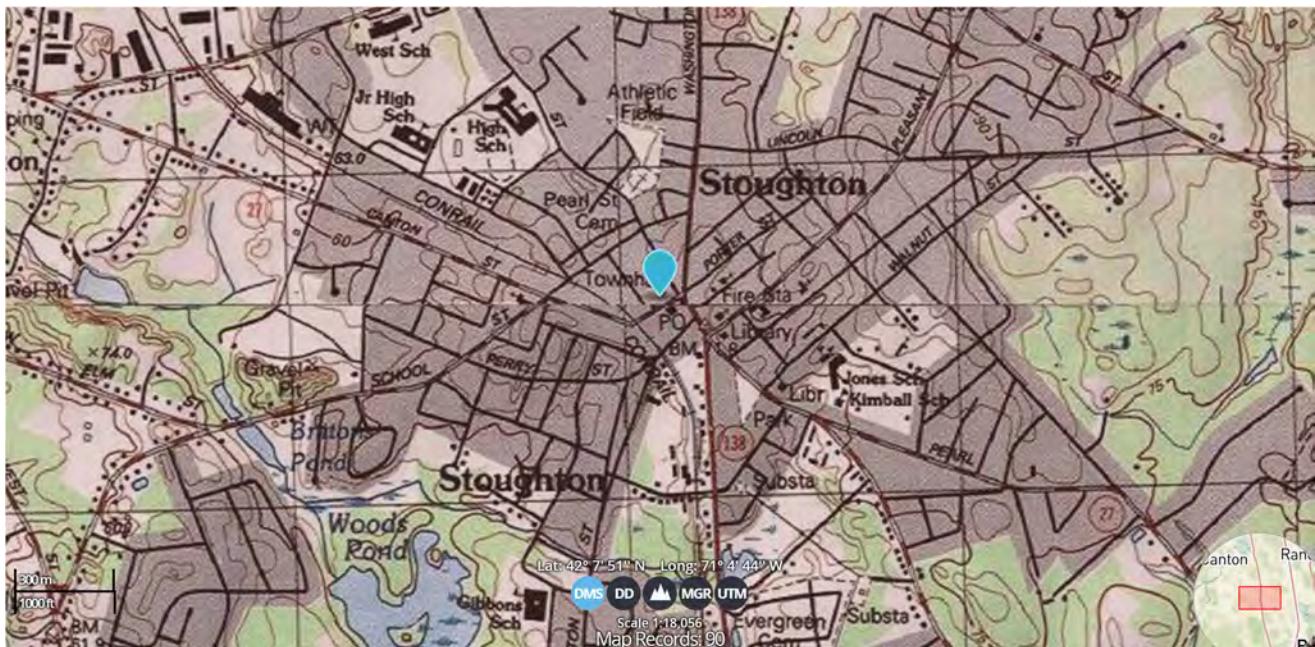
#### This site is located in:

**City:** Stoughton  
**County:** Norfolk County  
**State:** Massachusetts  
**ZIP Code:** 02072  
**Census Tract:** 25021456301  
**Census Block Group:** 250214563012  
**CBSA:** Boston-Cambridge-Newton, MA-NH Metropolitan Statistical Area

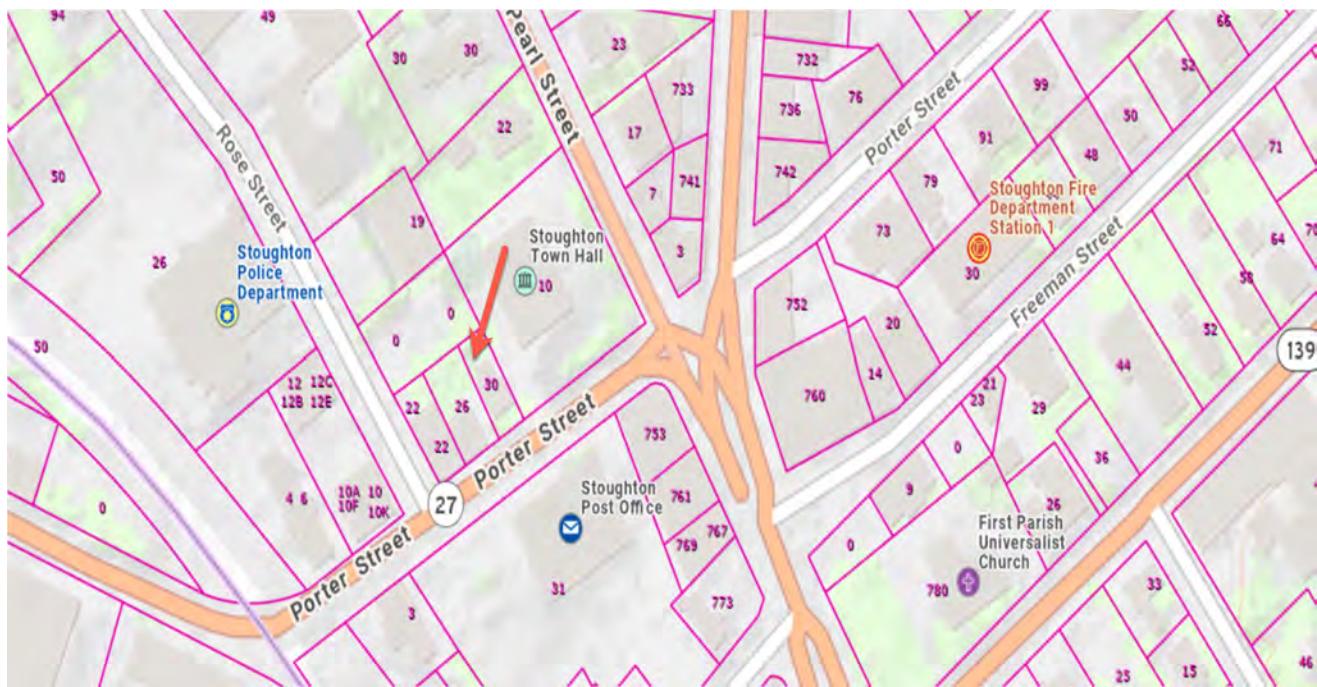
### Subject Overhead Map



### Subject Topographical Map



MA GIS Map



## SUBJECT PHOTOGRAPHS

*Taken: August 14, 2023*



Frontage View



Rear View

## SUBJECT PHOTOGRAPHS



Neighborhood View – Subject in Left Background



Neighborhood View – Subject to Right

## SUBJECT PHOTOGRAPHS

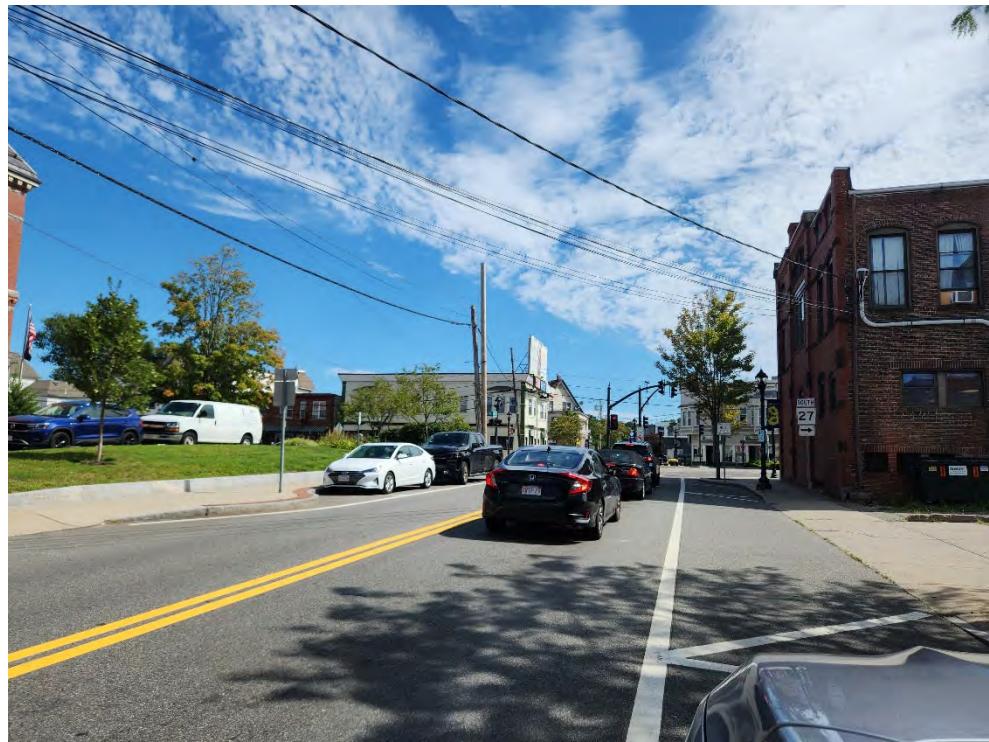


View of Town Square



View of Town Hall from Town Square – Subject in Left Background

## SUBJECT PHOTOGRAPHS



Typical View (Neighborhood)



Typical View (Neighborhood)

## SUBJECT PHOTOGRAPHS



*Additional View of Subject and Town Hall*



*Rear View of Subject with Town Hall on Left*

## VALUE DEFINITION

Market value is defined as: the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby,

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>1</sup>

*As-is Value* is “the estimate of the market value of real property in its current physical condition, use, and zoning, as of the appraisal’s effective date.”<sup>2</sup>

## INTEREST APPRAISED

The Fee Simple interest is appraised.

The **Fee Simple** interest is defined as: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>3</sup>

The **Leased Fee** interest is defined as: “the ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.”<sup>4</sup>

Also, it is defined as follows: A freehold (ownership interest) where the possessory interested has been granted to another party by creation of a contractual landlord-tenant relationship, (i.e., a lease).

A lease is defined as “a contract in which the rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.”<sup>5</sup>

The **Leasehold Estate** is a property interest defined as the “right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.”<sup>6</sup> Also, it is defined as follows: The tenant’s possessory interest created by a lease.

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<sup>1</sup> As defined by the Office of the Comptroller of Currency (OCC) under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions, the Board of Governors of the Federal Reserve System (FRS) and the Federal Deposit Insurance Corporation (FDIC) in compliance with Title XI of FIRREA.

<sup>2</sup> Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77471. Also, The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition, Appraisal Institute, Chicago, Illinois, 2015.

<sup>3</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition (Appraisal Institute: Chicago, Illinois, 2015).

<sup>4</sup> *Ibid*

<sup>5</sup> *Ibid*

<sup>6</sup> *Ibid*

## **LIMITING CONDITIONS AND ASSUMPTIONS**

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions which can only be modified in writing executed by both parties.

1. This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.

Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the stated intended use.

2. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

3. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.

4. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore. If the appraiser is subpoenaed pursuant to a court order, the client agrees to pay Shepherd Associates LLC's per diem rate plus expenses.

5. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for the accuracy of such items furnished to the appraiser can be assumed by the appraiser.

7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.

8. This appraisal is to be used only for the purpose stated herein. While the distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

This appraisal report has been prepared for the exclusive benefit of the client specified or other intended users. It may not be used or relied upon by any other party. Any parties using or relying upon any information in this report do so at their own risk.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with the properly written qualification and only in its entirety.

Receipt of this report for disclosure purposes does not make the recipient an intended user.

Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report without the previous written consent of the Appraiser, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without consent and approval of the appraiser.

9. In this appraisal assignment, potentially hazardous materials used in the construction or maintenance of the building, and/or the existence of toxic waste, which may or may not be present on the property, were not observed by the appraiser; nor does the appraiser have any knowledge of the existence of such materials on or in the property. The appraiser, moreover, is not qualified to detect such substances. The existence of potentially hazardous materials may have an effect on the value of the property. The client is urged to retain an expert in this field if desired. The appraiser reserves the right to alter, amend, revise, or rescind any value opinions based upon subsequent environmental studies, investigation, or research. Compliance with the provisions of MGL Chapter 21E has not been determined.
10. Unless otherwise stated in the body of the report, a separate value has not been made for personal property, fixtures, or intangibles.
11. Unless noted, no warranties or representations are given or implied for structural or mechanical components. No tests were performed or the results of such tests provided to the appraiser.
12. Any income and expense estimates developed in the appraisal are forecasts and not predictions. No guarantees of financial performance are implied or indicated.
13. This appraisal is based upon the condition of the regional and national economies, on the purchasing power of the U.S. dollar, and on prevailing financing rates as of the effective date of the appraisal.
14. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of this act. If so, this fact could have a negative effect on the value of the property. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible noncompliance with the requirements of ADA in developing a value opinion for the subject property.
15. All files, work papers and documents developed in connection with this assignment are the property of Shepherd Associates LLC. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.
16. Appraisals are based on the data available at the time the assignment is completed. Arrangements to make amendments or modifications to appraisals based on new information made available after completion of the appraisal may be subject to an additional fee.

17. Unless otherwise noted, no value is given to historical/archaeological rights, or to timber, water, mineral, other natural resource rights or subsurface rights.

## COMPETENCY RULE

The COMPETENCY RULE of USPAP states that an appraiser must be competent to undertake an appraisal assignment. If not competent, the RULE sets forth procedures to disclose the lack of competency and how to obtain competency. The appraiser has not invoked those procedures in this assignment and meets the competency requirements set forth in the RULE.

## SCOPE OF WORK

To produce credible results, the scope of work developed must be appropriate for the solution of the appraisal problem. The Uniform Standards of Professional Practice (“USPAP”) identifies the following factors to be considered: the client and intended users; the appraisal problem to be solved; the intended use of the report; the type and definition of value; the effective date of value; assignment conditions; expectations of typical intended users; and typical appraisal work by peers for similar assignments.

<i>Scope of Work – Summary</i>	
<i>Subject Address</i>	30 Porter Street, Stoughton, Norfolk County, Massachusetts, 02072.
<i>Property Identification</i>	The subject property is identified by its number on the provided plan, legal description, assessing information and other public information. Additionally, the property is identified throughout the report by its site and improvements descriptions and other pertinent characteristics.
<i>Client</i>	Ms. Fran Bruttaniti, Procurement Officer, Town of Stoughton, 10 Pearl Street, Stoughton, MA, 02072
<i>Appraisal Problem</i>	To develop a market value opinion as of a current date.
<i>Intended Use</i>	A current opinion of market value.
<i>Market Uncertainty</i>	The effective date of the appraisal is the “date to which an appraiser’s analyses, opinions, and conclusions apply.” (USPAP 2020-2021) Destabilizing events such as the COVID-19 pandemic and the war in Ukraine have created and will continue to create heightened uncertainty in real estate markets.  The effective date of the appraisal establishes the context for market conditions and has increased importance in this environment. The reliability of the appraisal is not diminished but less certainty exists about the effect future conditions may have on market behavior.
<i>Intended User(s)</i>	Ms. Fran Bruttaniti, Procurement Officer, Town of Stoughton, 10 Pearl Street, Stoughton, MA, 02072, and other knowledgeable officials at the Town of Stoughton. Receipt of this report for disclosure purposes does not make the recipient an intended user.
<i>Interest Appraised</i>	Fee Simple.

<i>Report Option</i>	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data, and valuation analyses.
<i>Report Date</i>	August 16, 2023.
<i>Effective Date(s)</i>	Current: August 14, 2023.
<i>Date of Inspection</i>	August 14, 2023.
<i>Property Information</i>	Municipal data and other public records, such as registry of deeds records, were consulted. The appraiser obtained information on the subject's physical characteristics during a personal inspection of the parcel from the frontage: the interior was not viewed, consistent with agreement with the client. Data from the appraiser's workfiles and from market participants was also obtained.
<i>Market Analysis</i>	Relevant market conditions have been considered and analyzed.
<i>Highest and Best Use Analysis</i>	Highest and best analysis of the site as if vacant was undertaken. Legally permissible, physically appropriate, and financially feasible uses were considered and an opinion of the maximally productive use was developed. <ul style="list-style-type: none"> <li>• Highest and Best Use As if Vacant: Commercial development.</li> <li>• Highest and Best Use as Improved: Redevelopment.</li> </ul>
	<i>Valuation Approaches</i>
<i>Cost Approach</i>	The cost approach was considered and was not developed. Typical buyers and sellers would not consider the techniques of this approach applicable in arriving at buy-sell decisions for this type of property. The approach is most applicable in valuing new or newer properties and is not relied upon for older properties like the subject.
<i>Sales Comparison Approach</i>	The sales comparison approach was considered and was developed. The techniques of this approach reflect the attitudes of buyers and sellers within this market. There is adequate market data with which to develop this approach. The approach is utilized as a test of reasonableness of the income capitalization approach.
<i>Income Capitalization Approach</i>	The income capitalization approach was considered and was not developed. The approach is not relevant since market participants do not consider the techniques of this approach in arriving at a value for this property type in this market.
<i>Reconciliation</i>	Reconciliation is a “phase in a valuation assignment in which two or more value indications are processed into a value opinion, which may be a range of value, a single point estimate, or a reference to a benchmark value.” <sup>7</sup> Values are reconciled within each approach. The final reconciliation considers the strengths and weaknesses of each approach. Values derived from the approaches are logically weighted to arrive at final value opinion(s). Different properties and assignment types require different means of analysis and lend themselves to one approach over the others.

<sup>7</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition (Appraisal Institute: Chicago, Illinois, 2015).

<i>Hypothetical Conditions</i>	According to USPAP, a hypothetical condition is “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.” None.
<i>Extraordinary Assumptions</i>	USPAP notes that an extraordinary assumption is an “assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.” None.

Additional disclosures of the scope of work may be found in the report.

*Additional Notes.* The terminology and analyses used in this report are intended for interpretation by knowledgeable reviewers and other individuals. Definitions may be found throughout the report. Not all terms are defined.

Nominal dollar and square foot amounts are used. Numbers may be rounded, even when the rounding is not specifically identified.

Comparable rental and sales data, including capitalization rates, and lease data are provided by parties deemed to be knowledgeable by the appraiser and the appraiser has relied upon these sources and the information provided by them. Capitalization rates from sales are not always reported consistently; the appraiser may undertake additional analysis in developing or extracting meaningful capitalization rates.

*Data Confirmation.* Those directly involved in real estate transactions are not always willing to discuss pertinent facts with outside parties and, when they do, may not always provide complete and/or totally accurate information. Thus, a combination of sources, public and private, is relied upon.

*Personal Property / FF&E.* The significance of non-realty items in real estate varies, based on property type, and industry practices. Real property appraisals do not typically include personal property or non-realty items. For example, apartment property values typically include non-real property items such as in-unit appliances and common area items as rents include the benefit of these items. Thus, allocations for these items are not ordinarily made and their contributory value is not significant. Where FF&E is more substantial, such as in lodging properties, a separate valuation may be made in accordance with industry standards. For properties like restaurants, equipment related to the operation is not considered part of the real estate.

*References.* The following sources are referenced as general information sources. Any specific citations appear in the text of the report. This following does not include all sources consulted in the course of the assignment.

Appraisal Institute. The Dictionary of Real Estate Appraisal. Chicago: Appraisal Institute, Current Edition.

Appraisal Institute. The Appraisal of Real Estate. Chicago: Appraisal Institute, Current Edition.

The Appraisal Foundation. Uniform Standards of Professional Appraisal Practice. Washington, D.C.: The Appraisal Foundation. Current Edition.

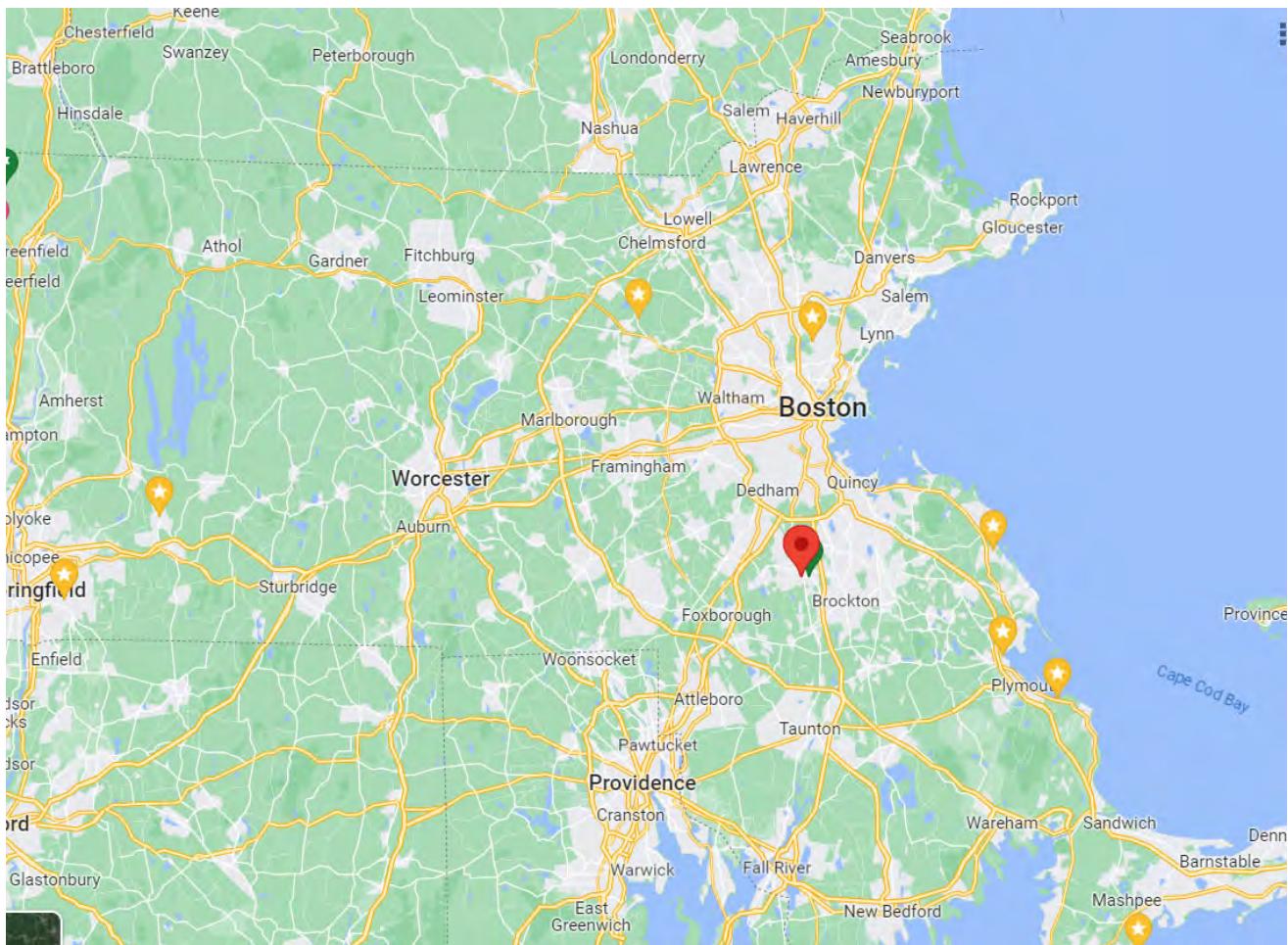
## STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS

Strengths / Opportunities	
<i>Location</i>	The subject has a good location in Stoughton Center abutting the Town Hall.
<i>Demand</i>	There is demand for commercial property.
<i>Supply</i>	Inventories are limited for most property types, which gives sellers an advantage. On the other hand, buyers are less willing to continue to pay high prices, given higher financing costs and the erosion of purchasing power due to inflation.
Weaknesses / Threats	
<i>Subject Physical Characteristics</i>	The improvements in their current condition represent a development parcel which has reached the end of its useful life and would be considered a building shell. The land area is small which limits development potential.
<i>Economy</i>	The economy has endured some shocks over the past year, including continuing geo-political uncertainty, inflation, higher interest rates, and concerns about the banking system. Most observers suggest that the economy's performance is exceeding expectations.
<i>Interest Rates/Inflation</i>	Higher inflation has caused interest rates to dramatically increase over the recent past. Higher interest rates and inflation have affected real estate markets which show slower volumes. Inventories are relatively tight, however.

**Importance of the Effective Date of the Appraisal.** The effective date of the appraisal is the “date to which an appraiser’s analyses, opinions, and conclusions apply.” (USPAP 2020-2021) Destabilizing events such as the COVID-19 pandemic and the war in Ukraine have created and will continue to create heightened uncertainty in real estate markets. The effective date of the appraisal establishes the context for market conditions and has increased importance in this environment. The reliability of the appraisal is not diminished but less certainty exists about the effect future conditions may have on market behavior.

## ECONOMIC OVERVIEW

*Area Map*



*National.* The following is from the April 2023 Federal Reserve Beige Book. The report notes national conditions as follows:

### Overall Economic Activity

Overall economic activity was little changed in recent weeks. Nine Districts reported either no change or only a slight change in activity this period while three indicated modest growth. Expectations for future growth were mostly unchanged as well; however, two Districts saw outlooks deteriorate. Consumer spending was generally seen as flat to down slightly amid continued reports of moderate price growth. Auto sales remained steady overall, with only a couple of Districts reporting improved sales and inventory levels. Travel and tourism picked up across much of the country this period. Manufacturing activity was widely reported as flat or down even as supply chains continued to improve. Transportation and freight volumes were also flat to down, according to several Districts. On balance, residential real estate sales and new construction activity softened modestly. Nonresidential construction was little changed while sales and leasing activity was generally flat to down. Lending volumes and loan demand generally declined across consumer and business loan types. Several Districts noted that banks tightened lending standards amid increased uncertainty and concerns about liquidity. The majority of Districts reported steady to increasing demand and sales for nonfinancial services. Agriculture conditions were mostly unchanged in recent weeks while some softening was reported in energy markets.

## Labor Markets

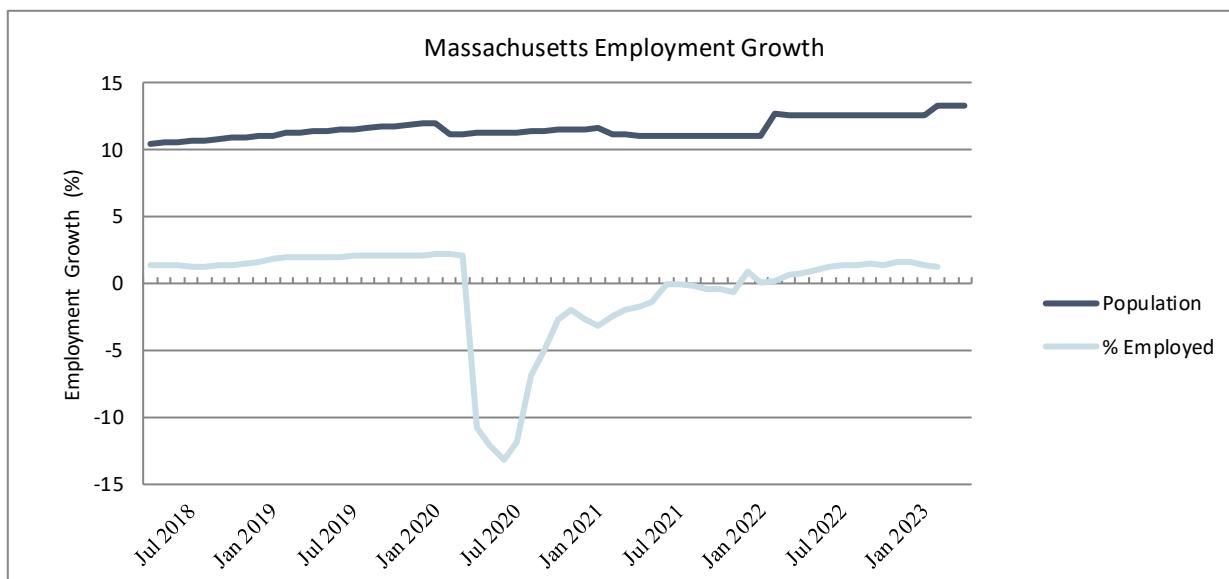
Employment growth moderated somewhat this period as several Districts reported a slower pace of growth than in recent Beige Book reports. A small number of firms reported mass layoffs, and those were centered at a subset of the largest companies. Some other firms opted to allow for natural attrition to occur, and to hire only for critically important roles. Contacts reported the labor market becoming less tight as several Districts noted increases to the labor supply. Additionally, firms benefited from better employee retention, which allowed them to hire for open roles while not constantly trying to back-fill positions. Wages have shown some moderation but remain elevated. Several Districts reported declining needs for off-cycle wage increases compared to last year.

## Prices

Overall price levels rose moderately during this reporting period, though the rate of price increases appeared to be slowing. Contacts noted modest-to-sharp declines in the prices of nonlabor inputs and significantly lower freight costs in recent weeks. Nevertheless, producer prices for finished goods rose modestly this period, albeit at a slightly slower pace. Selling price pressures eased broadly in manufacturing and services sectors. Consumer prices generally increased due to still-elevated demand as well as higher inventory and labor costs. Prices for homes and rents leveled out in most Districts but remained at near record highs. Contacts expected further relief from input cost pressures but anticipated changing their prices more frequently compared to previous years.

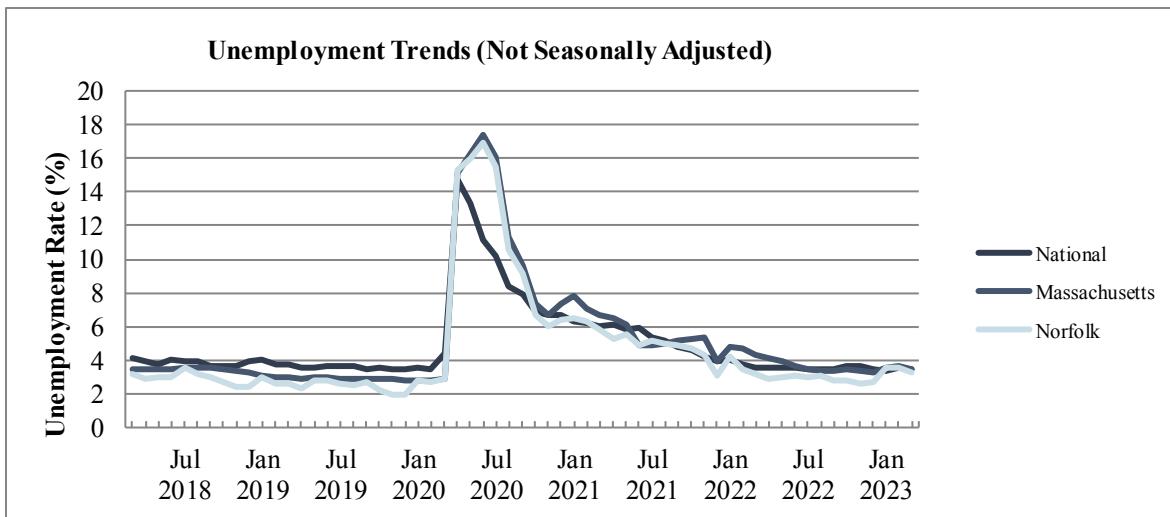
*Largest Employers in Massachusetts.* The Commonwealth's Labor and Workforce Development Agency reports the following: Brigham and Women's, Mass. General, Oracle, Raytheon, Beth Israel Medical Center, Boston Medical Center, Boston University, BU Medical Group Dell-EMC. The list indicates strong concentrations in medical, educational, and high-technology sectors.

*Job Growth.* The following chart shows the percentage of the population employed versus the working age population.



*Data Source: Massachusetts Executive Office of Labor & Workforce Development (EOLWD).*

*Unemployment Trends.* The following compares unemployment rates in the nation, the Commonwealth, and Norfolk County. More recent trends are noted following.



*Data Source: Massachusetts Executive Office of Labor & Workforce Development (EOLWD), seasonally adjusted.*

The following summarizes current unemployment.

Unemployment Rates May 2023 - Not Seasonally Adjusted	
National	3.7%
Massachusetts	2.8%
Norfolk County	2.1%
Stoughton	2.6%

**Mass Benchmarks (May 2023).** The following is from *Mass Benchmarks*.

#### State economy slows to a crawl in Q1, UMass journal reports

In the first quarter of 2023, Massachusetts real gross domestic product (GDP) increased at a 0.1 percent annualized rate, according to MassBenchmarks, while U.S. GDP increased at a 1.1 percent rate according to the U.S. Bureau of Economic Analysis (BEA). In the fourth quarter of 2022, Massachusetts GDP grew at a 2.9 percent annualized rate as compared to a 2.6 percent rate for the U.S., according to the BEA.

Nationally, consumer spending kept U.S. GDP growth positive in the first quarter, but the bulk of that spending took place in January, as real consumer spending declined in both February and March. Spending was much weaker in the Commonwealth during the first three months of the year. In Massachusetts, nominal spending on goods subject to the state regular sales tax and motor vehicle sales tax declined at a seasonally adjusted 5.8 percent annual rate in the first quarter, with growth in spending on motor vehicles more than offset by declines in spending on other goods.

Despite these signs of weakness, payroll employment remained strong in the first quarter, expanding at an annualized rate of 3.0 percent in Massachusetts and 2.7 percent nationally. Unemployment rates remain low, and stood at 3.5 percent in March both for Massachusetts and the U.S. Recent employment growth, however, has been uneven. In the first quarter, state job growth was very strong in construction, education and health services, and leisure and hospitality, yet employment in information services declined by nearly one percent from December.

In Massachusetts, employment in the professional, scientific, and technical services sector was essentially unchanged in the first three months of the year. The flat overall performance in the professional, scientific, and technical services sector embedded mixed results, as strong job gains in scientific research and development, engineering, and consulting were offset by lackluster growth in accounting and legal services and a sharp decline in computer systems jobs. The latter jobs have declined for six straight months, and as of March 2023 the number of computer systems jobs in the state was five percent below its September 2022 level.

Wage and salary income, seasonally adjusted and estimated from state withholding taxes, declined at a 7.3 percent annual rate in the first quarter, as compared to a 6.4 percent rate of growth for the U.S. In the fourth quarter of last year, wage and salary income grew at 7.0 percent rate in the state and a 6.8 percent rate nationwide according to the BEA.

“Part of the decline in Massachusetts in the first quarter may be related to the volatility and timing of withholding tax receipts,” noted Alan Clayton-Matthews, Senior Contributing Editor and Professor Emeritus of Economics and Public Policy at Northeastern University, who compiles and analyzes the Current and Leading Indexes for MassBenchmarks. “Both the finance and high technology sectors are important sources of bonus income for workers in those industries, and the declining stock market last year and cost-cutting in the technology sector may help to explain a significant portion of the decline in wage and salary income observed at the state level in the first quarter,” Clayton-Matthews added.

Changes in the mix of new jobs, with faster growth in lower-paying sectors and tech-related layoffs in higher-paying sectors may have also contributed to falling wage and salary income in the first quarter.

Consumer price inflation has been stubbornly resistant so far to the Federal Reserve’s interest rate hikes. Although the overall price index has been falling slowly in both Boston and the U.S. (city average), the core rate – which excludes food and energy – has remained well above the Fed’s target of 2 percent. In Boston the core consumer price inflation rate in the first quarter was 4.7 percent, as compared to 5.0 percent nationally. In the first quarter of 2022 these rates were 4.3 percent for Boston and 5.6 percent for the U.S. respectively. The Federal Open Market Committee on May 3 raised the federal funds rate target another 25 basis points, but signaled that rates might be held steady for a time moving forward in light of the expected drag on economic activity stemming from bank stress and other downside risks. Stubborn inflation combined with a slowing economy and tightening credit conditions are making the Fed’s task of achieving a soft landing difficult, and Fed policymakers acknowledged the risk of a mild recession later in 2023.

The national outlook for the next two quarters is for economic growth to continue slowing, with a possible mild recession beginning later this year. The average outlook of economists surveyed by the Wall Street Journal in early April is for U.S. GDP growth to slow to 0.1 percent in the second quarter and for growth to decline by 0.3 percent in the third quarter, at annual rates.

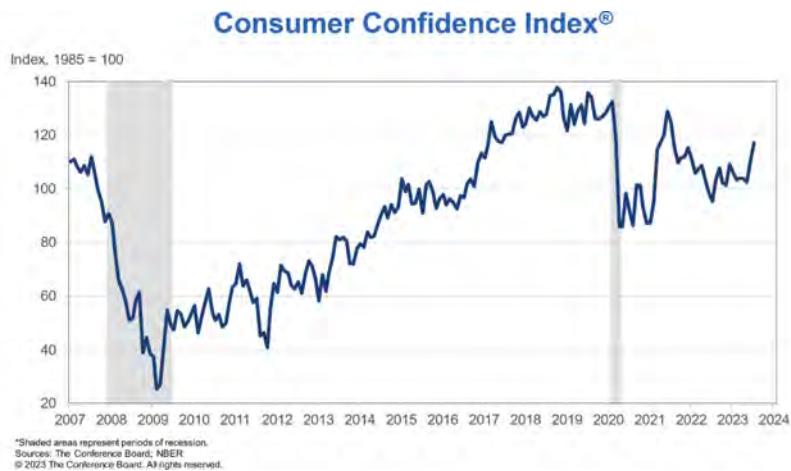
The components of the MassBenchmarks Leading Economic Index for Massachusetts are suggesting a continuation of slower than U.S. growth, with a projected decline of 0.1 percent in the second quarter and 0.6 percent in the third quarter. Most of the state’s leading indicators are negative, including withholding and sales taxes, the Bloomberg stock index, and initial unemployment claims. Two national indicators, consumer confidence, and the inverted yield curve (10-year vs. 3-month rates for Treasury securities) are also pointing in a negative direction

*MassBenchmarks is published by the University of Massachusetts Donahue Institute in cooperation with the Federal Reserve Bank of Boston. The views expressed are not necessarily those of the University of Massachusetts or the Federal Reserve Bank of Boston.*

*US Consumer Confidence Improved Again in July*  
**Confidence Stands at Highest Level since July 2021 after Second Straight Month of Gains**

The Conference Board **Consumer Confidence Index®** rose again in July to 117.0 (1985=100), up from 110.1 in June. The **Present Situation Index**—based on consumers' assessment of current business and labor market conditions—improved to 160.0 (1985=100) from 155.3 last month. The **Expectations Index**—based on consumers' short-term outlook for income, business, and labor market conditions—improved to 88.3 (1985=100) from 80.0 in June. Importantly, Expectations climbed well above 80—the level that historically signals a recession within the next year. Despite rising interest rates, consumers are more upbeat, likely reflecting lower inflation and a tight labor market. Although consumers are less convinced of a recession ahead, we still anticipate one likely before year end.

“Consumer confidence rose in July 2023 to its highest level since July 2021, reflecting pops in both current conditions and expectations,” **said Dana Peterson, Chief Economist at The Conference Board.** “Headline confidence appears to have broken out of the sideways trend that prevailed for much of the last year. Greater confidence was evident across all age groups, and among both consumers earning incomes less than \$50,000 and those making more than \$100,000.”

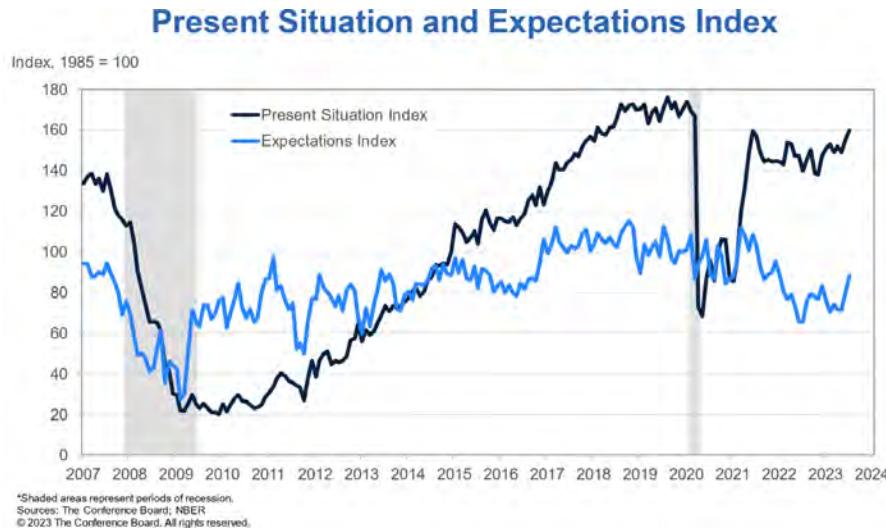


**Peterson** added: “Assessments of the present situation rose in July on brighter views of employment conditions, where the spread between consumers saying jobs are ‘plentiful’ versus ‘hard to get’ widened further. This likely reflects upbeat feelings about a labor market that continues to outperform. When asked about **current family financial conditions** (a measure not included in calculating the *Present Situation Index*), the share of respondents citing a ‘good’ situation rose, and those citing ‘bad’ conditions fell, signaling still-healthy family finances. This might reflect softening inflation and continued income support from employment.

“Expectations for the next six months improved materially, reflecting greater confidence about future business conditions and job availability. This likely reveals consumers’ belief that labor market conditions will remain favorable. Expectations for future incomes ticked down slightly, a potential reflection of slower wage growth compared to a year ago. The measure of expected **family financial situation, six months hence** (not included in the *Expectations Index*) also softened somewhat in July—despite further decline in the 12-month forward inflation expectations gauge.

"The proportion of consumers saying recession is "somewhat" or "very likely" to occur ticked up in July, contrary to the Expectations Index spiking this month above the threshold of 80. Still, **recession expectations** remained below their recent peak, suggesting fears of a recession have eased relative to earlier this year."

"In our periodic survey of services, consumers continued to report intentions to **spend less on discretionary services**—including travel, recreation, and gambling—going forward. By contrast, they anticipate spending more in the months ahead on necessary services like health care, as well as cheaper services like streaming from home."



### **Present Situation.**

Consumers' assessment of current **business conditions** was slightly less optimistic in July.

- 21.9% of consumers said business conditions were "good," down from 23.4% last month.
- 15.2% said business conditions were "bad," essentially unchanged from 15.3%. However, consumers' appraisal of the **labor market** improved.
- 46.9% of consumers said jobs were "plentiful," up from 45.4%.
- 9.7% of consumers said jobs were "hard to get," much lower than 12.6% last month.

### **Expectations Six Months Hence.**

Consumers were more optimistic about the **short-term business conditions outlook** in July.

- 17.1% of consumers expect business conditions to improve, up from 14.6%.
- Meanwhile, 14.0% expect business conditions to worsen, down from 17.7% in June. Consumers' assessment about the **short-term labor market outlook** was more favorable.
- 16.4% of consumers expect more jobs to be available, up from 15.4%.
- Moreover, 14.8% anticipate fewer jobs, down from 16.7%.
- Consumers' **short-term income prospects** became more tempered in July.
- While 16.3% of consumers expect their incomes to increase, down from 18.6% last month,
- Only 9.7% expect their incomes will decrease, down from 11.8% in June.

*Beige Book: First District - Boston.* The following is from the July 2023 Federal Reserve Beige Book. The following is noted:

**Summary of Economic Activity.** Business activity expanded at a slight pace in recent weeks, with modest increases in employment and roughly even prices. Consumer spending increased by a small margin, as retail sales increased modestly and tourism was flat. Manufacturers reported mixed results but sales growth was moderate on average. Software and IT services firms enjoyed stable demand and modest revenue gains. Residential home sales increased slightly in May from the previous month but

remained below seasonal norms. Commercial real estate markets weakened further, with abrupt declines in life sciences leasing and financial distress showing up for office properties. The outlook was mostly optimistic among contacts outside of real estate. Residential real estate contacts expected sales to remain muted and commercial real estate contacts braced for declines in activity and property values moving forward.

Specific categories addressed in the report are as follows.

**Labor Markets.** Employment increased modestly and wage growth continued to moderate as labor market imbalances eased further. Among retail and tourism contacts, labor demand remained healthy but showed signs of moderating, and there were modest improvements in the available labor supply. Some airline contacts continued to struggle to fill positions but said that hiring and training were underway to improve the situation. A clothing retailer noted that it had taken several months to fill 200 warehouse jobs, but they were nonetheless able to fill all positions. Following two summers of worker shortages on Cape Cod, some restaurant and hotel owners there have achieved efficiencies enabling them to operate with a smaller staff. In manufacturing, the labor market remained tight, although contacts said that it had improved over last year, and headcounts increased modestly. Headcounts at software and IT firms were up slightly, and hiring plans were mixed. Contacts noted that turnover had either stabilized (albeit at above-average rates) or decreased in recent months, and reductions in turnover and absenteeism reduced the need for hiring at some firms. Wage pressures were described as stable or, in most cases, declining, as wage growth rates continued to fall back to more moderate levels.

**Prices.** Prices were mostly stable, with some exceptions, as cost pressures abated further. A clothing retailer said that input cost growth had ceased altogether and that their output prices were flat. Manufacturing contacts reported a very benign pricing environment, with one even mentioning the possibility of deflation. Prices were slightly higher among IT contacts, but with no further price increases anticipated. Hotel room rates in Greater Boston increased in excess of seasonal patterns, rising 12 percent on a year-over-year basis. Cape Cod rental prices increased yet again, but at a much more modest pace than in recent years. The outlook called for further moderation of pricing pressures moving forward.

The report goes on to say:

**Retail and Tourism.** First District retail contacts reported a modest uptick in sales relative to earlier this year, while tourism contacts saw mixed results that were about flat on average. A clothing retailer enjoyed a slight uptick in demand this spring after a soft first quarter. Mainstreet retailers on Cape Cod experienced a strong start to the high season, but hospitality contacts on the Cape said that occupancy rates for hotels and especially short-term rentals were down by modest to large margins from their record highs of the past two years, though still above 2019 levels. Airline passenger traffic through Boston further increased in recent months, reaching 96 percent of pre-pandemic levels in the first quarter of 2023, and international passenger traffic alone reached 99 percent of pre-pandemic levels, although travel to and from Asian markets remained depressed. The Greater Boston hotel occupancy rate increased relative to seasonal trends, with occupancy climbing ever closer to 2019 levels. Scheduled convention activity and cruise bookings for the remainder of the year are set to increase further, exceeding 2019 levels.

**Manufacturing and Related Services.** Manufacturing contacts were generally positive, reporting moderate gains in sales on balance. A pharmaceutical company reported lower sales that were nonetheless in line with their expectations, owing to increased competition from generics. A frozen fish producer said that sales were down year-on-year due to higher prices. Other contacts reported very strong sales. A furniture producer recorded its best second-quarter results ever, up markedly from a weak first quarter. A semiconductor manufacturer said that, despite an industrywide slump, their own sales were up 12 percent from a year earlier, an outcome attributed to the firm's heavy exposure to the automotive industry and the transition to electric cars. One contact said they had revised their capital expenditure plans to take advantage of tax credits, although this mostly involved moving existing projects forward rather than adding investments. The outlook was positive across the board. The semiconductor manufacturer in particular expected that 2024 would bring demand increases linked to upgrades of phones and PCs as well as from the diffusion of AI products.

**IT and Software Services.** Contacts in IT and software services posted modest revenue gains on average, and demand was steady over the first two quarters of 2023. Profits and margins were up slightly, although Q2 expenses increased above expectations at one firm. Capital and technology spending was unchanged or down somewhat. One firm expected to slow its capital spending further moving forward amidst an ongoing transition to the cloud. Outlooks were generally optimistic, with expectations of ongoing stability in demand. One contact expressed confidence that their business would hold up well moving forward even if the broader economy turned down. However, one contact was concerned the presidential election might disrupt the stability of the business environment.

### *Pertinent Characteristics of Stoughton & Norfolk County*

<i>MSA</i>	Boston-Cambridge-Newton, MA -NH Metropolitan Statistical Area.
<i>County</i>	Norfolk.
<i>Area</i>	399.5 square miles.
<i>Population &amp; Density</i>	725,531 persons: 1,833 persons per square mile.
<i>Community</i>	Stoughton is a town located in Norfolk County in southeastern Massachusetts. The municipality borders Canton to the north, Randolph to the northeast, Avon to the east, Brockton to the southeast, Easton to the south, and Sharon to the west. Stoughton is 22 miles from Boston and 211 miles from New York City.
<i>Land Area</i>	16.00 sq. miles.
<i>Density</i>	705 persons per sq. mile.
<i>Form of Government</i>	Representative Town Meeting.
<i>Year Incorporated</i>	1726.
<i>Transportation and Access</i>	Access to the rail, air, and highway facilities of Greater Boston is excellent. In the Boston Metropolitan area, Route 128/I-95 and Route I-495 divide the region into inner and outer zones, which connect by highway 'spokes' radiating from the central city, providing direct access to the airport, port, and inter-modal facilities of the area. The public transportation system is well-developed. Route 128 forms the inner circumferential highway around Boston, while I-495 represents the outer circle. The revamped Central Artery gives access to the downtown area with the Southeast Expressway extending access to the South Shore area. Routes 1 and I-93 provide access to the North Shore of Boston. The Massachusetts Turnpike (I-90) crosses Route 128 in Weston and terminates in West Stockbridge, with an extension to the New York Thruway and provides excellent east-west access, together with secondary routes. Other major interstate routes include I-290, I-395, and I-84. Other significant east-west routes include Routes 2, 9 & 20.
<i>Community Routes</i>	Primary highways include MA Route 138 which follows north-south through the center of the Town. MA Route 27 orients northwest to southeast through the Town. MA Route 24 bisects a small section of the northeast corner of Stoughton.

*Demographic Data.* The following summarizes population and income characteristics for Stoughton as compared to Norfolk County and Massachusetts (Census.gov.) Income characteristics are 5-year averages from the American Community Survey.

	<i>Population Trends</i>					
	<i>Stoughton</i>		<i>Norfolk County</i>		<i>Massachusetts</i>	
<i>Year</i>	Population	% Change	Population	% Change	Population	% Change
<b>1980</b>	26,710		606,587		5,737,037	
<b>1990</b>	26,777	0.25%	616,087	1.57%	6,016,425	4.87%
<b>2000</b>	27,149	1.64%	650,308	7.21%	6,349,097	10.67%
<b>2010</b>	26,962	-0.69%	670,850	3.16%	6,547,629	8.83%
<b>2022</b>	28,969	7.44%	725,531	8.15%	6,892,503	8.56%
<i>Income Characteristics*</i>						
<i>Median Household Income</i>	<i>Stoughton</i>		<i>Norfolk County</i>		<i>Massachusetts</i>	
	\$94,823		\$112,089		\$81,215	
<i>Per Capita Income</i>	\$44,380		\$60,406		\$43,761	

\*Income figures in 2009 inflation adjusted dollars.

*Summary.* The community and market area possess adequate access to all basic services with a seasoned and diversified economic base. The market area benefits from well-developed transportation systems, a diverse and skilled worker population, attractive employment opportunities, high quality, but expensive housing, and well developed commercial/industrial sectors.

The Greater Boston area, which extends west into Worcester, north into New Hampshire and Southern Maine, and south to Providence presents many opportunities for businesses, workers, and those seeking educational opportunities. For knowledge industries, the Boston area has few peers. These industries provide a wealth of competitive opportunities for workers with the requisite skills.

Real estate values are shaped by strong demand and development challenges. Land costs are high and easily developable land is scarce. The commercial real estate sector is largely stable. While the region has many advantages, high labor, housing, and business costs represent disadvantages. On the other hand, the area's economic base is seasoned and diversified, providing wide opportunities.

## REAL ESTATE MARKET OVERVIEW

A market area is defined as “The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas, or the competitive market area may be distinguished from the general market area.” (*Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition* (Appraisal Institute, P. 139). The following provides information and analysis on relevant aspects of the subject’s market area.

The market area consists of Stoughton and other competitive locations within the market area, which can be defined as including Franklin, Hampden, and Hampshire counties, as well as the northwestern portion of Middlesex County.

*Residential Market Conditions.* Boston markets for the most part have, after a period of strong demand in the face of limited supply, are entering a period of adjustment. Higher interest rates have diminished refinancing activity and are acting as a brake on 1-4 family sale markets. The effects of higher rates, inflationary expectations, and economic and political uncertainty represent other potential negatives.

*Beige Book.* A recent Federal Reserve Beige Book notes the following with respect to residential markets.

**Residential Real Estate.** First District home sales increased a bit in May from the previous month on average, and some areas reported a healthy uptick in activity, but May's sales were nonetheless described as weak relative to historical norms. Across markets, home sales continued to post very steep declines on a year-over-year basis, for single-family dwellings as well as condos. According to contacts, activity was held back yet again by further declines in inventory (on a year-over-year basis) and persistently high mortgage interest rates. High rates also exacerbated the low-inventory problem, as current homeowners were reluctant to swap their existing, low-rate mortgages for higher-rate loans, leading to fewer homes going up for sale. Despite tepid sales, the dearth of inventories relative to demand meant that prices continued to rise, even as the pace of appreciation slowed gradually in recent months. Median prices for single-family homes rose modestly relative to May 2022, by six percent or less depending on the area. However, median condo prices increased by double-digit margins in some states, as buyers priced out of the single-family market looked increasingly to condos. Contacts expected no meaningful changes in market dynamics until interest rates declined.

Following is a recent press release from The Warren Group, a respected publisher of housing data.

### ***MA Median Single-Family Home, Condo Prices Reach New All Time Highs for Month of July, New Data Reveals Single-family home sales down 23.1 percent on a year-over-year basis.***

PEABODY, August 15, 2023 – Median sales prices for both single-family and condominiums reached new all-time highs for the month of July as sales activity continued to decline, according to a new report from The Warren Group, a leading provider of national real estate and transaction data.

Last month, there were 4,085 single-family home sales in Massachusetts, a 23.1 percent decrease from July 2022 when there were 5,314 transactions. Meanwhile, the median single-family sale price increased 4.3 percent on a year-over-year basis to \$610,00, a new all-time high for the month of July. “Once again, median single-family home prices continued to set records across Massachusetts, despite mortgage interest rates that are nearly double what they were this time last year,” said Cassidy Norton, Associate Publisher and Media Relations Director of The Warren Group. “Demand is obviously still strong among prospective buyers, but inventory can’t keep up.” Year-to-date, there have been 22,657 single-family home sales in Massachusetts, a 24.6 percent decrease from the first seven months of 2022. Meanwhile, the year-to-date median single family home price increased 2.3 percent on the same basis to \$565,000.

## Single-Family Homes

MA Single-Family Homes	July 2022	July 2023	% Change 2022-2023
<b>Single-Family Home Sales</b>	5,314	4,085	-23.1%
<b>YTD Single-Family Sales</b>	30,034	22,657	-24.6%
<b>Median Single-Family Home Price</b>	\$585,000	\$610,000	4.3%
<b>YTD Median Single-Family Home Price</b>	\$552,550	\$565,000	2.3%

There were 1,886 condominium sales in July 2023, compared to 2,201 in July 2022 – a 14.3 percent decrease. Meanwhile, the median sale price increased 6.5 percent on a year-over-year basis to \$555,000, up from \$521,000 in July 2022, marking a new all-time high for July condo prices. “Condo prices and sales activity followed similar trends to single-family homes in July,” Norton added. “Sales were down while the median price continued to set records. Historically, condos have been a more affordable alternative to single-family homes, but with the median price hovering above \$500,000 for the last three months, prospective buyers will be hard-pressed to find an easy route to homeownership.” Year-to-date, there have been 11,270 condo sales, a 22.2 percent decrease from the first seven months of 2022 with a median sale price of \$519,900, a 4.0 percent increase on the same basis.

In July, there were 1,404 condo sales, down from 1,652 sales in July 2022, marking a 15.0 percent decrease on a year-over-year basis. Meanwhile, the median condo price increased 6.6 percent on the same basis to \$650,000, up from \$609,950 a year earlier.

## Condominiums

MA Condominiums	July 2022	July 2023	% Change 2022-2023
<b>Condominium Sales</b>	2,201	1,886	-14.3%
<b>YTD Condominium Sales</b>	14,483	11,270	-22.2%
<b>Median Condominium Price</b>	\$521,000	\$555,000	6.5%
<b>YTD Median Condominium Price</b>	\$500,000	\$519,900	4.0%

**Greater Boston Single-Family Home and Condo Markets.** Included in this release is an overview of activity in the Greater Boston housing market. This analysis encompasses the 139 towns located within 495.

Greater Boston Single-Family Homes	July 2022	July 2023	% Change 2022-2023
<b>Single-Family Home Sales</b>	2,685	2,063	-23.2%
<b>YTD Single-Family Sales</b>	14,790	11,022	-25.5%
<b>Median Single-Family Home Price</b>	\$740,000	\$775,000	4.7%
<b>YTD Median Single-Family Home Price</b>	\$705,950	\$715,000	1.3%

There were 2,063 single-family home sales in the Greater Boston housing market in July 2023, which marked a 23.2 percent decrease from July 2022 when there were 2,685 transactions. Meanwhile, the median single-family sale price increased 4.7 percent on a year-over-year basis to \$775,000.

Greater Boston Condominiums	July 2022	July 2023	% Change 2022-2023
<b>Condominium Sales</b>	1,652	1,404	-15.0%
<b>YTD Condominium Sales</b>	10,590	8,248	-22.1%
<b>Median Condominium Price</b>	\$609,950	\$650,000	6.6%
<b>YTD Median Condominium Price</b>	\$592,250	\$605,000	2.2%

In July, there were 1,404 condo sales, down from 1,652 sales in July 2022, marking a 15.0 percent decrease on a year-over-year basis. Meanwhile, the median condo price increased 6.6 percent on the same basis to \$650,000, up from \$609,950 a year earlier.

**MLSPIN Trend Data.** The following shows more specific trends within the subject community.

#### Single Family

Listing Inventory on July 8	2022	2023	Var.	Var. %	Trend
Listing Units	28	18	-10	-35.71%	⬇️
Average Days on Market	28	66	38	135.71%	⬆️
Average List Price	\$592,814.18	\$744,249.94	\$151,435.76	25.55%	⬆️
Average List \$ / SqFt	\$338.61	\$317.97	-\$20.64	-6.10%	⬇️
Approximate Absorption Rate	75.00%	79.63%	4.63%	6.17%	⬆️
Approximate Months Supply of Inventory	1.33	1.26	-0.07	-5.26%	⬇️
Listed (Year to Date)	2022	2023	Var.	Var. %	Trend
Listing Units (Taken)	162	99	-63	-38.89%	⬇️
Average Original List Price	\$570,381.44	\$566,829.27	-\$3,552.17	-0.62%	⬇️
Average Original List \$ / SqFt	\$318.31	\$316.99	-\$1.32	-0.41%	⬇️
Went Pending (Year to Date)	2022	2023	Var.	Var. %	Trend
Listing Units (Went Pending)	129	97	-32	-24.81%	⬇️
Average List Price	\$541,920.89	\$532,208.18	-\$9,712.71	-1.79%	⬇️
Average List \$ / SqFt	\$312.80	\$312.33	-\$0.47	-0.15%	⬇️
Average Days to Offer	13	21	8	61.54%	⬆️
Listed & Price Changed (Year to Date)	2022	2023	Var.	Var. %	Trend
Listing Units (Price Changed)	22	10	-12	-54.55%	⬇️
Average Original List Price	\$620,595.41	\$660,260.00	\$39,664.59	6.39%	⬆️
Average Original List \$ / SqFt	\$350.21	\$325.74	-\$24.47	-6.99%	⬇️

Sold (Year to Date)	2022	2023	Var.	Var. %	Trend
Closed Units (Sold)	113	71	-42	-37.17%	⬇️
Average Days on Market	22	38	16	72.73%	⬆️
Average Days to Offer	13	29	16	123.08%	⬆️
Average Sale Price	\$574,865.09	\$553,117.41	-\$21,747.68	-3.78%	⬇️
Average Sale \$ / SqFt	\$319.31	\$310.62	-\$8.69	-2.72%	⬇️
Average List Price	\$543,976.07	\$554,412.59	\$10,436.52	1.92%	⬆️
Average List \$ / SqFt	\$301.32	\$311.06	\$9.74	3.23%	⬆️
Average Original List Price	\$555,650.41	\$562,480.20	\$6,829.79	1.23%	⬆️
Average Original List \$ / SqFt	\$305.00	\$314.97	\$9.97	3.27%	⬆️
Average Sale Price as % of List Price	106.18%	99.96%	-6.22%	-5.86%	⬇️
Average Sale Price as % of Original List Price	105.23%	98.69%	-6.54%	-6.21%	⬇️
Sold Units - Short Sale	0	0	0	0%	↔️
Sold Units - Lender-Owned	1	1	0	0%	↔️
12-Month Activity as of July 8	2022	2023	Var.	Var. %	Trend
Units Listed	290	191	-99	-34.14%	⬇️
Units Price Changed	43	42	-1	-2.33%	↔️
Units Went Pending	250	191	-59	-23.60%	⬇️
Units Sold	252	172	-80	-31.75%	⬇️

Graphs follow.

#### Single Family





**Investor Markets - Commercial Real Estate (CRE) Sectors.** Commercial Real Estate (CRE) markets showed bifurcation as a result of the pandemic. Retail, lodging and office sectors continue to adjust to post-pandemic realities. Industrial and multi-family sectors rebounded first and continue to show strong investor interest at all market levels.

While interest rates have risen and stock volatility has increased with a downward trend evident, commercial real estate offers predictable returns and cash flow to investors.

While first tier investment market activity may not directly affect smaller local market behavior, a downstream effect should be considered. Many smaller investors look to larger scale activity as a general guide.

The *Federal Reserve Beige Book* offers the following observations regarding the Boston Commercial Real Estate market.

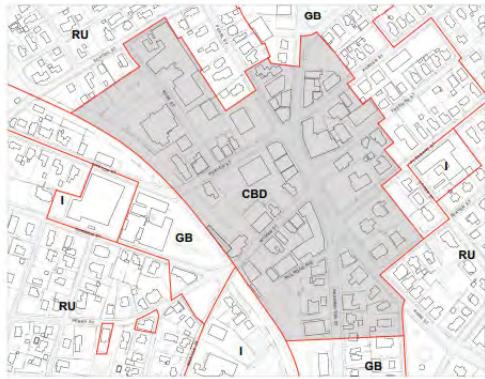
**Commercial Real Estate.** Commercial real estate activity in the First District was moderately weaker in recent months. Office leasing was stable or down slightly, with very few leases signed. Office rents were roughly stable and vacancy rates were said to be either flat or rising slowly. A contact in Connecticut reported a high-quality urban office building being forced into foreclosure due to tenants giving back space upon lease expiration. Life sciences leasing activity slowed dramatically, a fact attributed to the drying up of venture capital and other funding sources to would-be tenants. Contacts reported a somewhat quieter industrial market than in the past two years, although industrial rents remained high and vacancy rates historically low. Grocery-anchored retail continued to perform well, but other retail vacancies ticked up due to the failure of some non-grocery chains. Across sectors, contacts' expectations turned more pessimistic. High borrowing costs are expected to continue to deter investment, sales, and construction. Multiple contacts expected the market to fare better in New England than in other regions of the country, but nonetheless expected activity in the region to slow and property valuations to fall accordingly.

Most observers note a slowing of the CRE market with some deceleration evident in the very active industrial sector. Office markets are of particular concern as leases are renewing and many tenants are finding their space needs to be less than those pre-pandemic.

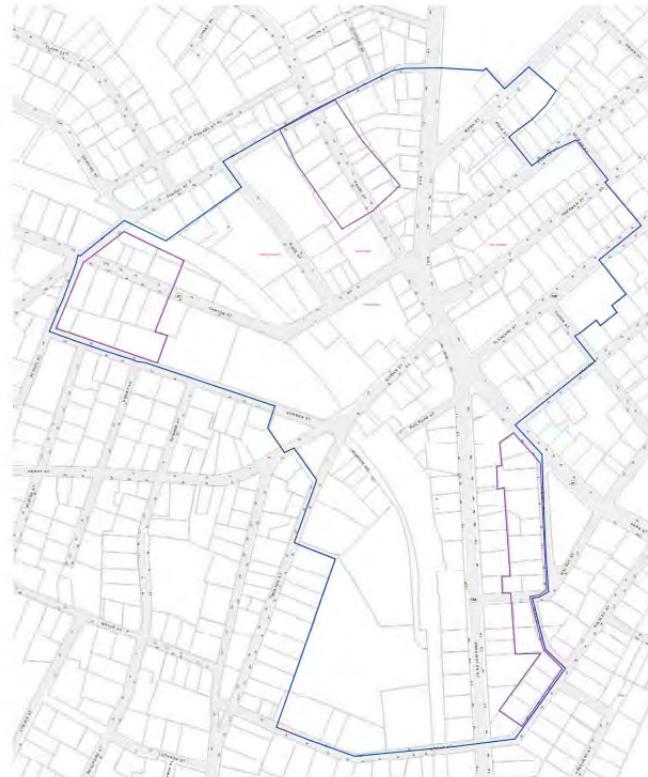
Local commercial markets appear to be stable at the current time. The downtown Stoughton market has seen some activity which is summarized in the following section.

*Market Area Overview - Subject Competitive Market Area.* The Dictionary of Real Estate Appraisal states that the competitive market area is “the geographic area in which a property’s most direct competitors are located; a subset of the market area.” The town center of Stoughton is considered to be the subject’s competitive market area.

The Town’s Master Plan provides the following boundaries.



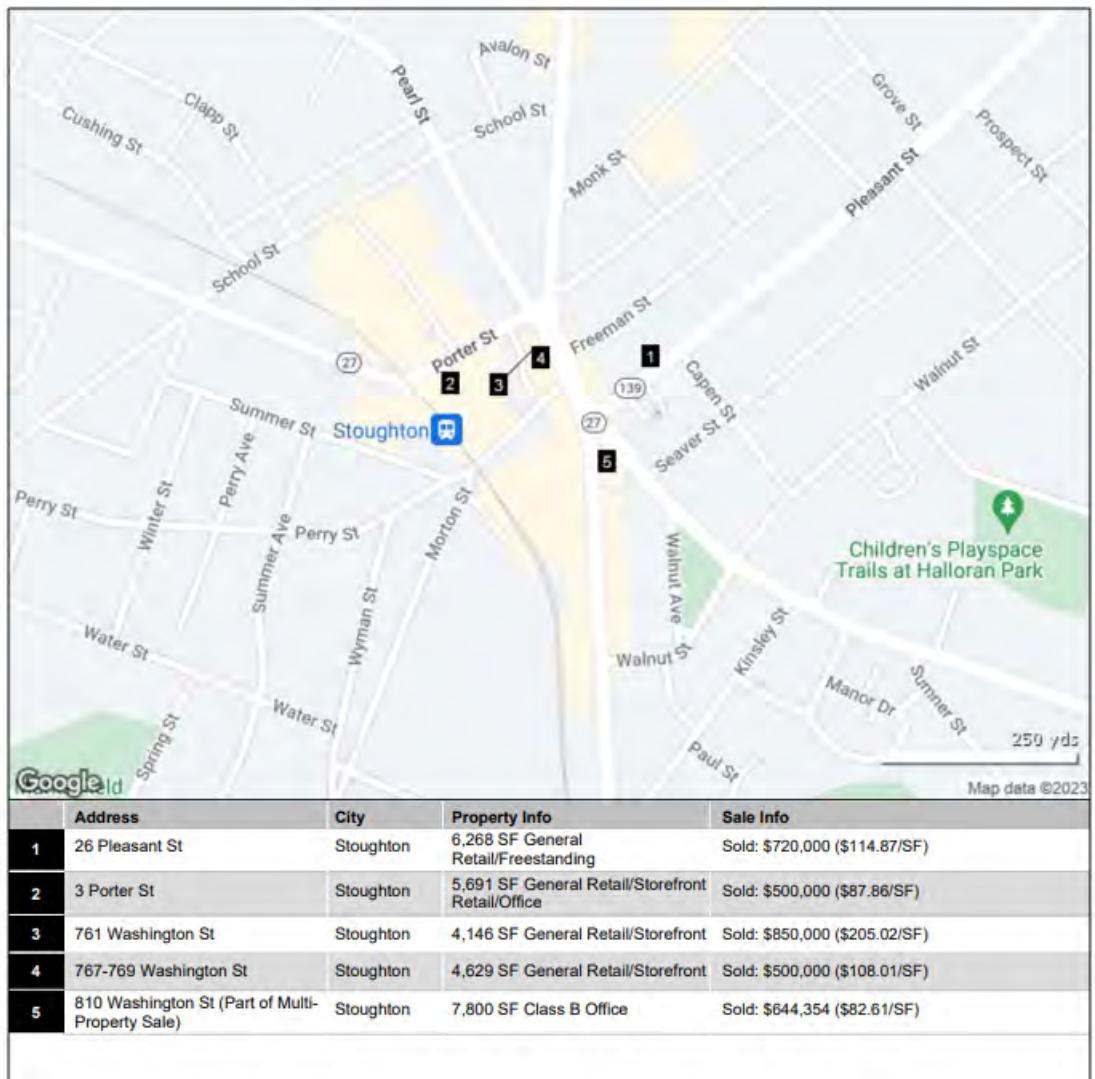
**Figure D-8. Stoughton's Central Business District Zone.**  
This study considers Downtown Stoughton as the CBD zoning district. Additionally the general business area to the west of the MBTA station is seen as a transit development area.



**Figure D-9.**  
Downtown Stoughton Mixed Use Overlay District boundaries.

- Parcel
- Area 'A'
- Area 'B'

The following was obtained from CoStar and shows recent commercial activity with the town center.



Additional detail on the sales following (Source: CoStar)

1	761 Washington St	SOLD
Stoughton, MA 02072	<p>Sale Date <b>Jun 30, 2022</b>            Sale Price <b>\$850,000</b>            Price/SF <b>\$205.02</b>            Parcels <b>STOU-000054-000106</b>            Comp ID <b>6083684</b>            Comp Status <b>Research Complete</b></p> <p>Norfolk            Type <b>2 Star Retail Storefront</b>            Year Built <b>1920</b>            GLA <b>4,146 SF</b>            Land Acres <b>0.11 AC</b>            Land SF <b>4,792 SF</b>            Zoning <b>CBD</b></p>	
2	26 Pleasant St	SOLD
Stoughton, MA 02072	<p>Sale Date <b>Jul 15, 2021</b>            Sale Price <b>\$720,000</b>            Price/SF <b>\$114.87</b>            Parcels <b>STOU-000054-000307</b>            Comp ID <b>5612329</b>            Comp Status <b>Public Record</b></p> <p>Norfolk            Type <b>1 Star Retail Freestanding</b>            Year Built <b>1930</b>            GLA <b>6,268 SF</b>            Land Acres <b>0.30 AC</b>            Land SF <b>13,068 SF</b>            Zoning <b>Mixed Use</b></p>	
3	3 Porter St	SOLD
Stoughton, MA 02072	<p>Sale Date <b>Jun 2, 2021</b>            Sale Price <b>\$500,000</b>            Price/SF <b>\$87.86</b>            Parcels <b>STOU-000054-000109</b>            Comp ID <b>5547009</b>            Comp Status <b>Public Record</b></p> <p>Norfolk            Type <b>2 Star Retail Storefront Re-tail/Office</b>            Year Built <b>1900; Renov 2008</b>            GLA <b>5,691 SF</b>            Land Acres <b>0.14 AC</b>            Land SF <b>6,098 SF</b>            Zoning <b>CBD</b></p>	
4	810 Washington St	SOLD
Stoughton, MA 02072	<p>Sale Date <b>May 27, 2021</b>            Sale Price <b>\$644,354</b>            Price/SF <b>\$83.55</b>            Parcels <b>STOU-000054-000371</b>            Comp ID <b>5537939</b>            Comp Status <b>Research Complete</b></p> <p>Norfolk            Type <b>3 Star Office</b>            Year Built <b>1919; Renov 1999</b>            RBA <b>7,800 SF</b>            Land Acres <b>0.12 AC</b>            Land SF <b>5,227 SF</b>            Zoning <b>GB, Stoughton</b></p>	
5	19-23 Park St	SOLD
Stoughton, MA 02072	<p>Sale Date <b>May 27, 2021</b>            Sale Price <b>\$320,646</b>            Price/SF <b>\$83.55</b>            Parcels <b>STOU-000054-000373</b>            Comp ID <b>5537939</b>            Comp Status <b>Research Complete</b></p> <p>Norfolk            Type <b>2 Star Office</b>            Year Built <b>1935</b>            RBA <b>3,750 SF</b>            Land Acres <b>0.36 AC</b>            Land SF <b>15,785 SF</b>            Zoning <b>CBD</b></p>	
6	767-769 Washington St	SOLD
Stoughton, MA 02072	<p>Sale Date <b>Nov 2, 2020</b>            Sale Price <b>\$500,000</b>            Price/SF <b>\$108.01</b>            Parcels <b>STOU-000054-000105</b>            Comp ID <b>5300018</b>            Comp Status <b>Public Record</b></p> <p>Norfolk            Type <b>2 Star Retail Storefront</b>            Year Built <b>1984</b>            GLA <b>4,629 SF</b>            Land Acres <b>0.08 AC</b>            Land SF <b>3,446 SF</b></p>	

The land areas for the sales range from 3,484 SF to less than  $\frac{1}{2}$  acre. Prices per SF of building area range from +\$80 - \$205 PSF.

The following is an overview of the subject's retail market, according to CoStar Analytics.

## Overview

Route 24 Retail

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
0	69.9K	4.9%	4.2%

Vacancy in the Route 24 retail submarket is 4.9% and has decreased 0.7% over the past 12 months. During this period, 70,000 SF has been absorbed, and nothing has delivered.

Within this submarket, General Retail is the largest subtype, with 6.1 million SF in this category.

Rents are around \$21.00/SF, which is a 4.2% increase from where they were a year ago. In the past three years, rents have increased a cumulative 11.7%.

There is nothing currently under construction. In the past 12 months, 30 sales have taken place. Sales have averaged \$290/SF, and the estimated value for the submarket as a whole is \$199/SF.

Over the past three years, there have been 110 sales, which have traded for approximately \$182 million. During this time, the market cap rate for Route 24 has edged down to 6.5%, marginally lower than its trailing three-year average of 6.6%.

### KEY INDICATORS

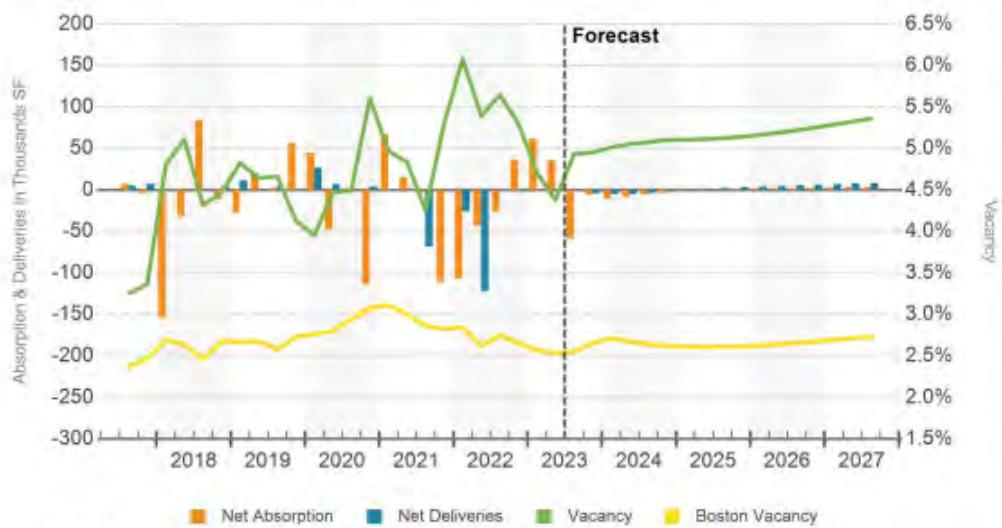
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	737,212	17.2%	\$42.22	17.2%	0	0	0
Power Center	0	-	-	-	0	0	0
Neighborhood Center	3,090,787	8.9%	\$18.88	9.5%	(51,509)	0	0
Strip Center	557,432	3.5%	\$21.69	4.0%	6,387	0	0
General Retail	6,098,426	1.4%	\$20.01	1.1%	(5,843)	0	0
Other	0	-	-	-	0	0	0
<b>Submarket</b>	<b>10,483,857</b>	<b>4.9%</b>	<b>\$21.33</b>	<b>4.9%</b>	<b>(50,965)</b>	<b>0</b>	<b>0</b>
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.7%	4.4%	5.2%	6.6%	2007 Q4	2.2%	2016 Q3
Net Absorption SF	69.9K	31,059	(306)	371,761	2008 Q3	(286,982)	2022 Q3
Deliveries SF	0	53,689	25,882	297,530	2009 Q2	0	2023 Q2
Rent Growth	4.2%	1.4%	1.0%	6.2%	2022 Q4	-4.2%	2009 Q2
Sales Volume	\$30.6M	\$47.7M	N/A	\$118.6M	2020 Q1	\$7.7M	2013 Q4

Leasing and Vacancy are considered in the following charts.

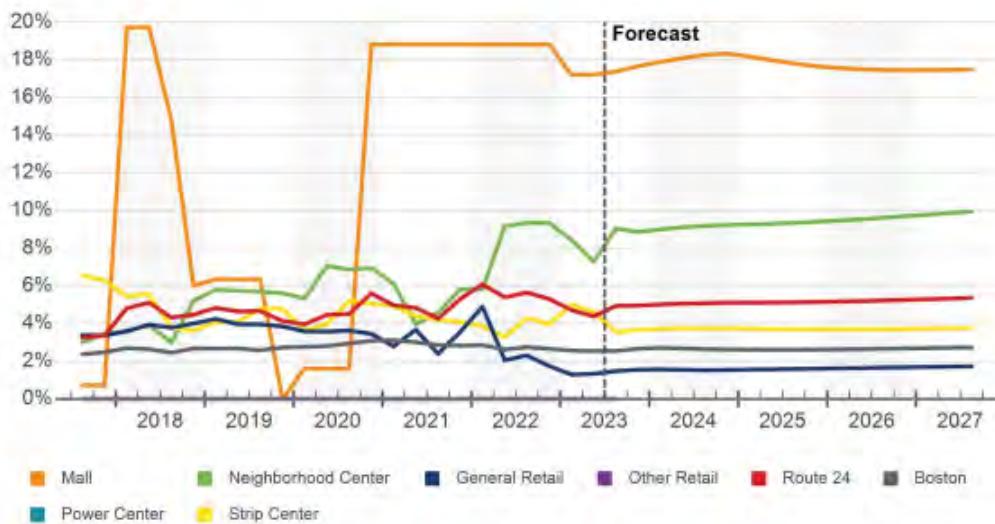
## Leasing

Route 24 Retail

### NET ABSORPTION, NET DELIVERIES & VACANCY



### VACANCY RATE



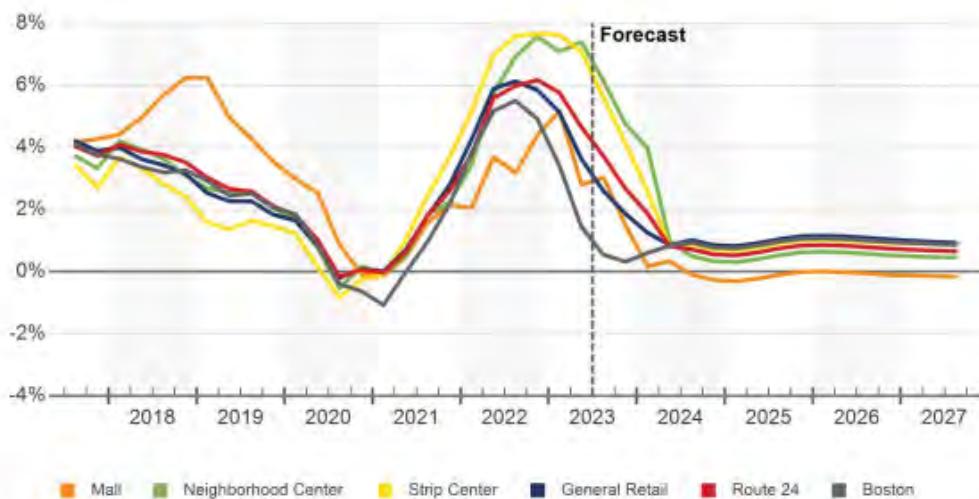
Space absorption and vacancies are forecasted to remain stable.

*Rental Market.* Rental trends are summarized below.

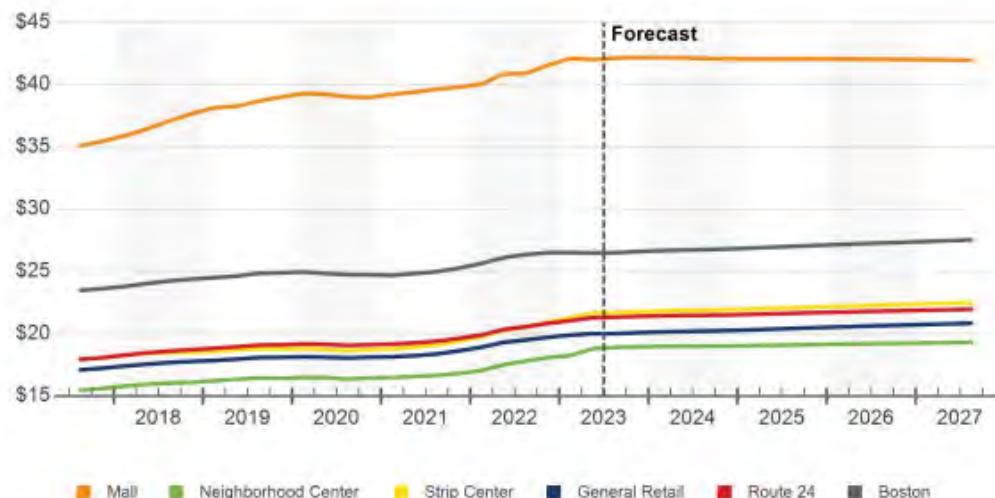
## Rent

Route 24 Retail

### MARKET RENT GROWTH (YOY)

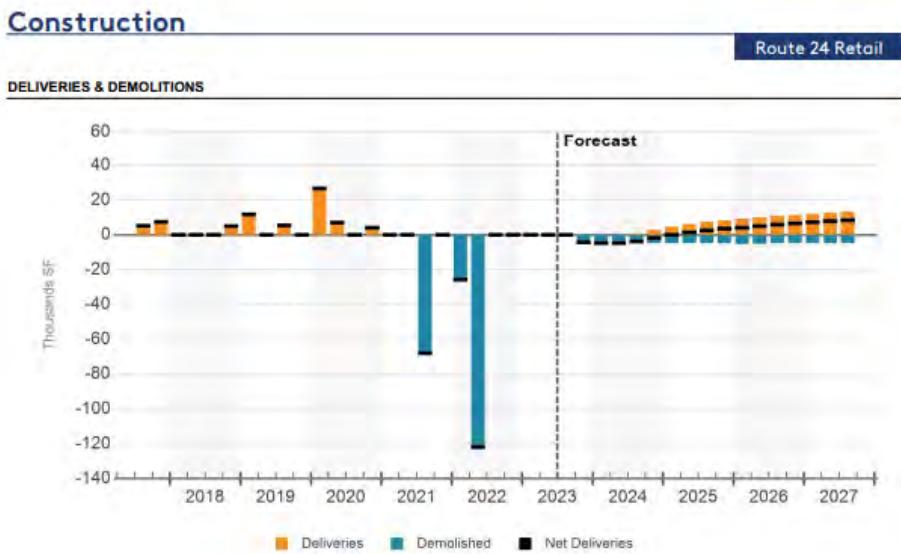


### MARKET RENT PER SQUARE FEET



Market rents are forecasted to continue to remain stable. Market rent growth peaked in 2022 and is expected to decline and stabilize going forward.

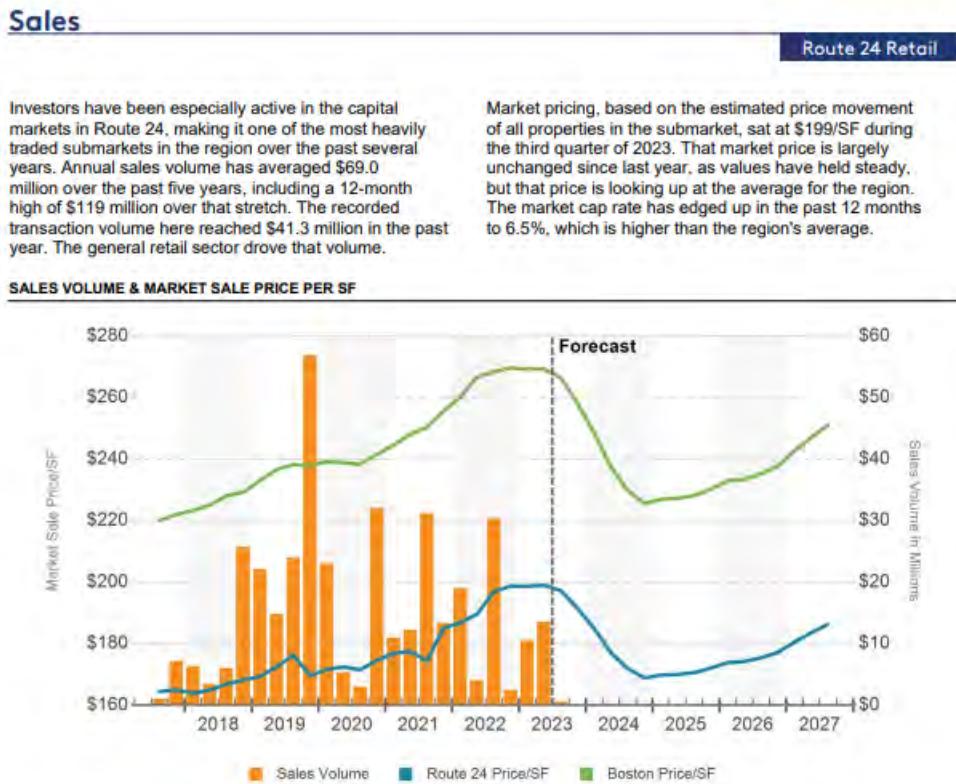
## Construction Trends.



No major construction is reported by CoStar.

There is a building foundation in Stoughton Center. According to the town assessor, it has been there for a period of time.

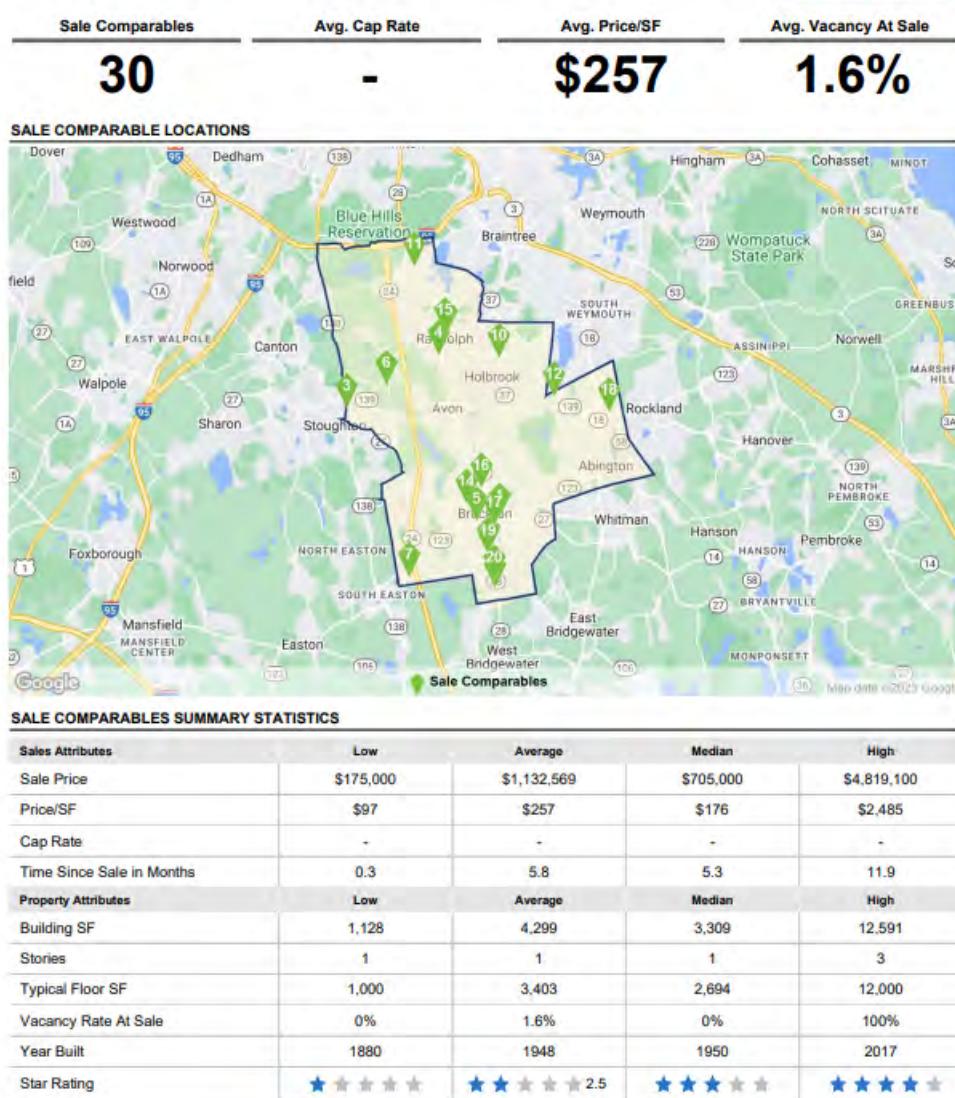
**Sales.** The following shows trends in improved sales. Land is not specifically surveyed in CoStar.



The following represents CoStar's summary total sales – all classes - in the submarket over the past 12 months.

### Sales Past 12 Months

Route 24 Retail



Note that the subject falls at the lower end of the range, in the 1 & 2 star rating.

Investment activity is summarized as follows.

### Capital Markets Overview

Route 24 Retail

Asset Value	12 Mo Sales Volume	Market Cap Rate	Mkt Sale Price/SF Chg (YOY)					
<b>\$2.1B</b>	<b>\$30.6M</b>	<b>6.5%</b>	<b>3.1%</b>					
12 MO SALES VOLUME	Total	Lowest	Highest	12 MO SALES PRICE	Average	Lowest	Highest	Market
Transactions	30	-	-	Cap Rate	-	-	-	6.5%
Sales Volume	\$30.6M	\$175K	\$4.8M	Sale Price/SF	\$257	\$97	\$2.5K	\$199
Properties Sold	30	-	-	Sale Price	\$1.1M	\$175K	\$4.8M	-
Transacted SF	129K	1.1K	12.6K	Sale vs Asking Price	-4.9%	-11.1%	9.5%	-
Average SF	4.3K	1.1K	12.6K	% Leased at Sale	100%	100%	100%	-

*Office Market.* The following summarizes the subject's submarket office market characteristics. This data is provided for additional context.

#### Summary

Vacancy in the Route 24 office submarket is 4.1% and has increased by 0.4% over the past 12 months. Meanwhile, the rate of increase in the broader Boston market was 1.4%.

During this period, there has been 21,000 SF of negative absorption, and 1,200 SF has been delivered. Total availability, which includes sublease space, is 6.7% of all inventory.

Space rated 1 & 2 Star is the most dominant subtype, with 2.6 million SF in this category. There is 2.1 million SF of 3 Star space and 290,000 SF of 4 & 5 Star space.

Rents are around \$24.00/SF, which is a 1.7% increase from where they were a year ago. In the past three years, rents have increased a cumulative 13.2%. This is also a very affordable submarket, relative to Boston as a whole, where average rents are \$42.00/SF.

There is nothing under construction, and the net deliveries of the past 12 months are the only net deliveries in the past three years. In the past 12 months, 11 sales have taken place. Sales have averaged \$200/SF, and the estimated value for the submarket as a whole is \$157/SF.

The most frequent of these transactions have been those of 1 & 2 Star space, with 7 sales of this space type. This tracks with the overall mix in the submarket, as the subtype is the largest in Route 24.

Over the past three years, there have been 43 sales, which have traded for approximately \$45.9 million. The market cap rate for Route 24 is 8.0%, moderately above its trailing three-year average of 7.6%.

AVAILABILITY	SUBMARKET	MARKET	INVENTORY	SUBMARKET	MARKET
Market Rent/SF	\$23.64 ↓	\$41.59 ↓	Existing Buildings	391 ↓	10,941 ↓
Vacancy Rate	4.1% ↓	10.7% ↓	Inventory SF	4.9M ↓	375M ↓
Vacant SF	203K ↓	40.1M ↓	Average Building SF	12.6K ↓	34.2K ↓
Availability Rate	6.7% ↓	16.2% ↓	Under Construction SF	0 ↓	18.7M ↓
Available SF Direct	305K ↓	50.9M ↓	12 Mo Delivered SF	1.2K ↓	6.2M ↓
Available SF Sublet	24.5K ↓	13M ↓			
Available SF Total	330K ↓	63.7M ↓			
Months on Market	12.1	12.8			
DEMAND	SUBMARKET	MARKET	SALES	SUBMARKET	MARKET
12 Mo Net Absorption SF	(20.6K) ↓	(57K) ↓	12 Mo Transactions	10 ↓	371 ↓
12 Mo Leased SF	30.5K ↓	12.8M ↓	Market Sale Price/SF	\$157 ↓	\$428 ↓
6 Mo Leasing Probability	31.0%	31.4%	Average Market Sale Price	\$2M ↓	\$15.3M ↓
			12 Mo Sales Volume	\$23.1M ↓	\$2.7B ↓
			Market Cap Rate	8.0% ↓	6.8% ↓

*Summary – Subject Market Overview.* The subject's location in Stoughton Center can be considered an evolving location. Development or redevelopment activity is noted. The town center's traffic patterns, small parcels, and aging building stock represent challenges. The presence of a commuter rail station and ample parking as well as reasonably good access to major highways represent positives.

The data provided in a previous section lends support to the valuation conclusions to follow. Improved comparable sales indicate that land prices based on demand have not reached the level where they exceed the value of otherwise viable improved properties.

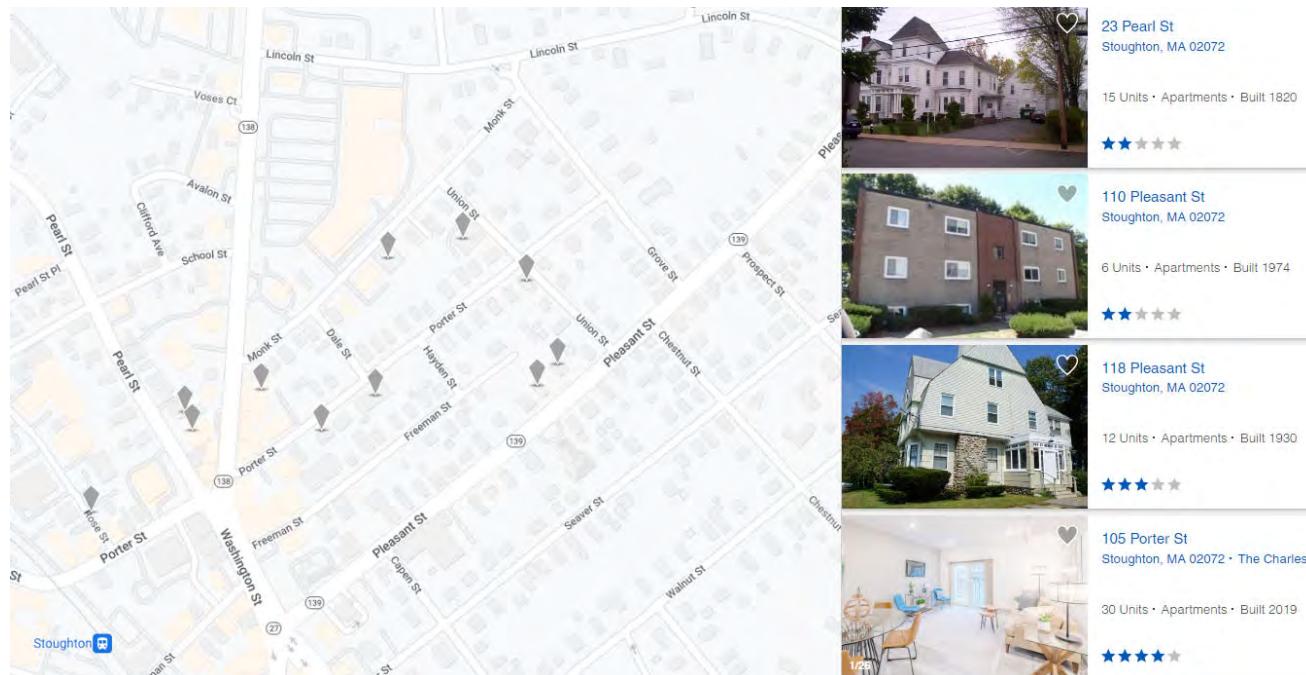
Properties like the subject with obsolete improvements on small parcels of land represents candidates for redevelopment, either within the existing building envelope or in conjunction with adjacent parcels.

*Multi-Family Market.* CoStar notes the following multi-family properties within the Town Center.

INVENTORY UNITS 831 <span>+0%</span>	UNDER CONSTRUCTION UNITS 0 <span>-</span>	12 MO ABSORPTION UNITS 8 <span>-23.2%</span>	VACANCY RATE 1.8% <span>-1.1%</span>	MARKET RENT/UNIT \$2,411 <span>+9.0%</span>	MARKET SALE PRICE/UNIT \$324K <span>-5.0%</span>	MARKET CAP RATE 5.2% <span>+0.4%</span>	
Prior Period 831	Prior Period 0	Prior Period 11	Prior Period 2.9%	Prior Period \$2,211	Prior Period \$341K	Prior Period 4.8%	
<b>Availability</b>							
Vacant Units 15 <span>↓</span>	Existing Buildings \$2.28 <span>↑</span>	Average Units Per Bldg 12 Mo Demolished Units 12 Mo Occupancy % at Delivery 12 Mo Construction Starts Units 12 Mo Delivered Units 12 Mo Avg Delivered Units	28 <span>↓</span> 30 <span>↓</span> 0 <span>↓</span> 0 <span>↓</span> 0 <span>↓</span> -	Asking Price Per Unit Sale to Asking Price Differential Sales Volume Properties Sold Months to Sale For Sale Listings Total For Sale Units	- - \$2.4M <span>↓</span> 2 <span>↓</span> - - -	12 Mo Absorp % of Inventory Median Household Income Population Growth 5 Yrs   20-29 Population Growth 5 Yrs   30-39 Population Growth 5 Yrs   40-54 Population Growth 5 Yrs   55+ Population Growth 5 Yrs	1.0% <span>↑</span> 118K 0.7% -1.7% 1.2% 7.0% 2.8%
Asking Rent/UF 0.4% <span>↓</span>	Studio Asking Rent 1 Bedroom Asking Rent/Unit 2 Bedroom Asking Rent/Unit 3 Bedroom Asking Rent/Unit	\$2,046 <span>↓</span> \$2,646 <span>↓</span> \$1,912 <span>↓</span>	12 Mo Construction Starts Units 12 Mo Delivered Units 12 Mo Avg Delivered Units				
<b>Inventory</b>							
<b>Sales Past Year</b>							
<b>Demand</b>							

Note the low vacancy and high average rent.

The following shows a map of multi-family properties in the Town Center and photographs of selected properties.



*Demographics.* Historical data and trends are provided. (Source: *Site to Do Businesss*)

*Population and Median Age.*

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	10,435	43,296	146,440
2020 Population	11,098	47,591	160,238
2023 Population	11,280	48,025	161,893
2028 Population	11,282	48,217	162,963
2010-2020 Annual Rate	0.62%	0.95%	0.90%
2020-2023 Annual Rate	0.50%	0.28%	0.32%
2023-2028 Annual Rate	0.00%	0.08%	0.13%
2023 Male Population	49.5%	48.0%	48.0%
2023 Female Population	50.5%	52.0%	52.0%
2023 Median Age	41.4	43.9	41.5

In the identified area, the current year population is 161,893. In 2020, the Census count in the area was 160,238. The rate of change since 2020 was 0.32% annually. The five-year projection for the population in the area is 162,963 representing a change of 0.13% annually from 2023 to 2028. Currently, the population is 48.0% male and 52.0% female.

**Median Age**

The median age in this area is 41.5, compared to U.S. median age of 39.1.

Population growth is indicative of a number of factors often related to economic growth. The subject area experiences growth that is competitive with nearby communities within the market area.

*Household Growth.* Actual and projected data are provided.

	105	149	139
<b>Households</b>			
2023 Wealth Index	105	149	139
2010 Households	4,028	16,746	54,048
2020 Households	4,267	18,355	58,466
2023 Households	4,300	18,574	59,298
2028 Households	4,329	18,780	60,219
2010-2020 Annual Rate	0.58%	0.92%	0.79%
2020-2023 Annual Rate	0.24%	0.37%	0.44%
2023-2028 Annual Rate	0.13%	0.22%	0.31%
2023 Average Household Size	2.60	2.56	2.65

The household count in this area has changed from 58,466 in 2020 to 59,298 in the current year, a change of 0.44% annually. The five-year projection of households is 60,219, a change of 0.31% annually from the current year total. Average household size is currently 2.65, compared to 2.66 in the year 2020. The number of families in the current year is 39,786 in the specified area.

A household consists of a person or group of people occupying a single housing unit and is not necessarily a family unit. When an individual purchases goods and services, these purchases are a reflection of the entire household's needs and decisions, making the household a critical unit to be considered when reviewing market data and forming conclusions about the characteristics of the subject's competitive area.

*Incomes.* Average household and median per capita incomes are as noted below.

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	32.7%	33.5%	34.2%
<b>Median Household Income</b>			
2023 Median Household Income	\$87,114	\$99,314	\$94,390
2028 Median Household Income	\$99,972	\$110,429	\$106,278
2023-2028 Annual Rate	2.79%	2.14%	2.40%
<b>Average Household Income</b>			
2023 Average Household Income	\$117,310	\$138,653	\$131,890
2028 Average Household Income	\$135,969	\$158,768	\$150,340
2023-2028 Annual Rate	3.00%	2.75%	2.65%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$44,267	\$53,480	\$48,375
2028 Per Capita Income	\$51,630	\$61,693	\$55,601
2023-2028 Annual Rate	3.13%	2.90%	2.82%
<b>GINI Index</b>			
2023 Gini Index	38.5	38.7	39.8
<b>Households by Income</b>			
Current median household income is \$94,390 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$106,278 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$131,890 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$150,340 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$48,375 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$55,601 in five years, compared to \$47,525 for all U.S. households			

The income potential of the area's population is a significant driver of the viability of properties within the competitive market area. Income levels, either on a per capita, per family or household basis, indicate the economic level of the residents of the market area which is an important component of the overall market analysis.

*Housing.* The following indicates housing characteristics.

<b>Housing</b>	70	69	67
2023 Housing Affordability Index	70	69	67
2010 Total Housing Units	4,313	17,529	56,702
2010 Owner Occupied Housing Units	2,605	11,886	36,217
2010 Renter Occupied Housing Units	1,424	4,861	17,831
2010 Vacant Housing Units	285	783	2,654
2020 Total Housing Units	4,502	19,157	60,931
2020 Vacant Housing Units	235	802	2,465
2023 Total Housing Units	4,540	19,391	61,793
2023 Owner Occupied Housing Units	2,632	12,681	38,749
2023 Renter Occupied Housing Units	1,668	5,893	20,549
2023 Vacant Housing Units	240	817	2,495
2028 Total Housing Units	4,572	19,604	62,679
2028 Owner Occupied Housing Units	2,714	13,045	40,003
2028 Renter Occupied Housing Units	1,615	5,735	20,216
2028 Vacant Housing Units	243	824	2,460
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	48.6	53.2	48.5
Currently, 62.7% of the 61,793 housing units in the area are owner occupied; 33.3% are renter occupied; and 4.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 60,931 housing units in the area and 4.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.43%. Median home value in the area is \$536,693, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.25% annually to \$629,642.			

The depth of the rental housing market can be measured by demographic statistics. The percentage of occupied housing units that are renter occupied is an indicator of demand within an area. Markets that have a high percentage of renter units are indicative of a more transient population.

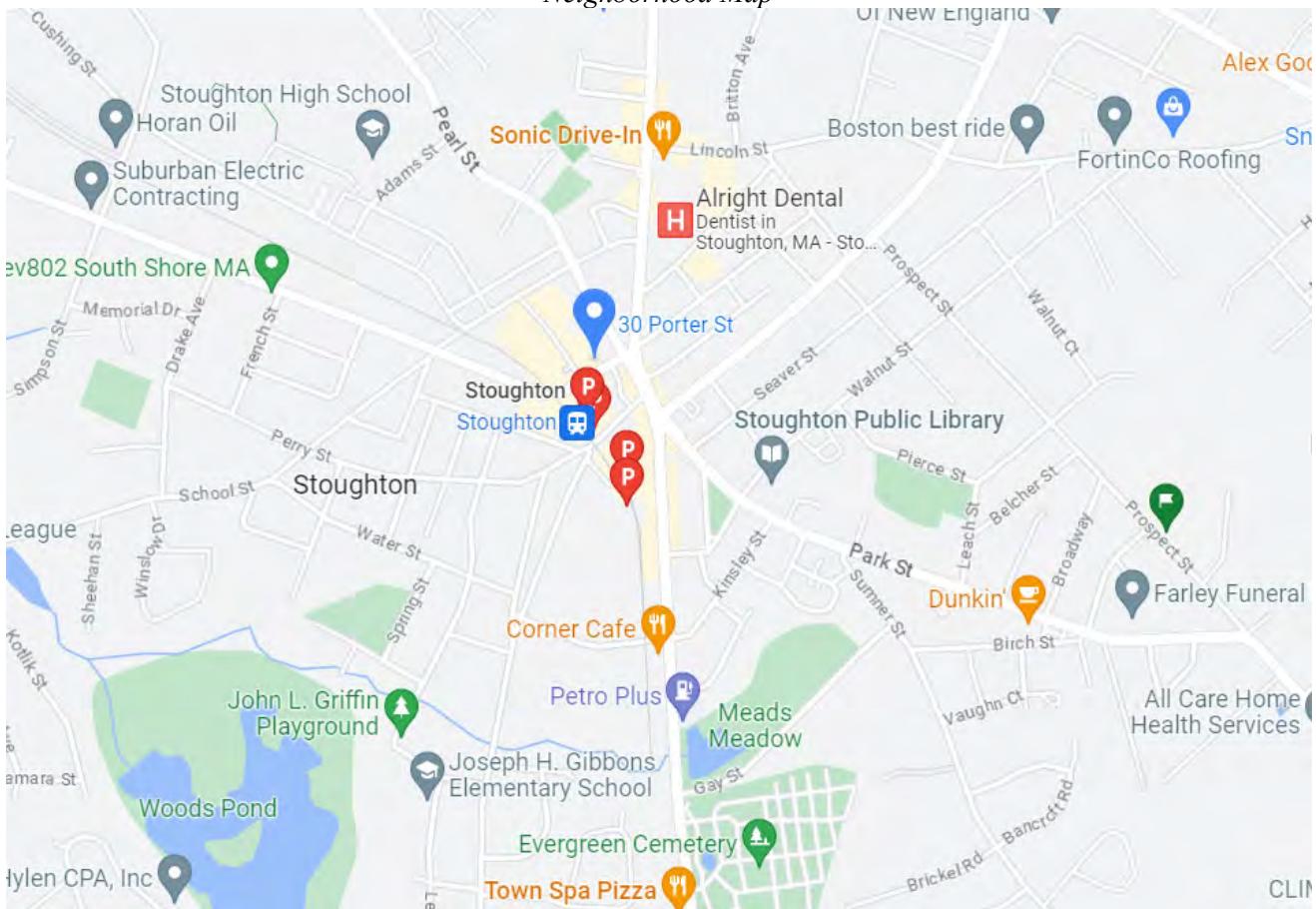
*Demographic Summary.* The provided data indicate characteristics of a viable population and economy.

*Conclusion - Market Overview.*

- The subject market represents a viable location within the larger market area. There is good access to the highway network, an adequately skilled workforce, and adequate housing. Linkages are adequate with no negative factors noted.
- An inflationary environment and rising interest rates has made for more challenging conditions going forward. For real estate, operating costs have been affected as have material and labor costs.
- Area unemployment has been low. There is demand for workers at all levels of the marketplace with a shortage of workers to meet employer's needs.
- Commercial-industrial and investment markets have shown strong buyer demand over the past few years. Low inventories and brisk competition have been the norm. Economic uncertainty and less demand are factors likely to affect these markets going forward.
- Housing markets have receded from their peak due to lower overall demand and highest interest rates. Residential rents have jumped substantially after bottoming during 2020 but may also be due to slow their growth.

## NEIGHBORHOOD

### Neighborhood Map



*Neighborhood Analysis.* The Dictionary of Real Estate Appraisal defines neighborhood as “a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.”

The subject neighborhood lies within central Stoughton. Predominant neighborhood land uses consist of a heterogeneous and generally harmonious mix of uses.

Access to basic services - schools, shopping, employment, amenities, and other linkages - is adequate. Adequate. No adverse conditions were evident that would affect property marketability in this neighborhood.

*Neighborhood Boundaries.* General boundaries of the subject neighborhood are as follows:

- North by Central Street;
- South by Plain Street;
- East by Prospect and Pleasant Streets;
- West by West Street.

*Neighborhood Factors.* Pertinent neighborhood factors are summarized as follows.

<b>Neighborhood Factors</b>	
<i>Population Trend</i>	Stable/positive.
<i>Employment Conditions</i>	Average/good. Access to employment is adequate. There are ample employment opportunities along major area routes. Boston, Providence, and Worcester destinations are easily reached.
<i>Density</i>	Low / Mid-rise density.
<i>Neighborhood Life Cycle Trend</i>	Most neighborhoods are classified as being in four stages: growth, stability, decline, and renewal.
	The subject neighborhood is categorized as being in a condition of Stability/revitalization.
<i>Range in Improvement Ages</i>	New± to 120± years.
<i>Adverse Influences</i>	None major noted.
<i>Neighborhood Access</i>	Adequate. Public transportation is readily available and major highways are easily reached.
<i>Services</i>	Adequate.
<i>Development Trend</i>	Adequate.
<i>Price Trend</i>	Stable. Housing and commercial markets are showing lower demand over this time last year.
<i>Range in Residential Prices</i>	\$210,000± to \$740,000± (Predominant: \$475,000±).
<i>General Build-up/Character</i>	Average urban buildup.
<i>Maintenance Levels / Condition of Properties</i>	Adequate. / Average-good.
<i>Building Stock Characteristics</i>	Typical mix of ages and styles. Consistent with its industrial past, the downtown area still contains industrial uses. Much of the housing is older and was developed during the town's industrial peak.
<i>Property Compatibility</i>	Average, no incompatible uses.
<i>Appeal / Appearance</i>	Average. / Average-good.
<i>Owner / Tenant Mix</i>	Typical mix of tenants/owners.

<i>Market Conditions / Supply &amp; Demand</i>	Average. Inventories are limited.
<i>Rents / Vacancy</i>	Demand for rental space is adequate. No atypical vacancy trends are noted.
<i>Concessions/Availability of Financing</i>	Interest rates have increased over the past year. Availability of financing is adequate. Pricing or financing concessions are not pervasive.

*Summary.* Conditions in the subject neighborhood are competitive with those found in similar neighborhoods. Neighborhood access, zoning, transportation linkages, hazards, market conditions, access to employment and other physical, economic & social factors are competitive with other areas. No conditions exist that adversely affect the subject neighborhood.

## ASSESSMENT AND REAL ESTATE TAXES

### Assessor Tax Map Excerpt



### Real Estate Assessment and Taxes

Real Estate Assessment and Taxes							
Tax ID	Land	Improvements	Other	Total Assessment	Tax Rate	Special Assessments	Taxes
54-220	\$148,400	\$131,100	\$0	\$279,500	\$13.55	\$56.81	\$3,844

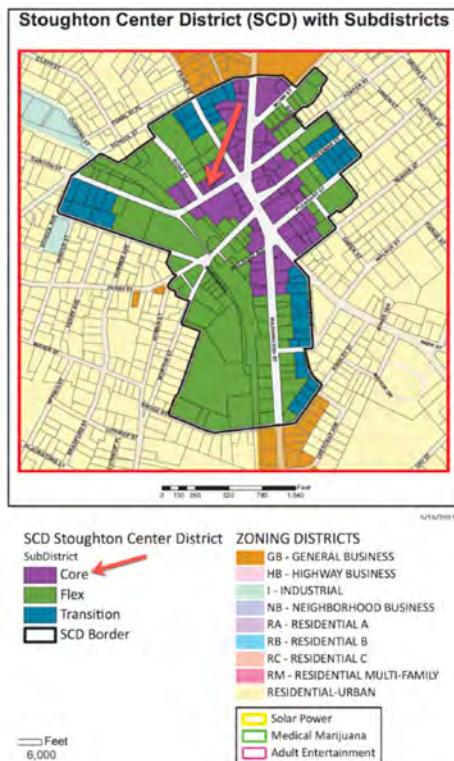
*Comments.* The assessment appears to be generally reasonable when compared to competitive properties. A comprehensive tax analysis, however, is not undertaken as it is beyond the scope of this assignment. CPA assessment: 1.5% of real estate taxes.

Assessors are required to value properties on a fee simple basis. This requirement may result in differences between the appraised and assessed values. It is not the intention of this appraisal to determine if the assessment is equitable. Communities assess properties based on market activity as of a retrospective date. The assessment and the data used to arrive at the assessment are not reflective of current market conditions.

*Community Preservation Act (CPA):* The Community Preservation Act (CPA) allows communities to create a local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation. It is a smart growth tool by expanding housing opportunities and construction jobs for the Commonwealth's workforce, and by supporting tourism through preservation of the Commonwealth's historic and natural resources. CPA Community preservation monies are raised locally through the imposition of a surcharge of not more than 3% of the tax levy against real property, and municipalities must adopt CPA by ballot referendum. To date, more than 180 commonwealth municipalities have adopted CPA.

## ZONING AND LAND USE CONTROLS

### Zoning Map Excerpt



### Zoning Summary

<u>Zoning Authority</u>	Town of Stoughton
<u>Zoning District</u>	SCD (Stoughton Center District)
<u>Zoning Code</u>	SCD (Stoughton Center District)
<u>Zoning Type/Description</u>	Commercial uses, primarily
<u>Current Use Legally Conforming</u>	Conforming use.
<u>Zoning Intent/Summary</u>	Commercial development is allowed under zoning. Permitted uses include but are not limited to: Municipal and agricultural uses, small retail and restaurant use, various small retail and office uses. No residential uses, except for mixed uses.
<u>Permitted Uses</u>	
<u>Minimum Lot Area</u>	2,500 SF
<u>Front Set Back Distance</u>	None
<u>Side Yard Distance</u>	None
<u>Back Yard Distance</u>	None
<u>Maximum Building Height</u>	45' or 4 stories
<u>Zoning Parking Requirements</u>	N/A
<u>Zoning Comments</u>	A detailed review of dimensional requirements was not made and the property may not meet some of the dimensional requirements; an exact determination of these factors is beyond the scope of the appraisal and an expert opinion is recommended if this is a concern. It does appear that the subject is conforming in terms of site size and frontage but not with setback requirements.

## SALE / TRANSFER AND LISTING HISTORY

USPAP requires that all transfers within three years of the engagement be reported and analyzed. In addition, current listings, contracts for sale, and options need to be reported and analyzed.

Applicable sale/transfer activity for the subject is summarized as follows.

Subject Sale History	
Transaction Type	Closed Sale
Price	\$150,000
Date	3/9/2009
Book/Page or Reference Doc.	Norfolk Registry: B/P 26424/212
Grantor	Robert A. & Karen A. Robicheau
Grantee	Porter Street, LLC
Property Rights	Fee Simple
Verification Source	Deed, local records, B&T
Comments	A sign on the property indicates the property may be for sale by the owner. The client has indicated that the Town would be interested in acquiring the property for park. The appraiser's understanding is that the owner has offered a price of \$400,000 and also provided suggested rental terms, if the Town opted to rent the site for a period of time prior to buying the property. There are no other known recent transfers.

A copy of relevant documents is found in the Supplementary Data Section. The appraised value is subject to all easements and restrictions of record. A title search was not conducted.

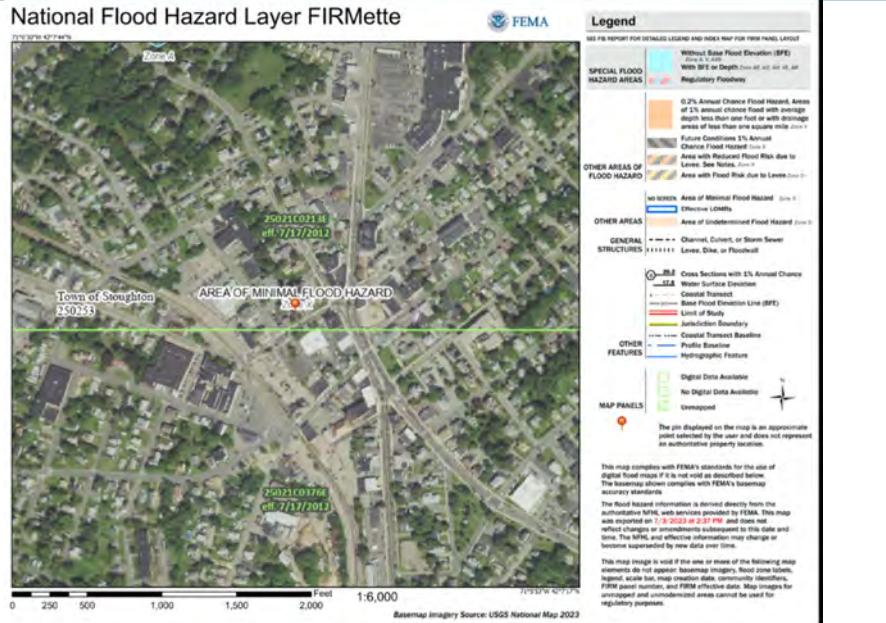
## LEASE AND OCCUPANCY INFORMATION

The property is vacant. No leases are known.

## SITE AND IMPROVEMENTS

Municipal data and other public records, such as registry of deeds records, were consulted. The appraiser obtained information on the subject's physical characteristics during a personal inspection of the parcel from the frontage: the interior was not viewed, consistent with agreement with the client. Data from the appraiser's workfiles and from market participants was also obtained.

<i>Site</i>	
<i>Location</i>	The subject is located on the north side of Porter Street in the center of Stoughton.
<i>Current Use of Site</i>	Vacant dwelling in poor condition.
<i>Proximate Property Uses</i>	Commercial, office, residential and industrial properties.
<i>Site Size</i>	3,093 sq. ft. (0.0710 acres). Source of Land Area: public records.
<i>Shape</i>	The site is roughly rectangular.
<i>Corner Lot</i>	The parcel is not a corner site.
<i>Frontage</i>	On Porter Street: 33.61 + 8' for a right of way as noted in the deed.
<i>Access / Visibility</i>	Average/Average.
<i>Topography</i>	No atypical variations
<i>Parking</i>	N/A
<i>Utilities Available to Site</i>	Electric: Yes; Gas: Public utility. Water Supply: Town water /Sewage Disposal: Town sewer. The condition of the subject's systems is unknown.
<i>Off Site Improvements</i>	Streetlights: Typical. Sidewalk: Typical. Street: Typical.
<i>On-Site Improvements (hardscaping/landscaping)</i>	Substandard.
<i>Flood Zone</i>	FEMA Flood Hazard Zone: X FEMA Map Number: 25021C0213E FEMA Map Date: July 17, 2012



The site is not within a FEMA Flood Zone.

If there are concerns, the appraiser recommends that the services of a person qualified to interpret and provide flood zone opinions be obtained. The appraiser has utilized secondary sources to provide an opinion but is not an expert in making definitive determinations. The appraiser has obtained this information from a map service and makes no representations as to its accuracy. Appropriate expertise should be obtained for a definitive determination.

If there is a conflict between the flood information herein and the client's flood certification, the client's flood certification will be deemed dispositive on the issue of the flood zone applicable to the property.

#### *Wetlands*

None evident. The appraiser is not a wetlands expert and appropriate expertise should be sought if this issue is a concern.

#### *Soil Conditions*

No unusual soil conditions were apparent or observed on the site.

It is assumed that the soil-bearing characteristics of the site are adequate to support typical improvements. No soil studies were provided.

Additional expertise should be sought if there are concerns. The appraiser does not have the requisite expertise in these matters to render any opinions.

Unless otherwise noted, no value is given to mineral, historical, or archaeological rights on the site.

#### *Environmental Issues*

The site is appraised as if clear of any hazardous waste or other environmentally adverse substances or conditions and is assumed to meet or exceed all applicable local, state, and federal requirements.

<i>Encumbrance/ Easements</i>	The deed notes a right of way for a cesspool on an adjoining property: the appraisal assumes that this right of way would not detrimentally affect the property's development characteristics. No other apparent adverse encumbrances or easements are known. The appraiser has not undertaken an exhaustive search, such as a title examination would make, to search for such factors. Please reference Limiting Conditions and Assumptions.
<i>Site Comments</i>	The small site is suitable for a small development or development in conjunction with abutting parcels. Given the small parcel size, standalone new construction may not have the economy of scale that would appeal to typical developers. The commercial location near commuter rail is a positive factor. No adverse external conditions are noted.

## **HIGHEST AND BEST USE**

Highest and Best Use, according to The Dictionary of Real Estate Appraisal (Appraisal Institute), is defined as:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.<sup>8</sup>

*Tests of Highest and Best Use.* The tests of highest and best use follow.

*Legally Permissible.* Highest and best use is affected by legal constraints. This analysis includes consideration of uses permitted - and not permitted - by applicable zoning and land use regulations and the effect of any known special covenants, restrictions, moratoriums, etc.

*Physically Possible.* This analysis includes examination of which uses are possible and physically appropriate in light of property and site characteristics, including but not limited to topography, ingress/egress, availability of utilities, etc.

*Financially Feasible.* Uses, both physically possible and legally permitted, are evaluated to ascertain which will produce the greatest economic return in light of market conditions as of the effective date.

*Maximally Profitable.* Among financially feasible uses, this opinion reflects the most profitable utilization of the property and results in the highest property value. This use - which could include more than one - represents the highest and best use.

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor capital, and coordination represents the highest and best of the property as if vacant. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.<sup>9</sup>

### ***Highest and Best Use as Vacant.***

As vacant, commercial development represents the highest and best use. The small size of the parcel calls into question its independent development capacity. However, the parcel would be attractive to a nearby site for expansion or parking.

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<sup>8</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition (Chicago: Appraisal Institute, 2015)

<sup>9</sup> *Ibid*

Highest and Best Use as Vacant	
<b>Highest and Best Use as Vacant:</b>	<b>Commercial development.</b>
<b>Legally Permissible</b>	<input checked="" type="checkbox"/> Conforming use.
<i>Zoning Code, District</i>	SCD (Stoughton Center District), SCD (Stoughton Center District)
<i>Permitted Uses</i>	Permitted uses include but are not limited to: Municipal and agricultural uses, small retail and restaurant use, various small retail and office uses. No residential uses, except for mixed uses.
<i>Zoning Change Likely?</i>	No
<b>Physically Possible</b>	<input checked="" type="checkbox"/>
<i>Land Size</i>	.07 acres, 3,093 square feet
<i>Shape</i>	The site is roughly rectangular.
<i>Topography</i>	No atypical variations
<i>Access</i>	Average
<i>Visibility</i>	Average
<i>Functional Utility</i>	Good. The property meets general market standards for this type of use.
<b>Financially Feasible</b>	<input checked="" type="checkbox"/>
<i>Positive Net Income/Rate of Return?</i>	Yes
<b>Maximally Productive</b>	<input checked="" type="checkbox"/>
<i>Does the Use Return Maximum Value?</i>	Yes
As vacant, commercial development represents the highest and best use.	

Factors considered in arriving at this opinion include:

- The property has a site area of 3,093 sq. ft. or (0.0710 acres). The small size of the site limits development.
- Commercial development. represents a legal use.
- The site has adequate visibility and exposure.
- The property's zoning is SCD (Stoughton Center District), which is not averse to development of the site.
- Site topography is not detrimental to development. .
- The parcel is not in an area of high flood hazard. Zone X is considered an area of minimal flood hazard.
- Commercial development. is a reasonable and feasible use of the site. There is market demand for this use.
- Commercial development. is maximally productive and fulfills demand and produces a maximal degree of income over the longest period of time. It would result in a return higher than or equal to alternative uses, all other things being equal.
- An abutter would be the most likely buyer and would likely pay a premium for the synergy created by combining the parcel with other land.

Highest and Best Use as Improved	
<b>Highest and Best Use as Improved:</b>	<b>Redevelopment.</b>
<b>Legally Permissible</b>	<input checked="" type="checkbox"/> Conforming use.
<i>Zoning Code, District</i>	SCD (Stoughton Center District), SCD (Stoughton Center District)
<i>Permitted Uses</i>	Permitted uses include but are not limited to: Municipal and agricultural uses, small retail and restaurant use, various small retail and office uses. No residential uses, except for mixed uses.
<i>Zoning Change Likely?</i>	No
<b>Physically Possible</b>	<input checked="" type="checkbox"/>
<i>Improvement Size</i>	square feet
<i>Condition</i>	Poor
<i>Quality</i>	Average-Fair
<i>Physical Limitations</i>	None major.
<i>Functional Utility</i>	Meets market standards for an older food processing facility.
<b>Financially Feasible</b>	<input checked="" type="checkbox"/>
<i>Positive Net Income/Rate of Return?</i>	Yes
<i>Maximally Productive</i>	<input checked="" type="checkbox"/>
<i>Does the Use Return Maximum Value?</i>	Yes

The current use does not represent the highest and best use as improved. Redevelopment is indicated.

**Highest and Best Use as Improved.** The highest and best use of the subject as improved is for Redevelopment.

The highest and best use as improved is that use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.<sup>10</sup>

A positive net income or an acceptable rate of return, and/or value over and above capital outlay would tend to indicate that the current use contributes value above and beyond land value as if vacant.

Four tests/filters are ordinarily considered in determining financial feasibility: a/ no change in the current use is indicated based on a positive net income or an acceptable rate of return; b/ modification of the current use may be in order if net income does not meet a minimum standard; c/ a change in use to some other use may be indicated by market activity or low demand for the current use; d/ demolition in preparation for another use may be indicated by development trends in the subject's area.

The improvements represent space that typical buyers would no longer consider functional. A buyer would utilize the building shell to redevelop the site or raze the improvements to make way for new ones. Current zoning is not averse to the utilization/redevelopment of the property.

<sup>10</sup> *Ibid.*

Based on market activity, there is demand for commercial property. The existing improvements no longer contribute in a significant way to the value of the property, except that the building sell creates a non-conformity at the front setback, which could be utilized in a build scenario.

NOTE: The appraiser was asked to prepare an appraisal of the rental value of the property for parking. The client – the Town - reportedly has been in discussions with the owner of the subject of a possible purchase of the property or the rental of the site for a period of time prior to purchasing it. As the property abuts Stoughton Town Hall, the acquisition of the site would improve parking there.

This analysis was provided separately. The analysis suggests that parking lot use, based on potential income from the property, does not necessarily represent the highest and best use of the site.

### ***Conclusion.***

Commercial development represents the highest and best use as if vacant as the effective date. This opinion assumes legal development to the extent allowed under zoning and within the physical limitations of the site.

The existing improvements do not contribute value over and above the value of the underlying site except as a building shell. The non-conforming front setback adds value. In any case, redevelopment is indicated.

These conclusions are utilized as the premise for analysis of comparable data in the valuation section of this report.

A *typical buyer* would be a developer or an abutter. An abutter would be the most likely buyer and would likely pay a premium for the synergy resulting from combining the parcel with other land.

## VALUATION METHODOLOGY – APPROACHES DEVELOPED AND EXCLUDED

The three approaches utilized to value real property are:

1. Sales Comparison Approach
2. Income Capitalization Approach
3. Cost Approach

**Sales Comparison Approach.** Typical buyers rely upon this approach in arriving at prices for this type of property. The approach analyzes pertinent market data in order to make comparisons to the subject. When sufficient market data are available, this approach is a reliable indicator of property value.

In active markets, this approach simulates the process by which informed buyers and sellers proceed in deciding upon a price. When reasonable, market-supported adjustments for differences between the subject and comparables are appropriately applied and when historical comparable data is interpreted in the context of the current market, a credible result is obtained using the techniques of this approach.

The principle of substitution is the foundation for the approach. This valuation fundamental states that a well-informed buyer would not pay more for a property than it would cost to acquire a comparable substitute property. Otherwise stated, the price for which an item will most likely sell is closely related to the prices for which similar items in the same market are selling.

The principle of contribution forms the basis for making adjustments to comparable data to reflect differences between the subject property and the sale properties. The principles of supply and demand, balance, substitution, increasing and decreasing returns and externalities also apply.

Comparable data may consist of consummated sales, properties under contract for sale, listings, and offers. Analysis of the comparables is based on the elements of comparison. These include interest conveyed, motivation, financing or sales concessions, date of sale, location, physical characteristics. In markets where little data exists, or, where properties are not typically purchased on the basis of market comparison, the reliability of this approach may be diminished.

**Applicability of Approach.** The techniques of the sales comparison approach were considered and the approach was developed. The techniques of this approach reflect the attitudes of buyers and sellers within this market. There is adequate market data with which to develop this approach. The approach is utilized as a test of reasonableness of the income capitalization approach.

Analysis of competitive sales activity represents buyer and seller activity in this market. Comparable sales data possessing competitive characteristics with the subject are available to develop this approach.

**Income Capitalization Approach.** The income capitalization process converts future benefits (income) to a present value indication. The approach relies on the principle of anticipation. This principle is based on the premise that an investor would base a purchase decision for a property on the present value of future income benefits expected to be derived from the ownership of the property. There are two typical capitalization techniques in this approach. The nature of the income stream guides the choice of methods.

- *Direct Capitalization* converts one year's income into a value using a rate or factor. This approach is widely applicable and is most useful where income characteristics are forecasted to be relatively stable or predictable. Techniques with which to develop rates are as follows.

- *Market Extraction.* When reliable income and expense information is available, rates can be derived directly from sales. This is a preferred technique where credible information is available.
- *Band of Investment.* This technique uses a weighted average cost of capital to develop an overall rate used to capitalize net operating income. Its components include an annual cash-on-cash return (equity dividend) and a mortgage constant. The *Debt Coverage Ratio* is a related technique which relies on typical mortgage terms to develop an overall rate.
- *Gross Income Multiplier.* This method is based on the following relationship found in comparable sales: Sales Price ÷ Gross Rent = Gross Income Multiplier (GIM). The subject's effective or potential gross income is multiplied to derive a value indication.
- *Yield Capitalization* – Yield capitalization considers a property's potential income over a specific holding period. This method capitalizes one year's stabilized or average income through a mortgage-equity technique or considers multiple years' income via discounted cash flow analysis.
  - *Mortgage-Equity* capitalizes a single year's income using a rate developed based on weighted cost of capital model. It also quantifies the effect of forecasted equity yield, amortization, and capital growth or decline on the overall capitalization rate.
  - *Discounted Cash Flow (DCF) Analysis* is utilized for non-stabilized properties or for irregular income streams. Annual cash flows and a reversion (if applicable) at the end of the holding period are forecasted. For development properties, it is referred to as the *Cost of Development Technique*.

*Applicability of Approach.* The income capitalization approach was considered and was not developed. The approach is not relevant since market participants do not consider the techniques of this approach in arriving at a value for this property type in this market.

**Cost Approach.** The steps in the cost approach are as follows:

$$\text{Cost New} - \text{Depreciation} + \text{Land Value} = \text{Value}$$

The cost approach is a summation approach where separate values of the vacant site, site improvements, and the improvements are developed. The value of the improvements and site improvements are developed by arriving at an opinion of cost new – including both direct and indirect costs - and then deducting accrued depreciation, which is the loss in value from physical, functional, and external factors.

The cost approach often is not considered applicable when typical market participants do not rely on the approach in arriving at value indications, even for relatively new properties.

*Applicability of Approach.* The cost approach was considered but was not developed. Typical buyers and sellers would not consider the techniques of this approach applicable in arriving at buy-sell decisions for this type of property. The approach is most applicable in valuing new or newer properties and is not relied upon for older properties like the subject. The approach is typically only applicable in the appraisal of newer properties.

## SALES COMPARISON APPROACH

The following outlines the steps in the sales comparison approach.

- The competitive market is researched. Comparable data includes sales, contracts for sale, current offerings, and other market indicators.
- From among a larger data set, the most pertinent data are further analyzed and verified.
- The appropriate unit of comparison is determined and applied to the comparable data.
- Comparable sales are analyzed and adjustments are applied when necessary to account for meaningful differences. These adjustments help in making the sale function as a substitute for the subject property.
- The value indicators of the comparable sales are considered, reviewed, and reconciled into a value indication via the Sales Comparison Approach.

*Discussion of Comparable Sales Data.* Comparable sales data are selected from a larger survey of sales within the subject's market area. Not all sales considered are comparables.

The comparable sales selected represent reasonable alternatives for buyers within the subject's market area. Since comparable properties are not exact substitutes for the subject, analysis must be undertaken to account for differences between the subject and the comparables.

*Adjustments.* The following factors were considered in making adjustments to reflect differences between the subject and the comparable sales and are further explained.

- *Sales Concessions/Financing.*
- *Motivation.*
- *Interests Conveyed.*
- *Market Conditions.*
- *Physical/Legal/Economic/Location Characteristics.*

*Type of Analysis.* A modified quantitative approach is developed based on percentage adjustments. This means that an appropriate value indicator from within the range established by the comparables has been developed based on the overall similarity of the comparable data to the subject and on the appraiser's judgment and knowledge of the general market and specific sales. Specific quantitative adjustments were applied as necessary for analysis purposes.

*Unit of Comparison.* Discussion of the sales follows. The applicable unit of comparison is price per SF of land area. This unit of comparison best explains the manner in which the market would view the subject, as a buyer might consider retaining the building shell or removing it and starting from the ground up. In either case, the land area of the subject would be the primary driver of how a developer would view the subject in a potential sale.

A summary chart follows.

Land Sales Summary Table					
Comp	Address	Date	Land SF	GBA	Zoning
Subject	City	Price	Price Per Land SF	Price Per SF	Neighborhood Characteristics
	30 Porter Street	3/9/2009	3,093	1,313	SCD (Stoughton Center District)
	Stoughton	--	--	--	Stoughton Center
1	21 Drake	7/3/2023	5,000	613	Resid/Comm (RC)
	Stoughton	\$315,000	\$63.00	\$513.87	Stoughton Center
2	15 School	1/20/2022	4,290	1,913	General Business (GB)
	Stoughton	\$480,000	\$111.89	\$250.91	Stoughton Center
3	171 Perry Street	12/1/2021	6,120	1,260	RU
	Stoughton	\$245,000	\$40.03	\$194.44	Stoughton Center
4	980 Central Street	2/5/2020	7,623	2,033	GB
	Stoughton	\$430,000	\$56.41	\$211.51	Stoughton Center
5	761-765 Washington Street	6/30/2022	4,835	4,146	Central Business District (CBD)
	Stoughton	\$850,000	\$175.80	\$205.02	Stoughton Center

### Comparable Location Map



Land Sales Map Legend					
Legend	Address	City	Latitude	Longitude	Distance
Subject	30 Porter Street	Stoughton	00042	-00071	
Comp 1	21 Drake	Stoughton	00042	-00071	
Comp 2	15 School	Stoughton	00042	-00071	
Comp 3	171 Perry Street	Stoughton	00042	-00071	
Comp 4	980 Central Street	Stoughton	00042	-00071	
Comp 5	761-765 Washington S	Stoughton	00042	-00071	

*Note on Comparable Selection and Analysis* Given the small size of the site and the condition of the improvements, finding appropriate comparable data for purposes of comparison presented a challenge.

Sales of small sites within Stoughton were considered to represent the best sales for comparison as small sites tend to sell for significantly more per square foot than larger sites. Further, sites with commercial zoning were also given strong weight in the data selection process. The contributory value of the improvement on the site was a factor that required adjustment, given the poor condition of the subject.

To find suitable sales, it was necessary to go back in time. As a result, an adjustment was applied for market conditions to reflect the change in prices over time due to market conditions.

*Comparable Adjustments.* As no two properties are exactly alike, adjustments are applied to the comparables to reflect differences between the subject and the comparables. Quantitative adjustments are made on a percentage or lump sum basis and reflect market-derived reactions to significant differences between the subject and the comparable. Markets are imprecise by their very nature and adjustments are thus necessarily based on the appraiser's judgment and interpretation of the subject property's market. Not all differences are significant; not all differences are adjusted.

#### *Transactional Adjustments.*

*Property Rights.* The comparables convey interests that are similar to that of the subject. Different interests do not necessarily require adjustment unless indicated by market data.

*Financing.* The comparables sold with terms equivalent to cash. Favorable financing terms would be adjusted downward if necessary.

No unusual concessions were noted or expected for the subject's property type.

*Conditions of Sale.* The comparables represent market-oriented, arm's length sales which meet the requirement of reasonable market exposure. Adjustments are applicable when there are extraordinary conditions in the terms of the sale. None are present in this dataset.

*Market Conditions/Economic Trends.* Adjustments are made to bring older sales in line with current market conditions. The grid shows the adjustments applied.

#### *Additive Adjustments.*

*Location.* Location adjustments are based on factors that buyers and sellers would consider significant in comparing two properties. Factors taken into consideration may include, but are not limited to, significant differences in property values, rents, vacancy, buildup, access, services and market perceptions.

*Land Area.* Lot size differences are based on size and utility. Typically, smaller parcels sell for more per unit – per square foot, in this case - consistent with the principle of increasing and decreasing returns. Adjustments for size are applied on a sliding scale to reflect this principle.

*Zoning.* All but one of the sales was in a commercial zoning district within Stoughton. Except for one sale located in the residential district which was adjusted upward as commercial zoning in Stoughton allows for a higher density than residential zoning, no other zoning adjustments were made.

*Physical Qualities.* Adjustments are made as necessary to reflect market-based physical differences between the subject and the comparables.

### *Comparable Analysis Grid*

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Address	30 Porter Street	21 Drake	15 School	171 Perry Street	980 Central Street	761-765 Washington
City	Stoughton	Stoughton	Stoughton	Stoughton	Stoughton	Stoughton
State	MA	MA	MA	MA	MA	MA
Date	8/14/2023	7/3/2023	1/20/2022	12/1/2021	2/5/2020	6/30/2022
Price	--	\$315,000	\$480,000	\$245,000	\$430,000	\$850,000
Land SF	3,093	5,000	4,290	6,120	7,623	4,835
Land SF Unit Price		\$63.00	\$111.89	\$40.03	\$56.41	\$175.80
<b>Transaction Adjustments</b>						
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple
Financing	Conventional	Typical	0.0%	Typical	0.0%	Typical
Conditions of Sale	Cash	Normal	0.0%	Normal	0.0%	Normal
<b>Adjusted Land SF Unit Price</b>		<b>\$63.00</b>	<b>\$111.89</b>	<b>\$40.03</b>	<b>\$56.41</b>	<b>\$175.80</b>
Market Trends Through 7/1/2023	3.0%	0.0%	4.4%	4.8%	10.6%	3.0%
<b>Adjusted Land SF Unit Price</b>		63.00	116.77	41.95	62.38	181.09
<b>Characteristics Adjustments</b>						
Location	Stoughton	Stoughton	Stoughton	Stoughton	Stoughton	Stoughton
% Adjustment		0%	0%	0%	0%	0%
Qualitative		Similar	Similar	Similar	Similar	Similar
Land SF	3,093	5,000	4,290	6,120	7,623	4,835
% Adjustment		25.0%	20.0%	30.0%	35.0%	25.0%
Qualitative		Inferior	Inferior	Inferior	Inferior	Inferior
GBA	1,313	613	1,913	1,260	2,033	4,146
% Adjustment		0%	0%	0%	0%	0%
Qualitative		Similar	Similar	Similar	Similar	Similar
Zoning	Average	Resid/Comm (RC)	General Business	RU	GB	Central Business
% Adjustment		0%	0%	50%	0%	0%
Qualitative		Similar	Similar	Inferior	Similar	Similar
Quality	Poor	Average - updated	Average/good	Fair	Fair	Average
% Adjustment		-30%	-25%	-10%	-10%	-45%
Qualitative		Superior	Superior	Superior	Superior	Superior
Other	N/A	N/A	N/A	N/A	N/A	N/A
% Adjustment		0%	0%	0%	0%	0%
Qualitative		Similar	Similar	Similar	Similar	Similar
<b>Adjusted Land SF Unit Price</b>		<b>59.85</b>	<b>110.93</b>	<b>71.31</b>	<b>77.97</b>	<b>144.87</b>
Net Adjustments		-5.0%	-5.0%	70.0%	25.0%	-20.0%
Gross Adjustments		55.0%	45.0%	90.0%	45.0%	70.0%

## ***Analysis, Discussion, & Reconciliation***

The comparables selected are obtained from a larger data set of sales. The comparables selected are considered most competitive with the subject based on their similarities in use and overall physical and location characteristics.

Market conditions were taken into consideration. Dates of sale establish a reasonable range as noted in the grid. Comparables were chosen for site sizes that are like the subject. The locations represent competitive Stoughton locations.

The subject falls within the range of characteristics established by the comparable data.

*Summary of Indicators.* The following chart shows ranges and metrics of the comparable data.

<b>Number of Comparables:</b>	<b>Land Value Ranges</b>			
	<b>5</b>	<b>Unadjusted</b>	<b>Adjusted</b>	<b>% Δ</b>
	<b>Low:</b>	\$40.03	\$59.85	50%
	<b>High:</b>	\$175.80	\$144.87	-18%
	<b>Average:</b>	\$89.43	\$92.99	4%
	<b>Median:</b>	\$63.00	\$77.97	24%

It is recognized that the adjustments to the sales exceed typical expectations. Due to a lack of sales similar in size, it was necessary to apply these adjustments to the limited comparable sales discovered.

*Discussion - Comparable Sales.* The sales are discussed as follows.

### **Comparable 1**

Sale 1, located in Stoughton, represents a closed sale with a consideration of \$315,000. It is given little weight in arriving at a value for the subject. The property rights of the comparable, fee simple, do not require an adjustment. No adjustment is warranted for the financing of the transaction. The conditions of sale do not require an adjustment. An upward adjustment of 25.0% is warranted for the land area of the comparable. The quality is deemed superior to the subject and a downward adjustment of -30.0% is applied. Adjustments for location, GBA, zoning, were not necessary. A gross adjustment of 55.0% and net adjustment of -5.0% is applied as discussed in the analysis above.

### **Comparable 2**

Sale 2, located in Stoughton, represents a closed sale that transacted for a price of \$480,000. It is considered supportive. The property rights of the comparable, fee simple, do not require an adjustment. No adjustment is warranted for the financing of the transaction. The conditions of sale do not require an adjustment. The upward time adjustment reflects the improved market conditions since the date of sale. An upward adjustment of 20.0% is warranted for the land area of the comparable. The quality is deemed superior to the subject and a downward adjustment of -25.0% is applied. Adjustments for location, GBA, zoning, were not necessary. A gross adjustment of 45.0% and net adjustment of -5.0% is applied and the comparable is given primary emphasis when considering the reconciled value.

### **Comparable 3**

Sale 3, located in Stoughton, represents a closed sale with a price of \$245,000. It establishes lower end of range for the subject. The property rights of the comparable, fee simple, do not require an adjustment. No adjustment is warranted for the financing of the transaction. The conditions of sale do not require an adjustment. The upward time adjustment reflects the improved market conditions since the date of sale. An upward adjustment of 30.0% is warranted for the land area of the comparable. An upward adjustment of 50.0% is warranted for the zoning of the comparable. The quality is deemed superior to the subject and a downward adjustment of -10.0% is applied. Adjustments for location, GBA, other and other were not necessary. A gross adjustment of 90.0% and net adjustment of 70.0% is applied as discussed in the analysis above.

### **Comparable 4**

Sale 4, located in Stoughton, represents a closed sale with a price of \$430,000. It establishes the lower end of the value range for the subject. The property rights of the comparable, fee simple, do not require an adjustment. No adjustment is warranted for the financing of the transaction. The conditions of sale do not require an adjustment. The upward time adjustment reflects the improved market conditions since the date of sale. An upward adjustment of 35.0% is warranted for the land area of the comparable. The quality is deemed superior to the subject and a downward adjustment of -10.0% is applied. Adjustments for location, GBA, zoning, were not necessary. A gross adjustment of 45.0% and net adjustment of 25.0% is applied and the comparable is given tertiary emphasis when considering the reconciled value.

### **Comparable 5**

Sale 5, located in Stoughton, represents a closed sale of \$850,000. The sale establishes the higher end of the adjusted range for the subject. The property rights of the comparable, leased fee, do not require an adjustment. No adjustment is warranted for the financing of the transaction. The conditions of sale do not require an adjustment. The upward time adjustment reflects the improved market conditions since the date of sale. An upward adjustment of 25.0% is warranted for the land area of the comparable. The quality is deemed superior to the subject and a downward adjustment of -45.0% is applied. Adjustments for location, GBA, zoning, were not necessary. A gross adjustment of 70.0% and net adjustment of -20.0% is applied and the comparable is given secondary emphasis when considering the reconciled value.

*Note:* This sale consists of a three-unit retail building in Stoughton Center. It was utilized, despite the large adjustments applied, due to its land area – less than 5,000 SF – its location in Stoughton Center and its commercial zoning. After adjustments are applied, the sale is a valid indicator of value for the subject.

*Comparable Sales – Conclusions.* The greatest weight is given to Sales #2 & 5. They are most similar in terms of land area. Both are in a commercial zone. Sale #5 required large adjustment but is closest to the subject with most similar influences.

As demolition costs were not provided, it was necessary to estimate those costs plus an incentive, consistent with industry practices. If actual demolition costs differ, the appraisal is subject to adjustment.

*Ranking.* The sales are further ranked in order of applicable unit of comparison as follows.

Land Sales Comparison		
Comparable	\$/Land sf	Comparability
5	\$144.87	Establishes higher end of range
<b>Subject</b>	<b>\$132.50</b>	
2	\$110.93	Supportive: similar zoning
4	\$77.97	Establishes lower end of range
3	\$71.31	Establishes lower end of range
1	\$59.85	Given little weight

*Conclusion.* The preceding analysis has considered relevant data and factors. The following results:

Reconciled Value		
<b>Reconciled Value/Unit Value:</b>	\$132.50	/sf land
<b>Subject Size:</b>	3,093	land sf
<b>Indicated Value:</b>	\$409,791	
<b>Demolition Costs (Not provided, estimated @ \$16,000 + \$2,500 incentive):</b>	-\$18,500	
<b>Total Adjustments</b>	<b>-\$18,500</b>	
<b>As Is Indicated Value:</b>	<b>\$391,291</b>	
<b>Reconciled Final As Is Value:</b>	<b>\$391,000</b>	

Comparable 1



Transaction			
Address	21 Drake	Date	7/3/2023
City	Stoughton	Price	\$315,000
State	MA	Price Per Land SF	\$63.00
Zip	02072	Price Per SF	\$513.87
Tax ID	42-31	Financing	Typical
Grantor	Kry	Property Rights	Fee Simple
Grantee	Ortega	Conditions of Sale	Normal
Legal Description	See deed	Days on Market	21
County	Norfolk	ID	11379
Site			
Acres	0.11	Topography	Basically Level
Land SF	5,000	Zoning	Resid/Comm (RC)
Shape	Typical	Physical Qualities	Average
GBA	613		
Comments			
Small, updated one bedroom one bath dwelling. No garage, crawl space, sump pump. RC zoning. MLSPIN exposure: 21 DOM, 6 DTO. Listed \$299,000. Sold over list.			

Land Comparable 2



Transaction			
Address	15 School	Date	1/20/2022
City	Stoughton	Price	\$480,000
State	MA	Price Per Land SF	\$111.89
Zip	02072	Price Per SF	\$250.91
Tax ID	55-53	Financing	Typical
Grantor	Vieira	Property Rights	Fee Simple
Grantee	Elias	Conditions of Sale	Normal
Legal Description	See deed	Days on Market	98
County	Norfolk	ID	11380
Site			
Acres	0.10	Topography	Basically Level
Land SF	4,290	Zoning	General Business (GB)
Shape	Typical	Physical Qualities	Average
GBA	1,913		
Comments			
Old style colonial dwelling: 7 rooms, 3 BRs, one bath. No garage or fireplace. Partially finished basement. MLSPIN exposure. Listed at \$499,900. DOM 908, DTO: 84.			

Comparable 3



Transaction			
Address	171 Perry Street	Date	12/1/2021
City	Stoughton	Price	\$245,000
State	MA	Price Per Land SF	\$40.03
Zip	02072	Price Per SF	\$194.44
Tax ID	42-97	Financing	Typical
Grantor	Bonnano	Property Rights	Fee Simple
Grantee	Cruise	Conditions of Sale	Normal
Legal Description	See deed	Days on Market	47
County	Norfolk	ID	11400
Site			
Acres	0.14	Topography	Basically Level
Land SF	6,120	Zoning	RU
Shape	Typical	Physical Qualities	
GBA	1,260		
Comments			
Old dwelling in need of upgrading. The MLS information notes: "cash buyers only... will not pass FHA financing." Antique dwelling with 3 bedrooms (one on the first floor and two on the second floor) 1 bath, hardwood floors, an eat-in kitchen, and a second-floor office area. Roof and chimney re-pointed in 2019. Buyer is responsible to hook up to town sewer. MLS PIN exposure: 47 days on market. No financing noted. The property re-sold in November 2022 for \$476,000.			

Comparable 4



Transaction			
Address	980 Central Street	Date	2/5/2020
City	Stoughton	Price	\$430,000
State	MA	Price Per Land SF	\$56.41
Zip	02072	Price Per SF	\$211.51
Tax ID	56 170	Financing	Typical
Grantor	Donahue Stoughton Trust	Property Rights	Fee Simple
Grantee	Shah	Conditions of Sale	Normal
Legal Description	37577/477	Days on Market	444
County	Norfolk	ID	11378
Site			
Acres	0.18	Topography	None atypical
Land SF	7,623	Zoning	GB
Shape	Rectangular	Physical Qualities	Average
GBA	2,033		
Comments			
Located in the Four Corners section of Stoughton, not far from the center of Town. Land parcel with .175 acre of zoned GB. Currently, there is a three family wood frame dwelling (2,033 SF) on the lot, c 1950. First Lien Financing: \$311,250: Draper & Kramer Mortgage.			

Comparable 5



Transaction			
Address	761-765 Washington Street	Date	6/30/2022
City	Stoughton	Price	\$850,000
State	MA	Price Per Land SF	\$175.80
Zip	02072	Price Per SF	\$205.02
Tax ID	54-106	Financing	Typical
Grantor	T&D United LLC	Property Rights	Leased Fee
Grantee	Redeemed Christian Church	Conditions of Sale	Normal
Legal Description	See deed	Days on Market	12
County	Norfolk	ID	11383
Site			
Acres	0.11	Topography	Basically Level
Land SF	4,835	Zoning	Central Business District
Shape	Typical	Physical Qualities	Average
GBA	4146		
Comments			
Single story retail building with partially finished basement. Three units: two spaces are occupied (Nail Salon, Office) with the middle unit unoccupied. CBD zoning. MLS PIN exposure: 12 DOM. List Price: \$895,000.			

## EXPOSURE TIME

*Exposure time* is the “estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.” (***Uniform Standards of Appraisal Practice*** (USPAP 2020-21, Advisory Opinion AO-35)).

USPAP further states that “exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.” When market value is developed, an opinion of exposure time is expected.

Exposure time for the subject is 4-6 months. The opinion is based on prevailing conditions in this market, marketing times of comparable properties, opinions of knowledgeable individuals, and survey information.

*Marketing time* is the amount of time it might take to sell a property interest at the estimated market value level during the period immediately after the effective date of an appraisal. Marketing time is forecast as 4-6 months.

## FINAL RECONCILIATION & VALUE OPINION

Final reconciliation is the penultimate step in the appraisal process. It takes place prior to developing final value opinions. At this point in the process, the scope of work undertaken – including addressing the nature of the problem to be solved and the intended use of the assignment and the strengths and weaknesses of each approach developed – is weighed as to its adequacy in arriving at a credible final value conclusion.

Relevant market and property-specific data and opinions were developed. These are summarized as follows.

*Market Conditions.* Conditions in the subject market area were considered. Relevant market analysis was undertaken.

Analysis of community and neighborhood conditions indicate that sub-market conditions are competitive with comparable locations. No significant adverse market influences are noted.

*Property Specific Factors.* Information regarding subject zoning, real estate tax assessments, and the subject property’s sale history was collected. Analysis of the subject site and improvements was undertaken. Pertinent factors were taken into account in highest and best use and in the valuation analysis.

*Highest and Best Use.* Highest and best use analysis was undertaken. As the parcel is vacant land with no development plans, the highest and best use of the site as if vacant was developed.

*Applicability of the Approaches.* The applicability of the three valuation approaches was considered. The approaches have been developed to the degree they are relevant to the appraisal problem to be solved.

*Sales Comparison Approach.* The sales comparison approach was developed. The analysis utilized an adequate number of comparables. This approach was relevant in reflecting market behavior for the subject property’s market.

A value of \$391,000 was developed. Market participants consider this approach pertinent in reaching buy-sell decisions for the subject.

Adequate, reliable comparable data were available from which to make comparisons. The conclusions drawn from the sales data are considered credible.

The approach was based on sales within Stoughton Center. The adjustments applied to the sales were necessary to account for the subject's unusually small size and the attractiveness of the site to an abutter. Typically, abutters will pay more for a property that adjoins their property due to the opportunities for expansion and for control over development next to their property. Thus, the value conclusion falls at the upper end of the range established by the data.

*Income Capitalization Approach.* The income capitalization approach was not considered applicable and sufficient data was available to develop this approach. Typical market participants -- consider the results of this approach as relevant in arriving at investment decisions for a property like the subject.

*Cost Approach.* The cost approach was not applicable and was not developed. Typical buyers and sellers -- give the techniques of this approach weight. This approach was not considered a relevant indicator in developing a value for the subject.

**Value Indications.** The approaches developed resulted in the following value indications:

Summary of Values	
Value Premise	As Is
<i>Date of Value</i>	8/14/2023
<i>Value Type</i>	Market Value
<i>Value Perspective</i>	Current
<i>Interest Appraised</i>	Fee Simple
Cost Approach	N/A
Sales Comparison Approach	\$391,000
Income Capitalization Approach	N/A
<b>Value Conclusion:</b>	<b>\$391,000</b>

**Weight Given to Approaches.** The resulting final value indication best reflects the motivations of a typical market participant – an abutter - and the subject property's characteristics.

*Additional Comments.* Note that the buildout capacity of the subject has not been established. The ultimate build-out determination could affect the development value of the parcel which is considered in this appraisal as vacant, undeveloped, unpermitted land. The client notes that engineering stud(ies) have not yet commenced.

#### **Value Conclusions.**

Value Conclusions			
Premise	Interest Appraised	Effective Date	Value Conclusion
Current As Is Market Value	Fee Simple	8/14/2023	\$391,000

*Extraordinary Assumptions.* None.

*Hypothetical Conditions.* None.

## **SUPPLEMENTARY DATA SECTION**

Bk 26424 Pg 212 #22614  
03-09-2009 a 09:40aN O T  
A N  
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C O P YRECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MACERTIFY  
William P. O'Donnell  
WILLIAM P. O'DONNELL, REGISTER

## QUITCLAIM DEED

We, Robert A. Robicheau and Karen A. Robicheau of 178 Station Street Stoughton Norfolk County, Massachusetts

for consideration paid, and in full consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)

grant to, Porter Street, LLC of 150 Bramblebush Road, Stoughton, Massachusetts

with quitclaim covenants

the land in Stoughton, Norfolk County Massachusetts with the building thereon on the Northwesterly side of Porter Street, and bounded:

NORTHEASTERLY	By land of the Town of Stoughton, ninety-eight (98) feet;	03/09/09 8:45AM	01
NORTHWESTERLY	By land now or formerly of Irving G. Warren, Twenty-nine and eight tenths (29.8) feet;	000000 #1665	\$684.00
SOUTHWESTERLY	By land now or formerly of Nellie K. Standish, Ninety-six and sixty-three and one hundredths (96.63) feet;	FEES	
SOUTHEASTERLY	By said Porter Street, thirty-three and sixty-one One-hundredths (33.61) feet, together with a right of way Eight (8) feet in width adjoining the Southwest side of said Parcel, to be kept open for the use of the adjoining lots of Nellie K. Standish and Pye, and their assigns.	CASH	\$684.00

CANCELLED  
DEDHAM  
MARCH 9, 2009  
REGAL  
NORFOLK

The cesspool located in said right of way shall be kept open for the use of the owners and their assigns of said adjoining parcels, and said parties shall share equally in its upkeep and expense so long as they continue to use it.

For title, see deed from Robert A. Robicheau, dated January 23, 1998, recorded with Norfolk County Registry of Deeds in Book 14504, Page 298.

30 PORTER ST.  
STOUGHTON

N O T

N O T

Property Address: 30 Porter <sup>A N</sup> Street, Stoughton, MA <sup>A N</sup>  
O F F I C I A L O F F I C I A L  
EXECUTED AND SEALED this 6 day of March, 2009. P Y

  
ROBERT A. ROBICHEAU

  
KAREN A. ROBICHEAU

N O T  
COMMONWEALTH OF MASSACHUSETTS  
A N  
N O T  
A N  
O F F I C I A L  
O F F I C I A L  
M a r c h 6, 2009  
N O R F O L K  
O. S. F. I. C. I. A. L.  
C O P Y  
C O P Y

On this 6 day of March, 2009, before me, the undersigned notary public, Karen A. Robicheau., personally appeared and proved to me through satisfactory evidence of identification, being (check whichever applies):  driver's license or other state or federal government document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose and as her free act and deed as trustee as aforesaid.

David W. McCarter  
David W. McCarter, Notary Public  
My commission expires 3/26/15

COMMONWEALTH OF MASSACHUSETTS

WENFOLK, ss. March 6, 2009

On this 6 day of March, 2009, before me, the undersigned notary public, Robert A. Robicheau, personally appeared and proved to me through satisfactory evidence of identification, being (check whichever applies):  driver's license or other state or federal government document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose and as his free act and deed as trustee as aforesaid.

David W. McElrath  
David W. McElrath Notary Public  
My commission expires 3/20/15



<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>																																																																																																																					
Type: 15 - OLD STYLE	Full Bath: 1	Rating: AVERAGE				VERY RUN DOWN BOARDED UP WINDOWS CHGD BACK FOR 2010 TO SINGLE FAMILY PER BDLG. OWNER PUT SIGN ON BUILDING AND \$150,000 WAS HIGHEST BID. RENOVATED AFTER SALE AND RENTED. HOLES IN ROOF, RODENTS SEEN ENTERING..																																																																																																																					
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Frame: 1 - WOOD	1/2 Bath: 1	Rating:																																																																																																																									
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Prim Floors: 3 - HARDWOOD	Override:	% Heating:																																																																																																																									
Sec Floors: 4 - CARPET	Total:	58.01 %																																																																																																																									
Bsmnt Flr:	<b>CALC SUMMARY</b>		<b>COMPARABLE SALES</b>																																																																																																																								
Bsmnt Gar: 0	Basic \$ / SQ:	127.00	Rate:	Parcel ID:	Typ:	Date:	Sale Price:																																																																																																																				
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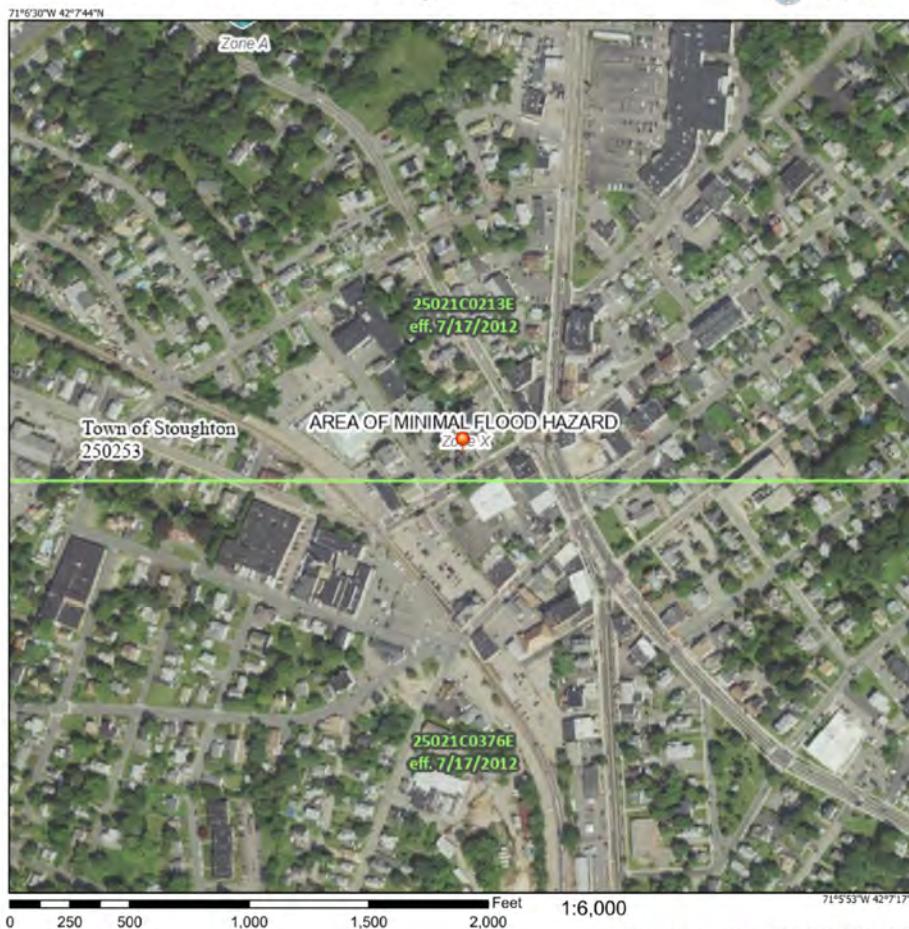
## Flood Map

### National Flood Hazard Layer FIRMette



#### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT	
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AG, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee, See Notes, Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	--- Channel, Culvert, or Storm Sewer       Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation --- Coastal Transect --- Base Flood Elevation Line (BFE) --- Limit of Study --- Jurisdiction Boundary --- Coastal Transect Baseline --- Profile Baseline --- Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped
<p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p> <p>This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.</p> <p>The flood hazard information is derived directly from the authoritative NFIL web services provided by FEMA. This map was exported on 7/3/2023 at 2:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFIL and effective information may change or become superseded by new data over time.</p> <p>This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.</p>	



9.3.7. Dimensional Requirements. All uses must conform with the SCD Table of Dimensional Regulations below per the relevant subdistrict. No lot on which a building is located shall be reduced or changed in size or shape so that the building or lot subsequently fails to comply with the frontage, building coverage, yard distances, or other dimensional provisions of the table below.

**SCD Table of Dimensional Regulations**

Requirement	Core	Flex	Transition
Min. Lot Area (SF)	2,500	3,500	5,000
Min. Lot Width (feet)	20	20	20
Min. Lot Frontage (feet)	20	20	20
Min. Lot Depth (feet)	60	75	75
Min. Front Yard (feet)	0 (1)	10 (1)	15 (1)
Min. Side Yard (feet)	0 (2)	5	10 (3)
Min. Rear Yard (feet)	0 (4)	10 (4)	10 (4)
Max. Height (feet)	45 (5)	45	35
Max. Stories (number)	4 (5)	4	3
Max. Bldg. Area (%)	90	80	50
Min. Open Space (%)	0	10	40

Notes:

- (1) Within the SCD, there is also a required *maximum* front yard depth of 20 feet.
- (2) Zero-foot side yards are allowed where abutting another lot within the SCD. Where abutting a lot outside the SCD, the required side yard is 10 feet.
- (3) Zero-foot side yards are allowed on one side only for side-by-side dwelling units on two separate lots.
- (4) Where abutting a lot outside the SCD, the required rear yard is 15 feet.
- (5) See additional requirements under Section 9.3.8 Increased Height Special Permit.

**APPRAISER QUALIFICATIONS**  
**William J. Pastuszek, Jr., MAI, ASA, MRA**  
**399 Chestnut Street, Needham, Massachusetts 02492**  
**(617) 928-1778 (ph) (617) 663-6208 (e fax) email: [billp@shepherdnet.com](mailto:billp@shepherdnet.com)**

#### **Appraisal Designations**

- MAI Member Appraisal Institute
- SRA Senior Residential Appraiser, Appraisal Institute
- AI-GRS General Review Specialist, Appraisal Institute
- MRA Designated Member, Massachusetts Board of Real Estate Appraisers
- ASA Senior Member, Urban Property, American Society of Appraisers

#### **Appraisal Certification**

- State Certified General Real Estate Appraiser, Commonwealth of Massachusetts, License #10.
- State Certified General Real Estate Appraiser, State of New Hampshire, License NHCG-566.
- State Certified General Real Estate Appraiser, State of Rhode Island, License CGA.0020032
- Appraiser Qualifications Board AQB Approved Uniform Standards of Professional Appraisal Practice (USPAP) Instructor #10489.

#### **Appointments**

- Chairman, 1998- 2005, Commonwealth of Massachusetts, Board of Registration, Real Estate Appraisers. Board Member, Commonwealth of Massachusetts, Board of Registration, Real Estate Appraisers, 1996 - 2005.
- Vice Chairman, Commonwealth of Massachusetts, Board of Registration, Real Estate Appraisers, 1997 - 1998.
- Member, Educational Council of the Appraisal Foundation Sponsors (ECAFS), 2003 - 2005.
- Member, Appraisal Standards Board, The Appraisal Foundation, Washington, DC. 2006 - 2007.

#### **Employment Experience**

**Shepherd Associates LLC and Shepherd Valuation Services:** Principal/Owner. Specializing in complex and unique valuation assignments, litigation support, and appraisal review for corporate, lending and government clients.

**Senior Staff Appraiser: Steven C. Byrnes Associates, Inc.:** Specializing in the appraisal and evaluation of all types of income-producing and special purpose properties.

**Vice President and Senior Appraiser: Boston Federal Savings Bank:** Residential and income property appraisal and review; appraisal administration and management, including supervision of regulatory compliance and development of bank appraisal policies.

#### **Organization Service**

**American Society of Appraisers:** Real Property Committee, USPAP Sub-committee, First Examiner - Real Property.

**Massachusetts Board of Real Estate Appraisers:** Past President, Board of Trustees; Former Chair, Education Committee, Board of Examiners, Seminars Committee; Alternate MBREA Representative - Appraisal Foundation Advisory Council. Member, Valuation Bias Task Force.

**Appraisal Institute, Greater Boston Chapter:** Served on Board of Directors; Co-Chair; Legislative Affairs Committee; Seminars Chair; Young Advisory Council, Regional Representative Alternate; Appraisal Institute Mass & RI Chapter; Candidate Advisor.

#### **Education**

**B.A.,** Oberlin College, Oberlin, Ohio.

**Types of Properties Appraised**

- Commercial, industrial, retail, non-profit, institutional and special purpose properties, motels & hotels, automobile-related properties, medical properties, multi-family, residential properties, development properties and all types of land.

**Types of Assignments Performed**

- Market value opinions of fee simple, leased fee, and leasehold interests for residential and commercial properties of all types, including investment and owner-occupied properties, special purpose properties, and land of all types.
- Specialized problem solving include highest and best use and feasibility analysis, rental values, contamination issues, marketability problems, corporate property disposition and site decision making, real estate tax issues, estates and other legal work, court testimony and litigation support, buy-sell decisions, limited scope appraisals, appraisal review, zoning analyses and telecommunications tower impact studies.

**Clients Served**

- Financial institutions, banks, attorneys, corporations, insurance companies, accountants, financial planners, individuals, trust departments, municipalities, state and federal agencies, and companies.

**Expert Witness Testimony:** Qualified in Middlesex Superior Court, Norfolk Probate Court, Middlesex, Norfolk and Suffolk Probate Courts, Massachusetts District Courts, and Boston, Worcester and New York City Federal Bankruptcy Courts. Qualified at the Appellate Tax Board. Numerous ZBA hearings as a real estate expert.

**Articles and Publications**

- New England Real Estate Journal - Monthly Columnist
- Development Reviewer: Fisher and Martin, Income Property Valuation (Dearborn Financial Publishing, Chicago)
- Development Reviewer, Fisher and Tosh, Questions and Answers to Help You Pass the Real Estate Appraisal Examinations (Dearborn Financial Publishing, Chicago)
- Contributor - Newsletter, Massachusetts Board of Real Estate Appraisers; Newsletter, Greater Boston Chapter of the Appraisal Institute, Banker and Tradesman.

**Education Offerings Written/Developed**

- Mixed Use Properties
- Review Appraising
- Golf and Religious Properties
- Easements
- Restaurant Valuation
- Appraising for Banks
- Income Property Appraising Topics
- Effectively Using the HP 12-C Calculator & Excel
- Technology and the Appraiser, Residential Appraisal Trends

**Continuing Education:** Mr. Pastuszek is in compliance with the continuing education or recertification programs of the Appraisal Institute, American Society of Appraisers, and the Massachusetts Board of Real Estate Appraisers.

**Teaching/Educational Affiliations**

**Current**

*-Massachusetts Board of Real Estate Appraisers, Instructor/Developer* - Residential and income courses and seminars.

**Previous**

*-Bentley College, Waltham, Massachusetts* - School of Continuing and Professional Studies, Senior Instructor: Residential and income property appraisal courses, 1986-1998.

*-Stonehill College, Easton, Massachusetts* - Instructor, Continuing Education, Residential & Income Property Appraisal, Massachusetts Board of Real Estate Appraisers.

*-Realtors Institute, Massachusetts Association of Realtors* - Instructor, GRI III.

*-Appraisal Institute* - Instructor: Course 101, Basic Valuation Procedures (120), Basic Income Capitalization Techniques (310), seminars.

*-Instructor, Panelist, and Seminar Leader:* Organizations include assessors' organizations, New England League of Savings Institutions, Risk Management Association, Massachusetts Mortgage Bankers, Massachusetts Board of R.E. Appraisers "Breakfast with Experts," New England Real Estate Journal, Financial Managers Society, Massachusetts Association of Assessors, IAAO, and various Realtors organizations.

**Course/Curriculum Development**

MBREA – Residential and Commercial Course. Seminars: Residential Trends, Mixed Use Properties, Distressed Properties, Religious Properties, Easements, Unique and Unusual Properties, Effective Appraisal Communications, Market Analysis & Quantitative Techniques. Residential and Commercial Review.

**Other.**

- *Massachusetts Board of Real Estate Appraisers:* Inductee, Appraiser Hall of Fame.
- *Recipient – William D. Steward Service Award.* Massachusetts Board of Real Estate Appraisers.
- *Neponset River Watershed Association.* Board Member. Chair, Governance Committee
- *Trout Unlimited.* Current National Leadership Council Representative for Massachusetts. Former President, Greater Boston Chapter. Member, Grants Committee, MA-RI Council.
- *Franklin Land Trust.* Board Member.

COMMONWEALTH OF MASSACHUSETTS  
DIVISION OF OCCUPATIONAL LICENSURE

BOARD OF

REAL ESTATE APPRAISERS

ISSUES THE FOLLOWING LICENSE CERT

GEN. REAL ESTATE APPRAISER

WILLIAM J PASTUSZEK JR

LICENSEE SIGNATURE



# 30 Porter St



Parcel 054\_220

3379 sf

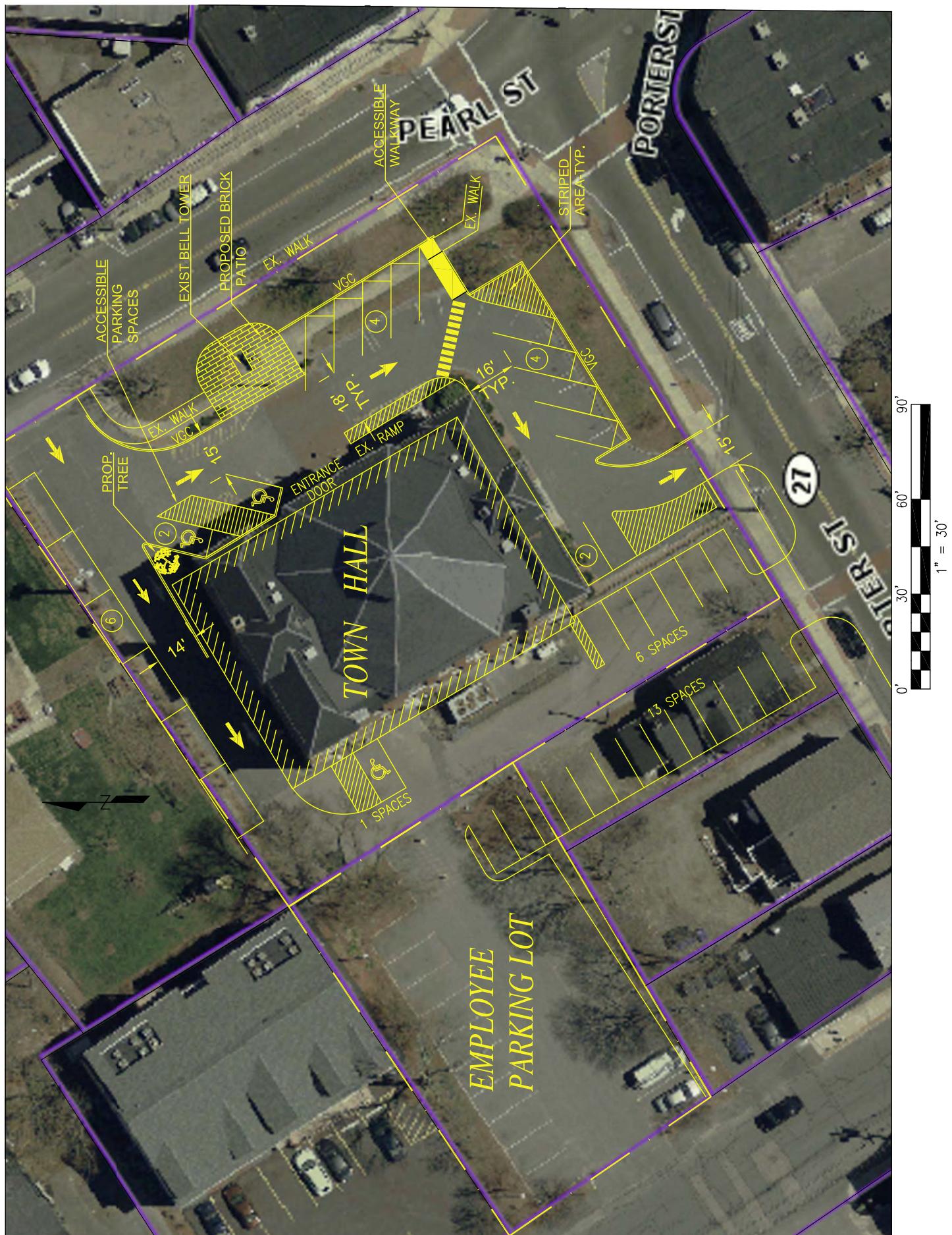
Owner: PORTER STREET LLC

9/13/2023

1 inch equals 20 feet

Stoughton Town  
Employees FCU  
Temporarily closed







# Article 12

## Cardiac Monitor Maintenance and Service Life

### 508.1 ANNUAL MAINTENANCE

**Agency Content**

It shall be the policy of the Stoughton Fire Department to have all cardiac monitors serviced annually by a certified technician. Annual service shall include software updates, repairing physical wear and tear, error code detection and cable testing to include defibrillator cables, limb leads, and precordial leads.

### 508.2 CARDIAC MONITOR SERVICE LIFE

**Agency Content**

It shall be the policy of the Stoughton Fire Department to replace all cardiac monitors after 8 years of service.

tryker

TOUGHTON- LP15 (x3), LUCAS (x2), Stair Chair

Number: 10753506

For: STOUGHTON FIRE DEPT

Attn:

ote

Rep:

Robert Stewart

Email:

robert.stewart@stryker.com

Trade In Credit:

Product

TR-LP15V4-LP15

TIM-LUC2-LUC3

TR-EVNC-SEC

David Leblanc

david.leblanc@stryker.com

9.1 1	6252024000	Description	POE			
		No IV Clip Option				
		TRADE-IN-STRYKER LP15V4 TOWARDS PURCHASE OF LIFEPAK 15	3	-\$7,500.00		-\$22,500.00
		TRADE-IN-STRYKER LUCAS PURCHASE OF LUCAS 3.1	2	TOWARDS 2	-\$5,000.00	-\$10,000.00
		TRADE-IN EVAC+CHAIR CHAIR PURCHASE OF STRYKER EVAC CHAIR	TOWARDS 3		-\$250.00	-\$750.00

Price Totals:

Estimated Sales Tax \$0.00  
(0.000%):

Freight/Shipping: \$2,237.36

Grand Total: \$147,975.99

Qty	sell Price	Total ' ftl; "
	\$0.00	\$0.00

Equipment Total: \$178,988.63

Phone Number:

Service Rep:

Qty	Credit Ea.	Total Credit
-----	------------	--------------

Prices: In effect for 30 days

Terms: Net 30 Days

# stryker

## TOUGHTON- LP15 (x3), LUCAS (x2), Stair Chair

Number: 10753506

For: STOUGHTON FIRE DEPT

Attn:

Rep:

Robert Stewart

Email:

robert.stewart@stryker.com

2

(3)

ote

rsion:

1

epared

Phone Number:

Service Rep: David Leblanc  
Email: david.leblanc@stryker.com

ote Date: 08/02/2023

piration Date: 09/01/2023

Contract Start: 08/02/2023 Contract

End: 08/01/2024

### Terms and Conditions:

**Final Consummation:** This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Final documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of the review process and your selection of a payment schedule. **Confidentiality Notice:** Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at <https://techweb.stryker.com/TermsConditions/index.html>.



**stryker**

STOUGHTON- LP15 (x3), LUCAS (x2), Stair Chair

Number: 10753506

For: STOUGHTON FIRE DEPT

Attn:

Rep:

Robert Stewart

Email:

robert.stewart@stryker.com

\$203.30

\$609.90

# Article 13



# TOWN OF STOUGHTON

-Planning Department-

Town Hall  
10 Pearl Street, 2<sup>nd</sup> Floor  
Stoughton, MA 02072  
(781) 341-1300, Ext. 9201

## MEMORANDUM

---

**TO:** Finance Committee  
**FROM:** William D. Roth, Jr., AICP, Town Planner *WR*  
**DATE:** September 13, 2023  
**CC:** Planning Board  
**RE:** STM 2023 Article 13 – Rezoning Amendment

---

The purpose of the proposed zoning amendment is to clean up the zoning map of three isolated General Business (GB) zones.

Article 13, item A as shown on figure #1, proposes to rezone the GB area to the adjacent RC (Residential-Suburban-C) Zone. This GB zone is no longer applicable or needed because the property is now owned by the Town and is designated for active and passive recreation purposes; therefore, making the zone consistent with the remainder of the property is warranted.

Article 13, item B as shown on figure #2, proposes to rezone the GB area to the two respective adjacent zones, which are RC (Residential-Suburban-C) and RU (Residential-Urban) Zones. This GB zone is no longer applicable because the historic commercial use no longer exists and a portion of the GB area is now owned by the Town and the remainder of the GB area is on property that is used for residential purposes. By rezoning this to the respective residential zones, the Town would be making the existing residential use on Parcel 68, Lots 236 & 238 conforming because residential use is prohibited in the GB zone. Rezoning the Town Parcel 68, Lot 235 would make it consistent with the remainder of the parcel and would not affect the Town's ability to use the parcel because Municipal Uses are allowed in the RC zone.

Article 13, item C as shown on figure #3, proposes to rezone the two adjacent residential parcels, Map 67, Lot 298 & 300, to the RU zone thus making their existing residential uses conforming to zoning. In addition, the article proposed to rezone the entire lot area of the existing commercial use to GB, thus making the commercial use of the properties conforming.

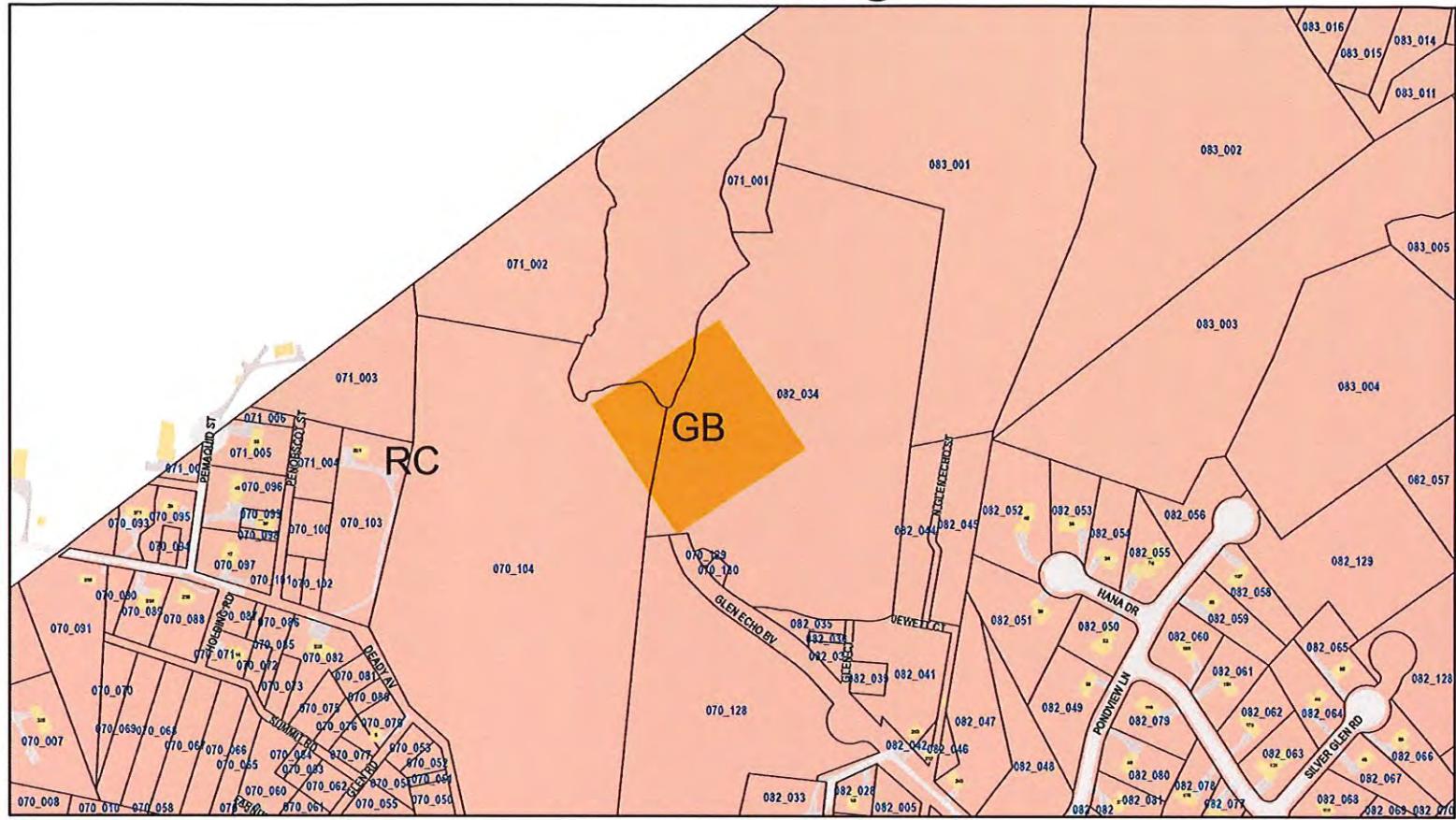
As part of the public hearing process, the Planning Department, has reached out individually to the affected property owners with detailed descriptions of the proposed rezone. We identified the purpose of the rezone, which is to make their properties and existing uses conforming, whereas they are not currently.

# Amended Zoning Map Figure 1

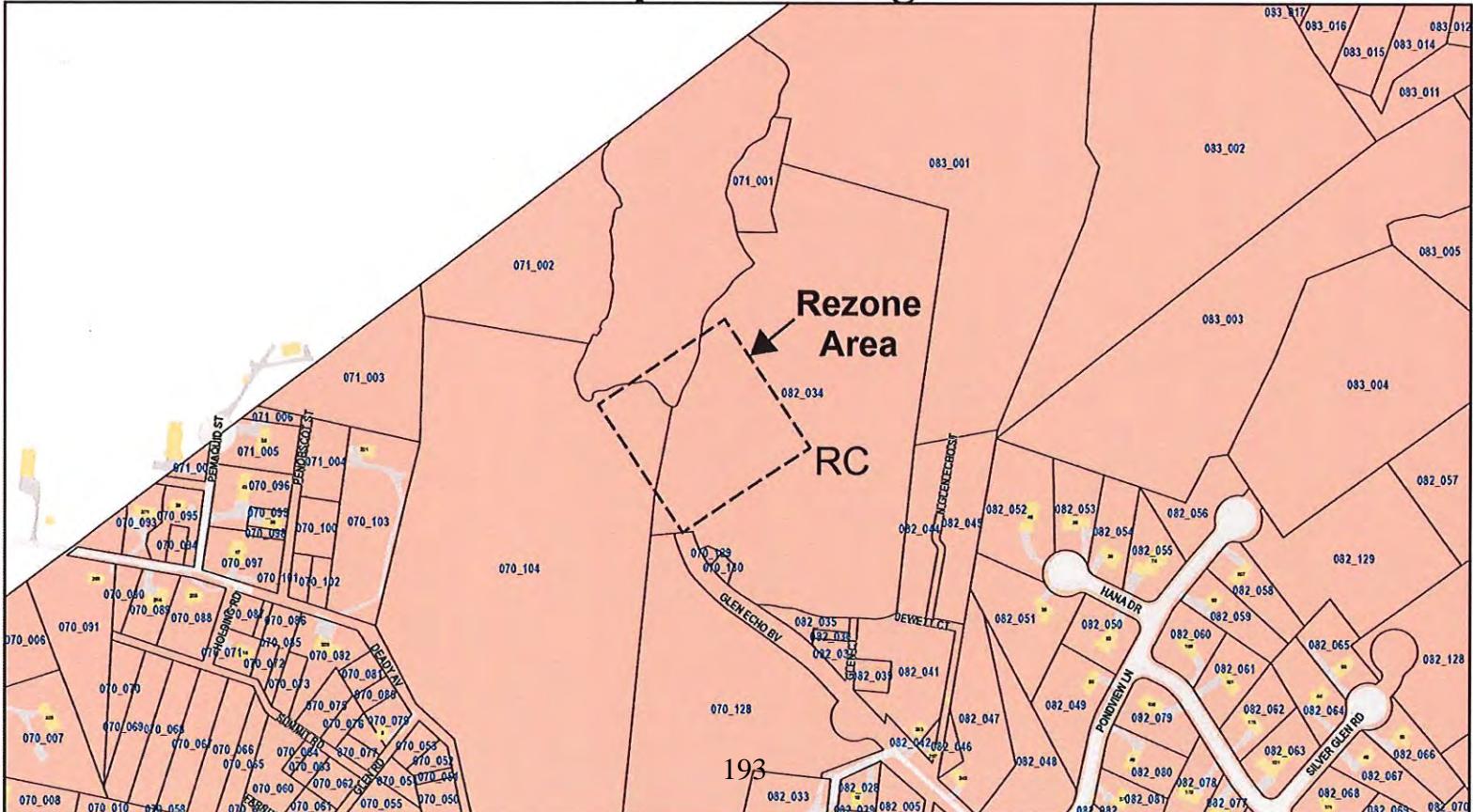
8/24/2023

The portion of Parcels 070-104 & 082-034 currently zoned GB (General Business) Zone to the RC (Residential-Suburban C) Zone;

## Current Zoning



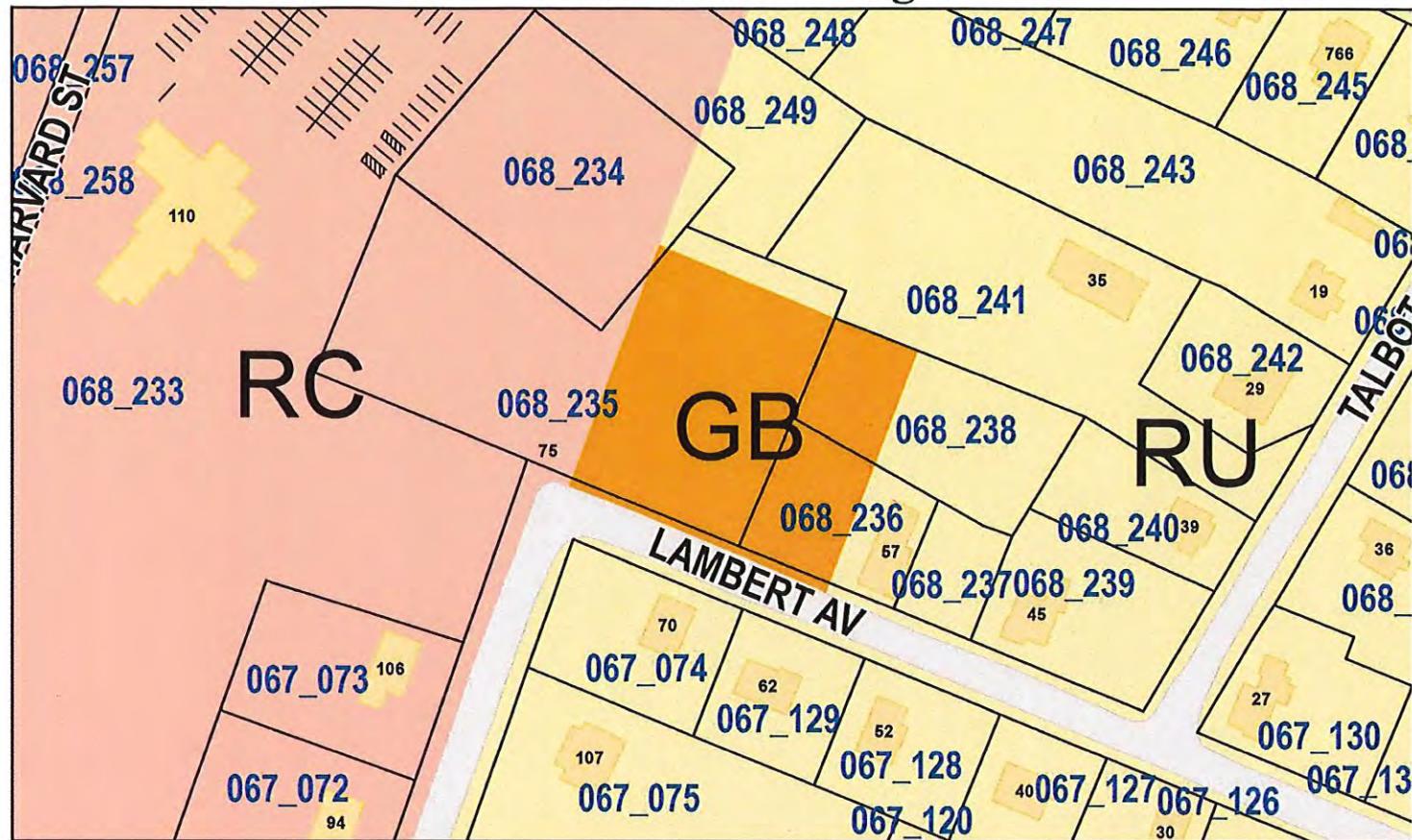
## Proposed Zoning



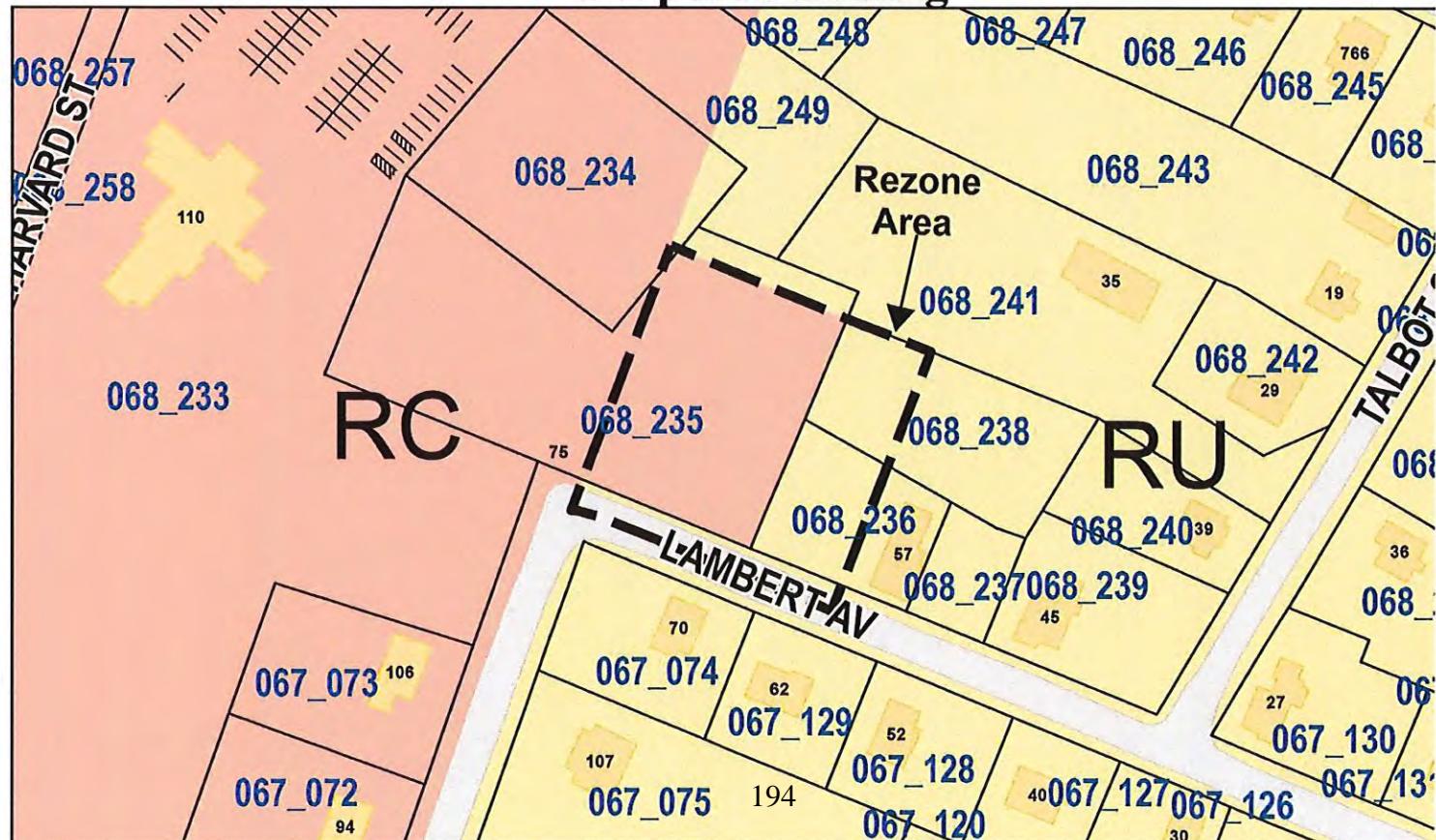
## Amended Zoning Map Figure 2

B. The portion of Parcel 068-235 currently zoned GB (General Business) Zone to the RC (Residential-Suburban C) Zone and the portion of Parcels 068-236 & 068-238 currently zoned GB (General Business) Zone to the RU (Residential-Urban) Zone;

## Current Zoning



## Proposed Zoning

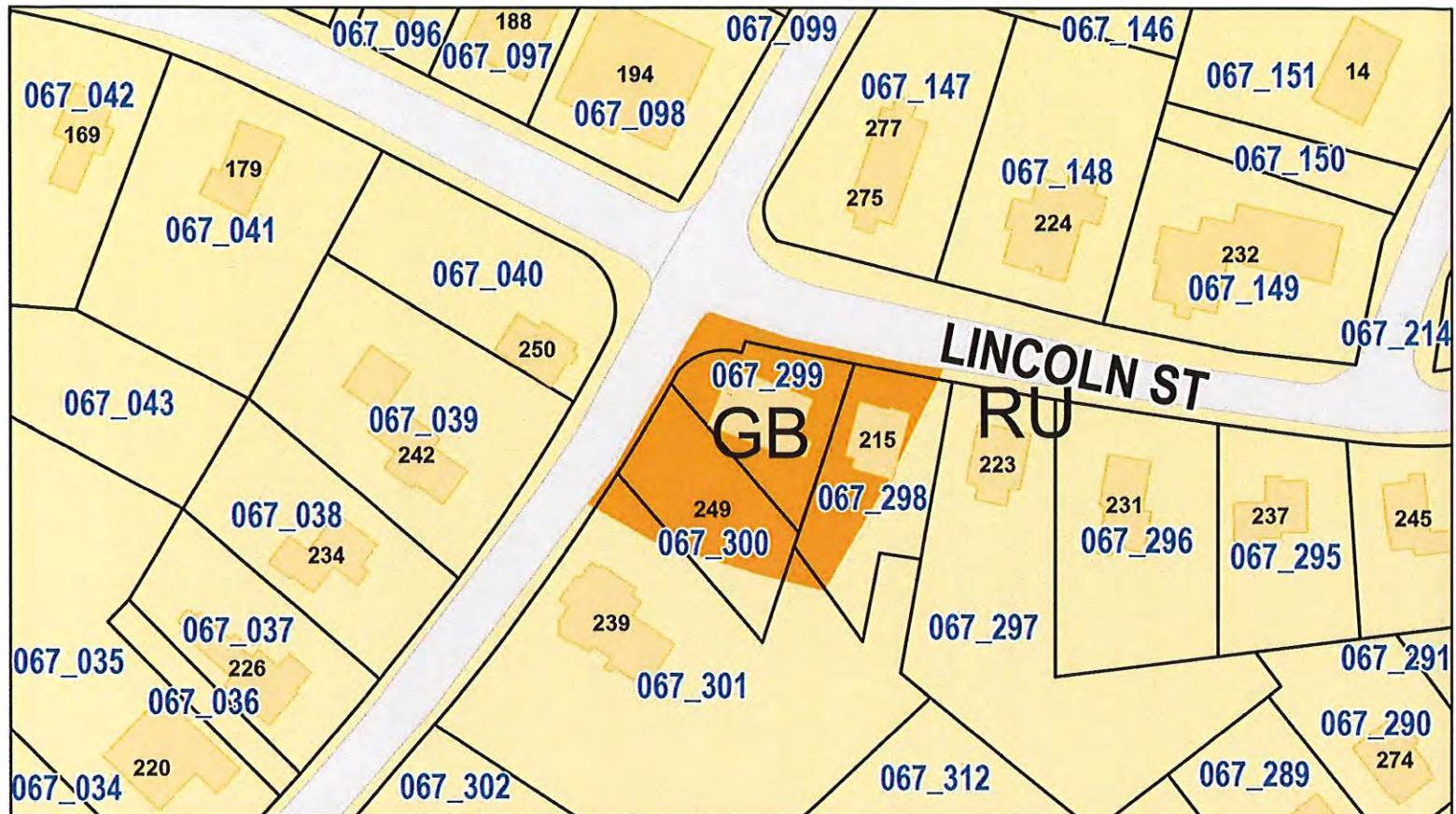


# Amended Zoning Map Figure 3

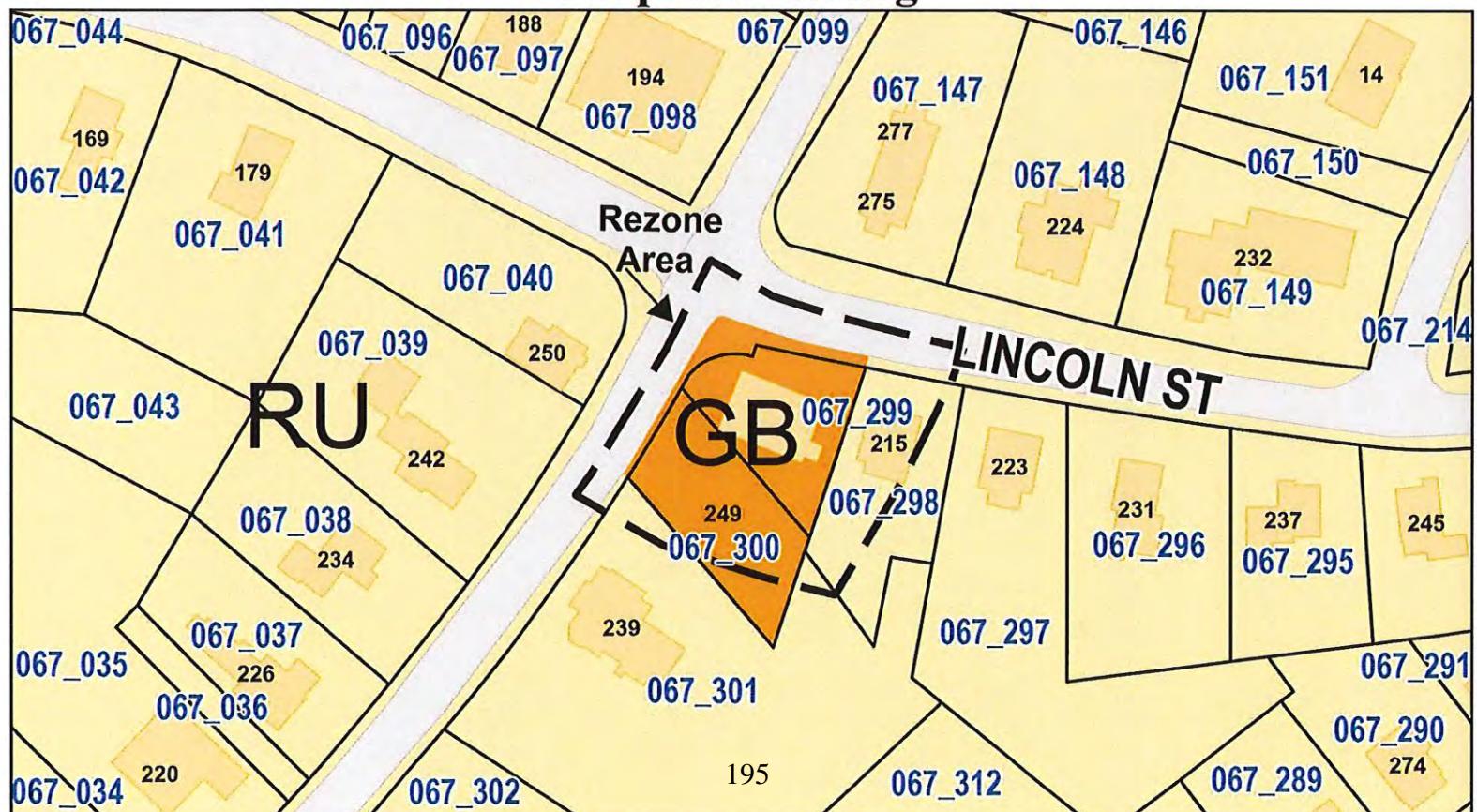
8/24/2023

C. The portion of Parcels 067-301 & 067-298 currently zoned GB (General Business) Zone to the RU (Residential-Urban) Zone and the portion of Parcel 067-300 & currently zoned RU (Residential-Urban) Zone to the GB (General Business) Zone;

## Current Zoning



## Proposed Zoning





# Article 14

# PRICING SUMMARY

MD6 42R

## VEHICLE PRICE

EXTERNAL LOCALS	\$101,476.00
J C MADIGAN QUOTE	<del>\$41,350.00</del>
MAPC GREATER BOSTON POLICE	\$0.00

**TOTAL VEHICLE PRICE** **\$142,826.00**

## SOFT OFFERS AND WARRANTY

CHASSIS PLAN 60 MO/250K MI NORMAL DUTY PROTECTION PLAN	\$3,525.00
EPA - PROTECTION PLAN 1, B6.7 + AFTERTREATMENT, 60 MOS / 100,000 MILES / 161,000 KM	\$1,243.00
<b>TOTAL SOFT OFFERS AND WARRANTY</b>	<b>\$4,768.00</b>

## TAX SUMMARY

	AMT. SUBJECT TO TAX	
FET	\$142,826.00	\$0.00
Tire Tax Credit	N/A	\$0.00
<b>TOTAL TAX</b>	<b>\$0.00</b>	
<b>TOTAL SELLING PRICE (PER UNIT) USD</b>	<b>\$147,594.00</b>	

STOUGHTON TOWN OF

DATE

BALLARD MACK SALES & SERVICE, INC.

DATE

*Rocky Loria* *106,244-*  
*8/25/23*

*Metropolitan quote for body \$ 22,210-*

*\$128,454- Total*

# TECHNICAL SPECIFICATION

## MD6 42R



APPLICATION PACKAGES		DESCRIPTION
S	CHASSIS HEIGHT	DOCK HEIGHT
<b>CUSTOMER/VEHICLE INFO</b>		
S	CHASSIS (BASE MODEL)	MD642 - 42R MEDIUM DUTY, CLASS 6 w/ 6.7L, (MAX 25,995lbs GVWR)
S	ASSEMBLY PLANT	FACTORY USA (RV, MACK)
VEHICLE USE & BODY/TRAILER TYPE		FLATBED TRUCK
VEHICLE VOCATION		PICKUP & DELIVERY / SHORT HAUL SERVICE
S	CUSTOMER FLEET SIZE	DEALER FLEET WITH LESS THAN 25 VEHICLES IN OWN FLEET OF ANY VEHICLE BRAND
TYPE OF SERVICE		MUNICIPAL
INTENDED REGISTRATION LOCATION		MASSACHUSETTS
S	WARRANTY REGISTRATION LOCATION	USA - WARRANTY REGISTRATION LOCATION
EMISSION WARRANTY CERTIFICATION		EPA (only) Cummins Diesel
S	INITIAL REGISTRATION LOCATION	USA REGISTRATION
S	LANGUAGE-PUBS/DECAL/SIGNS	ENGLISH
S	OPERATING TERRAIN GRADE CONDITIONS	CITY, STARTING GRADES<6%
S	LOADING SURFACE FACTOR	ASPHALT LOADING AND / OR UNLOADING SURFACE
ENGINE & TRANSMISSION		DESCRIPTION
S	EMISSION ON BOARD DIAG CONTROL	EMISSION OBD, DISPLAY ONLY, USA2016
ENGINE / MOTOR		ISB6.7-300 DIESEL CUMMINS 300HP @ 2600RPM (GOV) 660 LB-FT, US21
TRANSMISSION		2500 RDS 6 SP-ALLISON RUGGED DUTY SERIES GEN 6 (WITH PTO PROVISIONS)
S	FUELSENSE CALIBRATION	ALLISON FUELSENSE, NEUTRAL AT STOP
S	TRANSM AUTO NEUTRAL ON P-BRAKE	AUTO NEUTRAL SINGLE INPUT WITH SHIFT SELECTOR OVERRIDE
ENGINE & TRANSMISSION EQUIPMENT		DESCRIPTION
ENGINE BRAKE TYPE		ENGINE BRAKE
CRUISE CONTROL		CRUISE CONTROL
S	ALTERNATOR	DELCO 12V 160A (28SI) BRUSH-TYPE
BATTERY DISCONNECT SWITCH		BATTERY DISCONNECT SWITCH
S	STARTER MOTOR	12 VOLT MELCO STARTER (MITSUBISHI ELECTRIC)
ENGINE BLOCK HEATER		120 VOLT / 0.75 KW, ENGINE BLOCK HEATER
POWER TAKE OFF CONTROL		POWER TAKE OFF TRANSMISSION CONTROL, PREP KIT F/SINGLE PTO
AXLE & SUSPENSION		DESCRIPTION
S	FRONT AXLE	10,000LB MERITOR MFS+ 4500 KG
S	SPRINGS - FRONT	MACK TAPERLEAF 10000# (4500 KG) GROUND LOAD RATING
S	FRONT AXLE BRAKES	MERITOR "S" CAM TYPE 16.5" x 5" Q+
REAR AXLE - SINGLE		19000# (8618 kg) MERITOR MS-19-13X, (W/O DIFF LOCK) CASING 9.5mm
REAR SUSPENSION - SINGLE		19000# (8618kg) MULTILEAF
SUSPENSION LEVELLING DEVICE (CA in PC29 only)		WITHOUT SUSPENSION LEVELLING DEVICE
S	BRAKES - REAR	MERITOR "S" CAM 16.5"x7" Q+
S	REAR AXLE RATIO	RATIO 5.57, REAR AXLE

# TECHNICAL SPECIFICATION (cont.)



CHASSIS EQUIPMENT		DESCRIPTION
S	IDLE EMISSION CERTIFICATION	IDLE EMISSION CERTIFICATION, CARB 08
	DPF DIESEL PARTICULATE FILTER	CUMMINS SINGLE MODULE E.A.T.S. RH SIDE UNDER CAB US17 (7L over 271HP only!!)
S	EXHAUST	UNDERFRAME RIGHT SIDE INBOARD MOUNTED (Diesel engines only)
FRAME EQUIPMENT & FUEL TANKS		DESCRIPTION
	WHEELBASE	206" Wheelbase (143" CA) 65" After-frame
S	FRAME RAILS	STEEL - 260MM X 70MM X 7MM -- (10.24" X 2.75" X 0.275" ); RBM 1,370,000 LB-IN
S	PRIMARY FUEL FILTER	FUEL FILTER & WATER SEPARATOR (Diesel engines only)
S	FUEL TANK - LH	50 GALLON (190 L) 22" ALUMINUM ROUND
CAB INTERIOR		DESCRIPTION
S	SPEEDOMETER -& GAUGES - UNIT(s) OF MEASURE	U.S. UNITS (PREDOMINANT)
	BACK-UP ALARM	BACK-UP ALARM
S	AIR RESTRICTION INDICATOR	MECHANICAL, GRADUATED, ON FILTER
S	DAYTIME RUNNING LIGHTS	DRL WHEN ENGINE RUNNING & PARK BRAKE OFF
S	FIRE EXTINGUISHER	HAND FIRE EXTINGUISHER 1.1 KG (2.5LB) ENGLISH DECAL, ABC
S	AUDIO SYSTEM	RADIO, AM/FM, MP3, WEATHER BAND
S	AUDIO INTEGRAT. PHONE HANDSFRE	AUDIO INTEGRATED HANDSFREE PHONE, BLUETOOTH
S	AUDIO COMMUNICATION CONNECTOR	AUDIO COMMUNICATION CONNECTOR, USB AUDIO
S	COMMUNICATION EQUIPMENT	FACTORY INSTALLED GEOTAB FLEET MANAGEMENT SYSTEM
S	DRIVER SEAT	MACK DRIVERS SEAT, AIR SUSPENDED
S	DRIVERS SEAT UPHOLSTERY	DRIVERS SEAT UPHOLSTERY, VINYL
S	PASSENGER SEAT	FIXED PASSENGER SEAT
S	PASSENGERS SEAT UPHOLSTRY	PASSENGERS SEAT UPHOLSTERY, VINYL
S	SEAT BELT(S)	ALL SEAT BELTS, BLACK
CAB EXTERIOR		DESCRIPTION
	HOOD RADIATOR GRILLE, FINISH	HOOD RADIATOR GRILLE FINISH, BRIGHT CHROME
	FRONT BUMPER FINISH	FRONT BUMPER FINISH BRIGHT
	MIRRORS - EXTERIOR	HEATED AND MOTORIZED MIRRORS BOTH SIDES, CHROME (Bulldog mirror)
WHEELS & TIRES		DESCRIPTION
	TIRES BRAND/TYPE - FRONT	11R22.5 H BRIDGESTONE R268 ECOPIA (13220 lbs) (Total for QTY = 2)
	WHEELS - FRONT	22.5x8.25 ACCURIDE, 43644x POLISHED ALUMINUM DISC (Total for QTY = 2)
	FRONT AXLE TIRE & WHEEL QUANTITY	TWO FRONT TIRES & WHEELS
	TIRES BRAND/TYPE - REAR	11R22.5 G BRIDGESTONE M760 ECOPIA (23360 lbs) (DRIVE ONLY) (Total for QTY = 4)
	WHEELS - REAR	22.5x8.25 ACCURIDE, 43644x POLISHED ALUMINUM DISC (Total for QTY = 4)
	REAR AXLE TIRE & WHEEL QUANTITY	FOUR REAR AXLE TIRES & WHEELS
PAINT		DESCRIPTION
S	PAINT TYPE	SOLID PAINT
	PAINT COLOR - FIRST COLOR	MACK BLACK; P3036

# TECHNICAL SPECIFICATION (cont.)



BASE WARRANTY & PURCHASED COVERAGES		DESCRIPTION
S	ENGINE TOWING WARRANTY	CUMMINS ENGINES (Contact Cummins for Standard Warranty and Extended Coverage Details)
S	VEHICLE WARRANTY TYPE	NORMAL DUTY WARRANTY CLASSIFICATION
	BASIC CHASSIS COVERAGE	CHASSIS PLAN 60 MO/250K MI NORMAL DUTY PROTECTION PLAN
	ENGINE WARRANTY	EPA - PROTECTION PLAN 1, B6.7 + AFTERTREATMENT, 60 MOS / 100,000 MILES / 161,000 KM
S	EMISSION COMPONENT COVERAGE	CUMMINS ENGINES (Contact Cummins for Standard Warranty and Extended Coverage Details)
S	TRANSMISSION WARRANTY	ALLISON TRANSMISSIONS (Contact Allison Transmission for standard warranty and extended coverage data)
S	AIR CONDITIONING WARRANTY	AIR CONDITIONING STANDARD COVERAGE (Sealed System Only) 24 MONTHS UNLIMITED MILEAGE
S	CHASSIS TOWING WARRANTY	STANDARD CHASSIS TOWING 90 DAYS OR 5,000 MILES

SERVICES		DESCRIPTION
S	MACK ONECALL AND ASIST	MACK ONECALL AND ASIST - 12 MONTH
S	PARTNERED SERVICES	GEOTAB FOR MACK TRUCKS - 12 MONTH



**Metropolitan Truck Center**  
1074 Turnpike St  
Stoughton, MA 02072-1123  
Phone: (800) 878-5491  
www.metropolitantruck.com

Ship To: IN STORE PICKUP

Invoice To: TOWN OF STOUGHTON, DPW  
950 CENTRAL ST.  
STOUGHTON MA 02072

Attention: MATT .

Branch		
01 - STOUGHTON		
Date	Time	Page
08/18/2023	10:48:37 (O)	1
Account No	Phone No	Est No
TOWN0127	7813442112	002188
Ship Via	Purchase Order	
Tax ID No	046-001-312	
		Salesperson
		SK1

ESTIMATE EXPIRY DATE: 09/17/2023

### **SERVICE ESTIMATE - NOT AN INVOICE**

\*\*\*\*\* Segment 01 \*\*\*\*\*

Stock #: 004708 NA

MS #: NA

Make: MI Model: NA

Is to have the following work done

20' Rugby Smooth Steel Platform

#### ADDITIONAL DESCRIPTION:

Supply and install a (Rugby 20' Heavy Duty Steel Floor Platform Body) on to customer's chassis.

(This model is designed for 150"-162" Cab to Axle Chassis)

This is a 20'4" x 96" body w/ smooth steel floor.

#### Standard Features:

-External Side Stake Pockets. 2" x 4" pockets are spaced on 24" centers.

-Rear pockets are internal.

-10 ga. front rail

-10 ga. side rail

-10 ga. rear rail

-3/8" x 2" tie down rail

-7 ga. formed crosssills

-Crosssills on 12" centers

-Long sills are 9"

-LED Lights (Auxiliary S/T/T/B light in rear apron)

-52" high steel headboard with a screened window.

-Body is Powder Coat Black.

-Necessary ICC Lighting.

\*\*\*\*\*

-Install 42" High Side Racks.

-DELETE Rear Rack.

-Install a Back Up Alarm.

-Install Mud Flaps.

-Install ICC Bumper.

-Install a pintle plate assembly w/ 2 5/16" ball/hook combo, "D" rings, and a 7-way trailer plug.

\*\*\*\*\*

Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.



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01 - STOUGHTON		
Date	Time	Page
08/18/2023	10:48:37 (O)	2
Account No	Phone No	Est No
TOWN0127	7813442112	002188
Ship Via	Purchase Order	
Tax ID No	046-001-312	
	Salesperson	
	SK1	

ESTIMATE EXPIRY DATE: 09/17/2023

**SERVICE ESTIMATE - NOT AN INVOICE**

Body Serial #

\*\*\*\*\*

CASH & CARRY IS LESS \$1,800.00

Parts:	12785.00
Labor:	1800.00
Subtotal:	14585.00

Authorization: \_\_\_\_\_

\*\*\*\*\* Segment 02 \*\*\*\*\*

Tommy Rail Gate

ADDITIONAL DESCRIPTION:

Supply and install a (Tommy Rail Gate) on to customer's chassis.

Model: 89-20 TP42

(This model is designed for 96" wide bodies)

This 860 lbs Steel lift gate with steel frame will have a 89" x 42" platform with a 6" taper, electric w/ toggle control on the curb side of the unit, a recessed 3-light L.E.D. light kit, safety trip bar, and a 2,000 lb lifting capacity.

\*\*\*\*\*

Serial #

\*\*\*\*\*

CASH & CARRY IS LESS \$2,000.00

Parts:	5625.00
Labor:	2000.00
Subtotal:	7625.00

Authorization: \_\_\_\_\_

\*\*\*\*\* Segment 03 \*\*\*\*\*

**VEHICLE REQUIREMENTS**

ADDITIONAL DESCRIPTION:

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1074 Turnpike St  
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Attention: MATT .

Branch		
01 - STOUGHTON		
Date	Time	Page
08/18/2023	10:48:37 (O)	3
Account No	Phone No	Est No 02
TOWN0127	7813442112	002188
Ship Via	Purchase Order	
Tax ID No	046-001-312	
	Salesperson SK1	

ESTIMATE EXPIRY DATE: 09/17/2023

**SERVICE ESTIMATE - NOT AN INVOICE**

Need Make/Year/Model and Cab to Axle (CA) length of chassis.

\*

Cost above does not include shortening or lengthening the chassis frame if needed.

Authorization: \_\_\_\_\_

Subtotal: .00

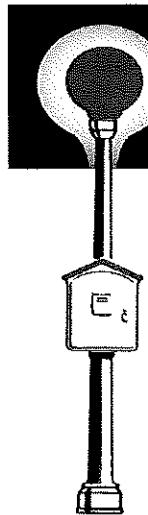
Parts: 18410.00  
Labor: 3800.00  
TOTAL: 22210.00

Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

# Article 15

# American Service Company, Inc.

FIRE ALARM SYSTEMS • SECURITY ALARM SYSTEMS  
TESTING • MAINTENANCE • ENGINEERING • INSTALLATION



7/27/2023

Cedar Hill Golf Course  
1137 Park Street  
Stoughton, MA 02072

## Re: Fire Alarm Installation

American Service is pleased to provide a proposal to install a new addressable Edwards Fire Alarm System at the Cedar Hill Golf Course. Counts and fire alarm plans are based on walkthrough with Chief Carroll and Paul Giffune. Installation will include all necessary hardware, programming and testing for completion.

### The Quotation includes the following:

- Edwards Materials & Submittals
- Misc - Wiring, Conduit, Fittings
- (1) Edwards Addressable Fire Alarm Control Pannel
- (10) Addressable Photo Electric Smoke Detectors
- (12) Addressable Heat Detectors
- (22) Standard Detector Bases
- (3) Addressable Dual Action Pull Stations
- (8) Addressable Relay Modules (for masterbox transmission)
- (1) Addressable Monitor Module (conventional heat detectors)
- (1) Addressable High Current Relay Module (music shutdown)
- (5) Wall Mount Red Strobe Only
- (8) Wall Mount Red Horn Strobes
- (1) Exterior Beacon
- (3) Conventional Heat Detectors
- (1) Conventional CO Detector
- Programming
- 100% Pretest Upon Completion
- Final Inspection with AHJ

### This quotation excludes the following:

- Any devices requested by AHJ/FD Above and Beyond Counts Provided
- Fire Watch Fees
- Cutting, Patching, Painting
- Scissor Lifts or Staging
- Premium Overtime Rates

**Our Price for the following proposal is in the amount of Twenty Four Thousand Two Hundred Ninety One Dollars/ \$24,291**

Thank you for this opportunity to be of service to you. If you require further information or assistance, please feel free to contact me.

# Article 16

Article 17

Special Town Meeting Fall 2023

2019 Pricing is from Town's Pavement Management Plan

Street	Est. Cost (2019)	25%
Gilbert Drive	\$ 147,895.44	\$ 184,869.30
Joanne Road	\$ 172,821.56	\$ 216,026.95
Lorraine Drive	\$ 74,387.40	\$ 92,984.25
Camille Avenue	\$ 12,611.79	\$ 15,764.74
Henry Street	\$ 15,289.46	\$ 19,111.83
Knowles Avenue	\$ 15,631.42	\$ 19,539.28
Caryl Road	\$ 70,928.96	\$ 88,661.20
Charles Circle	\$ 91,450.11	\$ 114,312.64
Donald Road	\$ 70,213.36	\$ 87,766.70
Greenwood Avenue	\$ 105,208.88	\$ 131,511.10
School Street (Elm to Water)	\$ 100,000.00	\$ 125,000.00
Prospect Street	\$ 180,398.36	\$ 225,497.95
Walnut Court	\$ 63,245.19	\$ 79,056.49
Leach Street	\$ 63,705.48	\$ 79,631.85
Andrew Circle	\$ 57,893.34	\$ 72,366.68
D Street	\$ 34,594.24	\$ 43,242.80
Second Street	\$ 33,087.01	\$ 41,358.76
O'Hare Street	\$ 39,831.26	\$ 49,789.08
Fifth Street	\$ 100,576.24	\$ 125,720.30
Fourth Street	\$ 65,237.46	\$ 81,546.83
Third Street	\$ 204,134.92	\$ 255,168.65
C Street	\$ 32,732.47	\$ 40,915.59
	\$ 1,751,874.35	\$ 2,189,842.94

# Stoughton, MA

## Roadway Summary Sorted Alphabetically

Please Note: Unit pricing accounts for curb to curb improvements only; Does not include any drainage, sidewalk, ADA, gravel subbase or utility improvements.

Name	Length (Miles)	Length (Feet)	Avg. Width	Square Yards	RSR	Overall Repair	Estimated Cost	Functional Class
Roadway Status: Accepted								
ABBEY LANE	0.04	205.17	30	683.91	82.94	Routine Maintenance	\$341.96	LO/CS/DE
ADAMS STREET	0.18	968.92	38	3,782.52	85.94	Routine Maintenance	\$2,045.50	LO
ALGER WAY	0.10	524.70	30	1,749.01	68.88	Preventative Maintenance	\$10,494.04	LO/CS/DE
ALPINE WAY	0.14	732.89	28	2,280.11	37.78	Major Rehabilitation	\$91,204.25	LO/CS/DE
AMES DRIVE	0.08	419.78	18	839.56	90.90	Routine Maintenance	\$419.78	LO
AMHERST ROAD	0.19	1,026.33	30	3,421.08	62.25	Minor Rehabilitation	\$47,895.18	LO
ANDERSON ROAD	0.08	448.27	21	1,045.97	71.88	Preventative Maintenance	\$6,275.81	LO/CS/DE
ANDREW CIRCLE	0.08	434.20	30	1,447.33	44.95	Major Rehabilitation	\$57,893.34	LO/CS/DE
ANGELOS ROAD	0.07	360.75	27	1,082.24	40.86	Major Rehabilitation	\$43,289.55	LO/CS/DE
ANNINA AVENUE	0.21	1,097.96	29	3,537.87	49.05	Minor Rehabilitation	\$49,530.13	LO
ASH PARK DRIVE	0.22	1,185.12	27	3,555.37	50.88	Minor Rehabilitation	\$49,775.19	LO/CS/DE
ASH STREET	0.40	2,097.52	28	6,525.61	67.87	Preventative Maintenance	\$39,153.67	CO
ATHERTON STREET	0.17	898.66	24	2,396.43	49.85	Minor Rehabilitation	\$33,549.99	LO
ATKINSON AVENUE	0.69	3,647.64	28	11,348.22	66.89	Preventative Maintenance	\$68,089.30	LO
AVALON STREET	0.07	378.76	25	1,052.12	44.95	Major Rehabilitation	\$42,084.94	LO
BAGGROFT ROAD	0.20	1,037.57	30	3,458.58	58.88	Minor Rehabilitation	\$48,420.13	LO
BARNES ROAD	0.11	601.25	28	1,870.54	31.86	Major Rehabilitation	\$74,821.70	LO/CS/DE
BASSICK CIRCLE	0.29	1,515.92	26	4,379.33	31.48	Major Rehabilitation	\$175,173.25	LO
BAY ROAD	2.51	13,272.08	25	35,066.33	54.03	Minor Rehabilitation	\$523,643.76	CO
BELCHER STREET	0.18	941.06	20	2,091.24	64.87	Minor Rehabilitation	\$29,277.31	LO
BELMONT AVENUE	0.17	885.16	25	2,458.77	35.87	Major Rehabilitation	\$98,350.70	LO
BENNETT DRIVE	0.10	525.04	28	1,633.47	36.95	Major Rehabilitation	\$65,338.71	LO
BENSON ROAD	0.19	1,028.93	22	2,515.17	94.89	No Maintenance Required	\$0.00	LO/CS/DE
BENTO STREET	0.17	922.41	30	3,074.71	29.86	Major Rehabilitation	\$122,988.51	LO/CS/DE
BIRCH STREET	0.23	1,228.86	20	2,730.81	61.65	Minor Rehabilitation	\$38,231.33	LO
BIRD STREET	0.18	966.14	22	2,361.67	77.84	Preventative Maintenance	\$14,170.00	LO
BISBEE ROAD	0.08	413.29	30	1,377.63	45.88	Minor Rehabilitation	\$19,286.83	LO
BLACKSTONE STREET	0.06	313.86	17	592.85	57.94	Minor Rehabilitation	\$8,299.95	LO
BLUEJAY CIRCLE	0.07	363.75	30	1,212.51	64.95	Minor Rehabilitation	\$16,975.12	LO/CS/DE
BOULDER LANE	0.01	56.27	22	137.54	52.92	Minor Rehabilitation	\$1,925.56	LO
BOYLSTON STREET	0.16	858.23	20	1,907.18	56.23	Minor Rehabilitation	\$26,700.47	LO
BRADFORD STREET	0.23	1,219.73	25	3,388.15	41.18	Major Rehabilitation	\$135,525.98	LO
BRAMBLEBUSH ROAD	0.33	1,724.69	29	5,557.34	53.03	Minor Rehabilitation	\$77,802.72	LO
BRICKEL ROAD	0.38	1,993.91	23	5,095.55	35.89	Major Rehabilitation	\$203,822.13	LO/CS/DE
BRITTON AVENUE	0.28	1,463.98	27	4,391.93	69.73	Preventative Maintenance	\$26,351.59	LO

ManageMyRoads by BETA

This Report is Intended For General Planning and Informational Purposes Only

Name	Length (Miles)	Length (Feet)	Avg. Width	Square Yards	RSR	Overall Repair	Estimated Cost	Functional Class
BRITTON STREET	0.13	696.69	24	1,857.84	58.87	Minor Rehabilitation	\$26,009.74	LO/CS/DE
BROADWAY	0.19	1,019.00	27	3,056.99	48.87	Minor Rehabilitation	\$42,797.82	LO
BROCK STREET	0.21	1,117.38	27	3,352.13	91.94	Routine Maintenance	\$1,676.06	LO
BROOK STREET	0.14	745.54	18	1,491.09	47.94	Minor Rehabilitation	\$20,875.19	LO
BROOKDALE AVENUE	0.12	657.11	27	1,971.33	74.89	Preventative Maintenance	\$11,827.98	LO/CS/DE
BUCKLEY ROAD	0.04	200.33	32	712.27	31.95	Major Rehabilitation	\$28,490.83	LO/CS/DE
BURNELL CIRCLE	0.04	206.00	30	686.68	47.89	Minor Rehabilitation	\$9,613.55	LO/CS/DE
BURNHAM COURT	0.08	433.70	30	1,445.66	47.89	Minor Rehabilitation	\$20,239.28	LO/CS/DE
BUTLER WAY	0.05	284.27	28	884.38	64.78	Minor Rehabilitation	\$12,381.39	LO
C STREET	0.16	841.69	25	2,338.03	60.26	Minor Rehabilitation	\$32,732.47	LO
CABRAL CIRCLE	0.29	1,545.60	30	5,152.01	43.89	Major Rehabilitation	\$206,080.51	LO
CAMMILE AVENUE	0.06	337.82	24	900.84	62.94	Minor Rehabilitation	\$12,611.79	LO
CAMPANELLI PARKWAY	0.39	2,034.90	40	9,044.00	2.88	Major Rehabilitation	\$361,760.18	LO
CANTON STREET	1.29	6,805.29	26	19,659.74	79.91	Preventative Maintenance	\$117,958.41	AR
CAPEN STREET	0.13	701.62	26	2,026.90	64.42	Minor Rehabilitation	\$28,376.55	LO
CAREY CIRCLE	0.36	1,898.27	27	5,694.80	50.44	Minor Rehabilitation	\$79,727.25	LO
CARYL ROAD	0.13	693.87	23	1,773.22	41.94	Major Rehabilitation	\$70,928.96	LO
CEDAR STREET	0.51	2,685.33	23	6,862.50	62.19	Minor Rehabilitation	\$96,075.02	LO
CELIUM DRIVE	0.07	395.73	30	1,319.10	49.95	Minor Rehabilitation	\$18,467.38	LO
CENTRAL DRIVE	0.21	1,132.79	25	3,146.63	94.86	No Maintenance Required	\$0.00	LO
CESTRAL STREET	4.82	25,457.09	33	93,979.01	66.97	Preventative Maintenance	\$568,344.38	LO
CHAPMAN ROAD	0.26	1,397.61	27	4,192.84	23.88	Major Rehabilitation	\$167,713.79	LO
CHARLES AVENUE	0.28	1,459.53	25	4,098.03	61.05	Minor Rehabilitation	\$56,759.41	LO
CHARLES AVENUE EXTENSION	0.18	973.18	26	2,811.41	56.03	Minor Rehabilitation	\$39,359.74	LO
CHARLES CIRCLE	0.15	791.40	26	2,286.25	10.94	Major Rehabilitation	\$91,450.11	LO
CHASE CIRCLE	0.03	173.79	30	579.31	75.78	Preventative Maintenance	\$3,475.86	LO/CS/DE
CHASE RUN	0.70	3,691.95	30	12,306.50	53.64	Minor Rehabilitation	\$172,290.97	LO
CHEMUNG STREET	0.62	3,277.73	24	8,740.61	64.20	Minor Rehabilitation	\$122,368.49	CO
CHESTNUT STREET	0.23	1,212.83	29	3,908.02	61.07	Minor Rehabilitation	\$54,712.33	LO
CHIPMAN LANE	0.10	504.47	29	1,625.52	58.74	Minor Rehabilitation	\$22,757.24	LO/CS/DE
CHISHOLM ROAD	0.26	1,378.08	28	4,287.35	74.68	Preventative Maintenance	\$25,724.11	LO
CLAPP STREET	0.25	1,319.79	25	3,733.32	53.03	Minor Rehabilitation	\$50,640.81	LO
CLEARY DRIVE	0.15	797.97	29	2,523.88	49.43	Minor Rehabilitation	\$35,376.86	LO
CLIFFORD AVENUE	0.05	277.49	18	554.98	79.95	Preventative Maintenance	\$3,329.89	LO
CLOVER LANE	0.18	964.27	30	3,214.24	61.87	Minor Rehabilitation	\$44,999.31	LO
COLUMBIA STREET	0.22	1,167.19	22	2,853.12	62.61	Minor Rehabilitation	\$39,943.68	LO
COLUMBUS AVENUE	0.25	1,302.49	24	3,473.30	29.97	Major Rehabilitation	\$138,932.07	LO
COMMERCIAL STREET	0.19	990.44	24	2,641.19	65.43	Preventative Maintenance	\$15,847.11	LO
COMMONWEALTH AVENUE	0.14	733.08	24	1,954.89	48.92	Minor Rehabilitation	\$27,368.44	LO
CONNELL DRIVE	0.28	1,458.76	28	4,538.36	89.81	Routine Maintenance	\$2,269.18	LO

Name	Length (Miles)	Length (Feet)	Avg. Width	Square Yards	RSR	Overall Repair	Estimated Cost	Functional Class
CORBETT ROAD	0.42	2,217.67	28	6,899.42	32.66	Major Rehabilitation	\$275,976.61	LO
COURTNEY AVENUE	0.12	611.12	20	1,358.04	48.44	Minor Rehabilitation	\$19,012.58	LO
CRESCENT AVENUE	0.19	983.92	24	2,623.79	22.87	Major Rehabilitation	\$104,951.53	LO
CROCKETT STREET	0.19	997.03	27	2,991.09	66.63	Preventative Maintenance	\$17,946.52	LO/CS/DE
CROSS STREET	0.70	3,677.08	30	12,256.95	64.31	Minor Rehabilitation	\$171,597.28	LO
CURTIS AVENUE	0.50	2,652.73	22	6,484.46	45.87	Minor Rehabilitation	\$90,782.46	LO
CUSHING STREET	0.72	3,816.42	25	10,601.17	78.19	Preventative Maintenance	\$63,607.04	LO
DALE STREET	0.06	301.54	24	804.10	27.90	Major Rehabilitation	\$32,163.93	LO
DALY DRIVE	0.22	1,139.02	27	3,417.05	78.97	Preventative Maintenance	\$20,502.28	LO
DALY DRIVE EXTENSION	0.50	2,623.93	31	9,037.97	67.43	Preventative Maintenance	\$54,227.80	LO
DAVIS ROAD	0.17	889.92	27	2,669.77	70.89	Preventative Maintenance	\$16,018.64	LO
DEADY AVENUE	0.32	1,678.81	25	4,806.71	57.53	Minor Rehabilitation	\$64,416.54	LO
DEADY AVENUE EXTENSION	0.06	342.07	18	684.14	0.00	Major Rehabilitation	\$27,365.57	LO
DEAN ROAD	0.28	1,496.92	27	4,490.75	68.53	Preventative Maintenance	\$26,944.47	LO
DECOTA DRIVE	0.27	1,403.29	29	4,521.73	75.30	Preventative Maintenance	\$27,130.35	LO
DENNISON COURT	0.09	450.10	30	1,500.34	60.89	Minor Rehabilitation	\$21,004.81	LO/CS/DE
DEXTER STREET	0.16	861.87	28	2,681.39	61.68	Minor Rehabilitation	\$37,539.43	LO
DINO DRIVE	0.12	615.68	30	2,052.26	72.79	Preventative Maintenance	\$12,313.56	LO
DONAHUE WAY	0.26	1,384.67	28	4,307.85	28.99	Major Rehabilitation	\$172,314.04	LO
DONALD ROAD	0.12	631.92	25	1,755.33	28.94	Major Rehabilitation	\$70,213.36	LO
DOTY DRIVE	0.13	710.30	23	1,815.21	68.61	Preventative Maintenance	\$10,891.24	LO/CS/DE
DRAKE AVENUE	0.31	1,639.54	26	4,736.44	26.90	Major Rehabilitation	\$189,457.65	LO
DRINKWATER AVENUE	0.11	557.83	30	1,859.44	53.87	Minor Rehabilitation	\$26,032.12	LO
DUGGAN STREET	0.28	1,498.83	30	4,996.09	41.76	Major Rehabilitation	\$199,843.60	LO
DUNCAN ROAD	0.28	1,471.80	28	4,578.93	61.89	Minor Rehabilitation	\$64,104.99	LO
DUTTON ROAD	0.10	553.29	27	1,659.88	98.78	No Maintenance Required	\$0.00	LO
EAGLE ROCK ROAD	0.63	3,327.72	30	11,092.41	50.56	Minor Rehabilitation	\$155,293.77	LO
EAST VANSTON ROAD	0.25	1,342.52	28	4,176.72	34.57	Major Rehabilitation	\$167,068.75	LO
EDGEWOOD AVENUE	0.11	580.50	23	1,483.49	40.86	Major Rehabilitation	\$59,339.62	LO/CS/DE
EDWARD KELLEHER DRIVE	0.31	1,630.62	30	5,435.42	47.98	Minor Rehabilitation	\$76,095.81	LO
EIGHTH STREET	0.20	1,051.49	23	2,704.88	43.75	Major Rehabilitation	\$105,149.23	LO/CS/DE
ELGIN STREET	0.07	356.22	20	791.61	66.87	Preventative Maintenance	\$4,749.65	LO
ELIZABETH STREET	0.16	839.00	27	2,517.01	26.87	Major Rehabilitation	\$100,680.52	LO/CS/DE
ELSWORTH AVENUE	0.11	555.78	22	1,358.57	53.78	Minor Rehabilitation	\$19,020.02	LO/CS/DE
ELM STREET	0.49	2,569.93	22	6,282.06	51.94	Minor Rehabilitation	\$87,948.79	LO
ERICA DRIVE	0.24	1,273.28	30	4,244.26	57.58	Minor Rehabilitation	\$59,419.57	LO
ESTEN ROAD	0.19	1,024.98	28	3,188.81	70.89	Preventative Maintenance	\$19,132.89	LO/CS/DE
ESTEY WAY	0.14	754.46	30	2,514.87	63.98	Minor Rehabilitation	\$35,208.13	LO
EVANS DRIVE	0.14	755.24	31	2,601.37	65.94	Preventative Maintenance	\$15,608.24	LO/CS/DE
EVERETT CIRCLE	0.42	2,230.35	30	7,434.48	60.07	Minor Rehabilitation	\$104,082.78	LO

ManageMyRoads by BETA

Name	Length (Miles)	Length (Feet)	Avg. Width	Square Yards	RSR	Overall Repair	Estimated Cost	Functional Class
EWING DRIVE	0.53	2,790.32	28	8,016.21	69.05	Preventative Maintenance	\$51,465.88	LO
FARNHAM ROAD	0.14	748.22	25	2,078.40	75.89	Preventative Maintenance	\$12,470.39	LO
FARRINGTON STREET	0.19	977.07	29	3,148.35	98.78	No Maintenance Required	\$0.00	LO
FAXON ROAD	0.15	792.07	24	2,112.18	62.61	Minor Rehabilitation	\$29,570.48	LO
FAY AVENUE	0.09	473.71	27	1,421.14	48.86	Minor Rehabilitation	\$19,895.95	LO
FEDERICO CIRCLE	0.15	773.62	23	2,003.14	92.77	Routine Maintenance	\$988.51	LO
FIFTH STREET	0.18	942.90	24	2,540.74	40.13	Major Rehabilitation	\$100,576.24	LO/CS/DE
FIORELLO ROAD	0.11	604.95	30	2,016.49	51.97	Minor Rehabilitation	\$28,230.82	LO
FITZPATRICK STREET	0.16	852.59	30	2,841.98	70.88	Preventative Maintenance	\$17,051.88	LO/CS/DE
FLYNN ROAD	0.11	582.14	27	1,746.41	34.88	Major Rehabilitation	\$69,856.29	LO
FORDS RUN	0.09	455.09	30	1,516.98	54.89	Minor Rehabilitation	\$21,237.69	LO/CS/DE
FOREST ROAD	0.24	1,248.19	27	3,744.58	76.06	Preventative Maintenance	\$22,467.46	LO
FOSTERS RUN	0.10	523.06	30	1,743.55	53.90	Minor Rehabilitation	\$24,409.64	LO/CS/DE
FOURTH STREET	0.29	1,553.27	27	4,659.82	46.85	Minor Rehabilitation	\$65,237.46	LO
FRANK ROAD	0.12	643.02	28	2,000.50	72.94	Preventative Maintenance	\$12,003.02	LO
FRANKLIN STREET	0.14	759.58	23	1,941.16	39.87	Major Rehabilitation	\$77,646.21	LO/CS/DE
FRASER ROAD	0.09	461.43	26	1,333.01	36.88	Major Rehabilitation	\$53,320.31	LO
FREEMAN STREET	0.16	864.70	26	2,498.03	18.90	Major Rehabilitation	\$99,921.32	LO
FRENCH STREET	0.17	898.77	30	2,995.91	53.88	Minor Rehabilitation	\$41,942.69	LO
GARY GUEST CIRCLE	0.08	446.47	30	1,488.23	54.92	Minor Rehabilitation	\$20,835.22	LO/CS/DE
GAY STREET	0.36	1,919.14	23	4,904.48	63.87	Minor Rehabilitation	\$68,662.71	CO
GEORGE DRIVE	0.06	315.67	26	911.93	54.86	Minor Rehabilitation	\$12,767.06	LO/CS/DE
GILBERT DRIVE	0.21	1,109.22	30	3,697.39	33.92	Major Rehabilitation	\$147,895.44	LO/CS/DE
GLEN ECHO BOULEVARD	0.50	2,617.93	26	7,562.92	47.34	Minor Rehabilitation	\$105,880.81	LO
GLEN STREET	0.09	490.62	25	1,362.84	38.95	Major Rehabilitation	\$54,513.61	LO
GLOVER DRIVE	0.18	964.24	30	3,214.13	52.99	Minor Rehabilitation	\$44,997.83	LO
GOLDEN ROAD	0.47	2,461.92	29	7,942.05	37.27	Major Rehabilitation	\$321,691.26	LO
GONSALVES WAY	0.19	985.40	30	3,284.67	51.84	Minor Rehabilitation	\$45,985.43	LO
GRACE LANE	0.34	1,814.33	30	6,047.78	44.90	Major Rehabilitation	\$241,911.21	LO
GREEN DRIVE	0.23	1,198.98	39	5,195.56	42.58	Major Rehabilitation	\$207,822.34	LO
GREEN STREET	0.15	769.41	20	1,709.79	34.94	Major Rehabilitation	\$68,391.74	LO
GREENWOOD AVENUE	0.18	946.88	25	2,630.22	37.94	Major Rehabilitation	\$105,208.88	LO
GREG ROAD	0.18	946.57	29	3,050.06	79.94	Preventative Maintenance	\$18,300.38	LO
GROVE STREET	0.20	1,058.22	25	2,939.50	76.89	Preventative Maintenance	\$17,637.00	LO
GUILD STREET	0.08	444.51	26	1,284.15	66.90	Preventative Maintenance	\$7,704.87	LO
HAHN ROAD	0.07	385.59	28	1,199.61	54.94	Minor Rehabilitation	\$16,794.51	LO
HALIDEN PLACE	0.04	225.09	28	700.29	25.86	Major Rehabilitation	\$28,011.70	LO/CS/DE
HALIDEN STREET	0.10	542.23	35	2,108.67	41.86	Major Rehabilitation	\$84,346.90	LO/CS/DE
HAWES WAY	0.20	1,078.24	29	3,474.34	73.87	Preventative Maintenance	\$20,846.04	LO/CS/DE
HAYDEN STREET	0.04	221.00	29	712.11	28.90	Major Rehabilitation	\$28,484.25	LO

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This Report is Intended For General Planning and Informational Purposes Only

5/11/2021

Name	Length (Miles)	Length (Feet)	Avg. Width	Square Yards	RSR	Overall Repair	Estimated Cost	Functional Class
HAYNES ROAD	0.21	1,095,40	21	2,555.93	51.87	Minor Rehabilitation	\$35,783.06	LO/CS/DE
HAYWARD DRIVE	0.07	380.24	13	549.98	82.47	Routine Maintenance	\$274.62	LO
HEELAN AVENUE	0.16	869.19	28	2,704.16	54.44	Minor Rehabilitation	\$37,858.23	LO
HEPBURN CIRCLE	0.04	221.09	29	712.41	63.78	Minor Rehabilitation	\$9,973.77	LO/CS/DE
HICKEY CIRCLE	0.07	348.83	30	1,162.77	37.97	Major Rehabilitation	\$46,510.93	LO/CS/DE
HIGHLAND STREET	1.46	7,724.22	20	17,164.92	74.40	Preventative Maintenance	\$102,989.54	CO
HILLWOOD AVENUE	0.27	1,417.23	19	2,991.93	40.31	Major Rehabilitation	\$119,677.32	LO
HOLBROOK AVENUE	0.15	798.97	23	2,041.81	81.87	Routine Maintenance	\$1,020.90	LO/CS/DE
HOLLAND AVENUE	0.24	1,278.95	20	2,842.11	75.65	Preventative Maintenance	\$17,052.66	LO
HOLLYTREE ROAD	0.35	1,840.84	30	6,136.15	45.21	Minor Rehabilitation	\$85,906.09	LO
HOLMES AVENUE	0.26	1,398.09	29	4,504.94	32.95	Major Rehabilitation	\$180,197.69	LO
HORAN WAY	0.27	1,421.85	28	4,423.54	42.94	Major Rehabilitation	\$176,941.48	LO
HOWLAND CIRCLE	0.07	382.42	28	1,189.76	59.94	Minor Rehabilitation	\$16,656.67	LO/CS/DE
HOWLAND ROAD	0.38	2,023.28	25	5,620.23	43.73	Major Rehabilitation	\$224,809.16	LO
HOWLAND TERRACE	0.08	407.60	29	1,313.36	40.94	Major Rehabilitation	\$52,534.55	LO/CS/DE
HUNT DRIVE	0.67	3,531.26	30	11,770.88	68.83	Preventative Maintenance	\$70,625.27	LO
INDEPENDENCE AVENUE	0.15	813.43	21	1,898.00	36.88	Major Rehabilitation	\$75,920.18	LO/CS/DE
ISLAND STREET	0.73	3,830.43	22	9,363.27	94.94	No Maintenance Required	\$0.00	CO
JACOBS TRAIL	0.06	303.50	20	674.45	67.90	Preventative Maintenance	\$4,046.70	LO
JAMES AVENUE	0.10	531.12	26	1,534.34	50.94	Minor Rehabilitation	\$21,480.81	LO
JAYME LANE	0.23	1,205.69	29	3,884.99	55.83	Minor Rehabilitation	\$54,389.80	LO
JANICE ROAD	0.08	407.43	25	1,131.75	41.97	Major Rehabilitation	\$45,269.93	LO
JOANNE ROAD	0.25	1,296.16	30	4,320.54	43.94	Major Rehabilitation	\$172,821.56	LO
JONES TERRACE	0.03	134.05	47	700.03	87.87	Routine Maintenance	\$350.01	LO
JORDAN DRIVE	0.13	687.55	31	2,368.22	42.90	Major Rehabilitation	\$94,728.64	LO
JOYCE DRIVE	0.20	1,054.12	31	3,630.86	58.54	Minor Rehabilitation	\$50,831.99	LO
KAY WAY	0.14	736.65	26	2,128.11	43.87	Major Rehabilitation	\$85,124.48	LO
KEITH TERRACE	0.06	316.25	23	808.19	56.78	Minor Rehabilitation	\$11,314.71	LO/CS/DE
KELSEY DRIVE	0.17	883.04	27	2,649.11	90.89	Routine Maintenance	\$1,324.56	LO/CS/DE
KENMORE ROAD	0.17	889.11	21	2,074.60	64.56	Minor Rehabilitation	\$29,044.42	LO
KENNEDY ROAD	0.22	1,167.84	28	3,633.28	61.90	Minor Rehabilitation	\$50,865.93	LO/CS/DE
KENNETH COURT	0.09	485.56	25	1,348.78	9.94	Major Rehabilitation	\$53,951.19	LO
KEVIN CLANCY WAY	0.10	546.17	23	1,395.78	77.90	Preventative Maintenance	\$8,374.67	LO/CS/DE
KING STREET	0.21	1,088.42	27	3,265.25	78.13	Preventative Maintenance	\$19,591.52	LO
KINSLEY STREET	0.21	1,120.78	26	3,237.80	52.04	Minor Rehabilitation	\$45,329.22	LO
KNOB HILL CIRCLE	0.14	735.31	31	2,532.72	15.90	Major Rehabilitation	\$101,308.91	LO/CS/DE
KNOWLES AVENUE	0.08	418.70	24	1,116.53	51.94	Minor Rehabilitation	\$15,631.42	LO
KOTLIK STREET	0.37	1,959.47	29	6,313.84	40.87	Major Rehabilitation	\$252,553.78	LO
KWEDAR AVENUE	0.18	937.40	26	2,708.05	67.78	Preventative Maintenance	\$16,248.32	LO
LAARHOVEN TERRACE	0.14	765.04	21	1,785.08	60.94	Minor Rehabilitation	\$24,991.15	LO

ManageMyRoads by BETA

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LADYSLIPPER LN	0.08	425.68	30	1,418.92	64.78	Minor Rehabilitation	\$19,864.86	LO/CS/DE
LAKE DRIVE	0.31	1,640.78	24	4,375.41	89.70	Routine Maintenance	\$2,187.70	LO
LAKEWOOD DRIVE	0.79	4,179.93	23	10,682.05	59.42	Minor Rehabilitation	\$149,548.73	LO
LAMBERT AVENUE	0.15	803.98	27	2,411.95	63.21	Minor Rehabilitation	\$33,767.34	LO
LANES END	0.07	360.11	30	1,200.38	57.90	Minor Rehabilitation	\$16,805.27	LO/CS/DE
LARSON ROAD	0.44	2,325.99	27	6,977.97	37.86	Major Rehabilitation	\$279,118.74	LO
LAWRENCE LANE	0.16	830.96	30	2,769.88	77.89	Preventative Maintenance	\$16,619.28	LO
LEACH STREET	0.34	1,780.59	23	4,550.39	59.67	Minor Rehabilitation	\$63,705.48	LO
LEATHERS STREET	0.08	436.07	27	1,308.22	42.97	Major Rehabilitation	\$52,328.90	LO
LEEDS STREET	0.11	602.60	20	1,339.10	35.94	Major Rehabilitation	\$53,564.17	LO
LEGASKI AVENUE	0.22	1,185.69	29	3,820.56	38.78	Major Rehabilitation	\$152,822.29	LO
LELLAND ROAD	0.17	878.11	25	2,439.20	71.89	Preventative Maintenance	\$14,635.18	LO
LEWIS ROAD	0.20	1,045.32	23	2,671.36	41.26	Major Rehabilitation	\$106,854.43	LO
LILLIAN ROAD	0.11	562.98	23	1,438.73	53.86	Minor Rehabilitation	\$20,142.24	LO/CS/DE
LINCOLN STREET	1.04	5,478.53	28	17,044.31	73.07	Preventative Maintenance	\$102,265.87	CO
LORRAINE DRIVE	0.11	557.91	30	1,859.69	28.95	Major Rehabilitation	\$74,387.40	LO/CS/DE
LOTTHROP STREET	0.08	446.12	21	1,040.95	31.94	Major Rehabilitation	\$41,638.08	LO
LOWE AVENUE	0.34	1,771.50	24	4,724.00	37.86	Major Rehabilitation	\$188,959.82	LO/CS/DE
LOWE AVENUE EXTENTION	0.19	1,004.08	27	3,012.23	40.86	Major Rehabilitation	\$120,489.33	LO/CS/DE
LUCAS DRIVE	0.43	2,268.10	30	7,560.34	59.67	Minor Rehabilitation	\$105,844.73	LO/CS/DE
LURE CIRCLE	0.19	1,024.31	30	3,414.37	40.06	Major Rehabilitation	\$136,574.92	LO
MACARTHUR STREET	0.22	1,165.65	27	3,496.94	64.88	Minor Rehabilitation	\$48,957.13	LO
MADEE AVENUE	0.11	577.05	26	1,667.04	48.86	Minor Rehabilitation	\$23,338.58	LO/CS/DE
MALCOLM ROAD	0.15	775.80	27	2,327.40	67.92	Preventative Maintenance	\$13,964.41	LO/CS/DE
MAPLE STREET	0.43	2,270.18	22	5,549.33	79.87	Preventative Maintenance	\$33,295.98	LO
MAPLEWOOD ROAD	0.09	497.73	22	1,216.67	81.94	Routine Maintenance	\$608.34	LO
MARA CIR	0.10	505.44	27	1,516.31	37.88	Major Rehabilitation	\$60,652.47	LO/CS/DE
MARAGLIA CIRCLE	0.08	399.25	29	1,286.47	49.87	Minor Rehabilitation	\$18,010.56	LO/CS/DE
MARDEN ROAD	0.06	337.11	28	1,048.77	32.88	Major Rehabilitation	\$41,950.99	LO
MARJORIE ROAD	0.35	1,867.82	23	4,773.32	70.81	Preventative Maintenance	\$28,639.94	LO
MARRON AVENUE	0.19	1,021.04	28	3,176.56	66.92	Preventative Maintenance	\$19,059.35	LO
MARYS WAY	0.11	564.57	28	1,756.43	53.92	Minor Rehabilitation	\$24,590.00	LO/CS/DE
MAYFLOWER LANE	0.17	880.32	30	2,934.39	51.87	Minor Rehabilitation	\$41,081.52	LO
MCGARVEY ROAD	0.15	796.17	28	2,476.97	63.87	Minor Rehabilitation	\$34,677.58	LO/CS/DE
MCHAMARA ROAD	0.15	814.32	30	2,714.41	55.45	Minor Rehabilitation	\$38,001.71	LO
MCPHERSON ROAD	0.10	527.71	27	1,583.14	42.78	Major Rehabilitation	\$63,325.59	LO
MEADOWBROOK LANE	0.10	514.43	27	1,543.30	30.86	Major Rehabilitation	\$61,731.94	LO/CS/DE
MELENDY AVENUE	0.14	751.54	30	2,505.13	62.89	Minor Rehabilitation	\$35,071.86	LO
MEMORIAL DRIVE	0.16	864.51	26	2,497.47	57.79	Minor Rehabilitation	\$34,964.59	LO
MERRILL STREET	0.11	599.18	22	1,464.66	71.95	Preventative Maintenance	\$8,787.97	LO

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MICHAEL LANE	0.09	488.52	29	1,574.13	67.62	Preventative Maintenance	\$9,444.80	LO
MILL STREET	0.37	1,958.97	22	4,788.58	94.94	No Maintenance Required	\$0.00	LO
MONK STREET	0.25	1,293.83	27	3,881.49	56.34	Minor Rehabilitation	\$54,340.87	LO
MOREAU STREET	0.18	964.41	30	3,214.68	39.97	Major Rehabilitation	\$128,587.39	LO
MORTON STREET	1.40	7,406.59	28	20,916.63	73.77	Preventative Maintenance	\$137,639.20	CO
MYRTLE STREET	0.19	1,004.04	21	2,342.75	47.51	Minor Rehabilitation	\$32,798.53	LO
NADINE LANE	0.09	467.93	30	1,559.78	47.89	Minor Rehabilitation	\$21,836.90	LO/CS/DE
NICKERSON DRIVE	0.24	1,242.15	30	4,140.49	89.88	Routine Maintenance	\$2,070.24	LO/CS/DE
NINTH STREET	0.12	633.32	20	1,407.37	20.88	Major Rehabilitation	\$56,294.75	LO/CS/DE
NORTH PAUL STREET	0.16	868.59	31	2,991.81	70.82	Preventative Maintenance	\$17,950.87	LO
OAKLAND STREET	0.22	1,144.51	25	3,161.25	62.24	Minor Rehabilitation	\$44,508.80	LO/CS/DE
OAKWOOD AVENUE	0.13	665.85	23	1,701.62	80.73	Routine Maintenance	\$850.81	LO
OLD MAPLE STREET	0.43	2,245.67	22	5,504.91	33.09	Major Rehabilitation	\$214,586.44	LO
OLD PAGE STREET	0.41	2,166.66	20	4,814.81	52.86	Minor Rehabilitation	\$67,407.32	LO
OLD SOUTH STREET	0.03	160.03	17	302.28	23.90	Major Rehabilitation	\$12,091.14	CO
OLD WEST STREET	0.06	303.53	18	607.06	8.87	Major Rehabilitation	\$24,282.55	LO
ONEILL STREET	0.06	333.10	22	814.25	82.90	Routine Maintenance	\$407.13	LO
ORCHARD ROAD	0.08	446.05	23	1,139.91	63.88	Minor Rehabilitation	\$15,958.67	LO/CS/DE
ORIOLE ROAD	0.21	1,097.61	25	3,048.91	38.20	Major Rehabilitation	\$121,956.42	LO
OVERLOOK ROAD	0.17	895.67	30	2,985.57	26.90	Major Rehabilitation	\$119,422.93	LO/CS/DE
PACKARD ROAD	0.25	1,330.80	23	3,400.92	89.86	Routine Maintenance	\$1,700.46	LO
PAGE STREET	1.36	7,176.78	32	25,517.44	63.26	Minor Rehabilitation	\$357,244.12	CO
PALISADES CIRCLE	0.68	3,580.79	30	11,935.95	41.90	Major Rehabilitation	\$477,438.08	LO
PARK STREET	0.33	1,762.86	51	9,989.57	98.78	No Maintenance Required	\$0.00	AR
PARKVIEW AVENUE	0.17	912.10	20	2,026.90	52.88	Minor Rehabilitation	\$28,376.56	LO
PARKWAY	0.03	179.82	25	499.51	14.95	Major Rehabilitation	\$19,980.32	LO/CS/DE
PATRICKS RUN	0.37	1,930.20	30	6,433.99	57.30	Minor Rehabilitation	\$90,075.84	LO
PAUL DAVID WAY	0.11	559.23	30	1,864.08	27.94	Major Rehabilitation	\$74,563.35	LO/CS/DE
PAUL STREET	0.06	324.59	25	901.63	60.87	Minor Rehabilitation	\$12,622.84	LO
PEARL STREET	1.45	7,650.57	32	27,202.02	74.85	Preventative Maintenance	\$163,212.13	AR
PENNIMAN CIRCLE	0.09	450.69	30	1,502.29	51.89	Minor Rehabilitation	\$21,032.10	LO/CS/DE
PERRY AVENUE	0.16	850.99	23	2,174.76	94.94	No Maintenance Required	\$0.00	LO
PERRY STREET	0.52	2,727.69	28	8,621.87	94.94	No Maintenance Required	\$0.00	LO
PETERS DRIVE	0.21	1,099.37	30	3,664.57	36.88	Major Rehabilitation	\$146,582.98	LO
PHILLIPS AVENUE	0.11	602.47	26	1,740.48	33.87	Major Rehabilitation	\$69,619.17	LO/CS/DE
PIERCE STREET	0.21	1,128.48	26	3,260.06	41.89	Major Rehabilitation	\$130,402.42	LO
PINE STREET	0.76	3,995.21	29	12,873.45	60.44	Minor Rehabilitation	\$180,228.27	CO
PINE TREE ROAD	0.17	886.41	29	2,856.21	64.92	Minor Rehabilitation	\$39,987.00	LO/CS/DE
PINEWOOD AVENUE	0.22	1,169.93	20	2,599.84	77.99	Preventative Maintenance	\$15,599.06	LO
PLAIN DRIVE	0.54	2,856.11	34	10,789.76	69.92	Preventative Maintenance	\$64,738.56	LO

### ManageMyRoads by BETA

This Report is Intended For General Planning and Informational Purposes Only

Name	Length (Miles)	Length (Feet)	Avg. Width	Square Yards	RSR	Overall Repair	Estimated Cost	Functional Class
PLAIN STREET	1.77	9,342.13	30	31,140.42	64.33	Minor Rehabilitation	\$435,965.85	CO
PLEASANT STREET	1.85	9,785.29	32	35,268.82	67.96	Preventative Maintenance	\$211,606.97	AR
POUILLO AVENUE	0.25	1,328.38	33	4,870.73	61.64	Minor Rehabilitation	\$68,190.26	LO
PORTER STREET	0.36	1,923.74	32	6,939.80	74.48	Preventative Maintenance	\$41,552.72	AR
PORTER TERRACE	0.05	290.25	26	838.50	54.94	Minor Rehabilitation	\$11,738.96	LO/CS/DE
POSKUS STREET	0.70	3,709.55	28	11,540.83	67.00	Preventative Maintenance	\$69,244.98	LO
POWELL STREET	0.66	3,473.32	30	11,577.75	63.86	Minor Rehabilitation	\$162,088.44	LO
PRATTS COURT	0.56	2,948.90	15	5,162.77	84.01	Routine Maintenance	\$2,512.02	LO
PROSPECT STREET	0.71	3,740.98	31	12,885.60	53.05	Minor Rehabilitation	\$180,398.36	CO
QUEEN ANNE WAY	0.21	1,088.36	29	3,506.93	35.68	Major Rehabilitation	\$140,277.22	LO
RAILROAD AVENUE	0.05	271.50	23	693.82	98.78	No Maintenance Required	\$0.00	LO/CS/DE
RALPH MANN DRIVE	0.38	1,986.86	28	6,185.99	59.32	Minor Rehabilitation	\$85,920.63	LO
RAYBURN ROAD	0.27	1,411.07	25	3,919.63	62.74	Minor Rehabilitation	\$54,874.77	LO
RAYMOND ROAD	0.15	786.23	30	2,620.77	44.78	Major Rehabilitation	\$104,830.77	LO
RECORD STREET	0.10	541.74	23	1,384.45	50.61	Minor Rehabilitation	\$19,382.25	LO
RICHARD ROAD	0.18	943.10	30	3,143.67	44.39	Major Rehabilitation	\$125,746.90	LO
RIDEOUT LANE	0.09	462.78	30	1,542.61	62.78	Minor Rehabilitation	\$21,596.58	LO/CS/DE
ROACH ROAD	0.06	324.57	29	1,045.84	74.89	Preventative Maintenance	\$6,275.05	LO
ROBERT SCOTT WAY	0.08	416.20	30	1,387.34	59.92	Minor Rehabilitation	\$19,422.74	LO
ROBICHAU CIRCLE	0.05	245.07	32	871.37	60.86	Minor Rehabilitation	\$12,199.17	LO/CS/DE
ROBIN CIRCLE	0.16	822.03	23	2,100.75	51.52	Minor Rehabilitation	\$29,410.45	LO
ROBINETTE ROAD	0.35	1,830.18	31	6,303.96	59.75	Minor Rehabilitation	\$88,255.48	LO
ROCKLAND STREET	0.24	1,287.43	28	4,005.33	73.22	Preventative Maintenance	\$24,031.98	LO
ROGERS DRIVE	0.46	2,448.26	30	8,160.88	70.94	Preventative Maintenance	\$48,965.26	LO
RONALD WAY	0.06	292.21	30	974.05	50.86	Minor Rehabilitation	\$13,636.69	LO/CS/DE
ROSE GLEN STREET	0.09	491.68	30	1,638.93	94.95	No Maintenance Required	\$0.00	LO
ROSE STREET	0.14	715.56	33	2,623.73	94.94	No Maintenance Required	\$0.00	LO
ROSS AVENUE	0.12	652.99	28	2,031.53	60.90	Minor Rehabilitation	\$28,441.43	LO
ROYAL ROAD	0.05	256.21	28	797.09	77.78	Preventative Maintenance	\$4,782.53	LO/CS/DE
RUTH ROAD	0.16	856.97	30	2,856.57	33.34	Major Rehabilitation	\$14,262.80	LO
RYAN ROAD	0.30	1,577.59	38	6,660.93	65.95	Preventative Maintenance	\$39,965.57	LO
SANDY RIDGE ROAD	0.10	516.63	30	1,722.12	33.94	Major Rehabilitation	\$68,884.60	LO/CS/DE
SCHOOL STREET	1.50	7,935.04	25	22,041.77	73.15	Preventative Maintenance	\$132,250.63	CO
SCHOOL STREET AVENUE	0.18	947.66	18	1,895.32	94.95	No Maintenance Required	\$0.00	LO
SEASER STREET	0.61	3,198.06	26	9,238.85	54.60	Minor Rehabilitation	\$129,343.95	LO
SECOND STREET	0.14	733.46	29	2,363.36	55.94	Minor Rehabilitation	\$33,087.01	LO
SENTINEL STREET	0.10	517.19	21	1,206.79	75.61	Preventative Maintenance	\$7,240.71	LO
SEVENTH STREET	0.16	846.49	23	2,163.26	55.88	Minor Rehabilitation	\$30,285.61	LO/CS/DE
SHARON STREET	0.28	1,464.24	33	5,368.87	68.95	Preventative Maintenance	\$32,213.22	AR
SHEEHAN STREET	0.15	805.06	26	2,325.74	35.94	Major Rehabilitation	\$93,029.57	LO/CS/DE

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Name	Length (Miles)	Length (Feet)	Avg. Width	Square Yards	RSR	Overall Repair	Estimated Cost	Functional Class
SHIRLEY ROAD	0.24	1,262.15	28	3,926.68	62.89	Minor Rehabilitation	\$54,973.46	LO
SHUMAN AVENUE	0.41	2,155.56	45	10,777.79	27.88	Major Rehabilitation	\$431,111.43	LO/CS/DE
SIMPSON STREET	0.58	3,075.28	22	7,258.38	56.27	Minor Rehabilitation	\$103,329.41	LO
SMITH AVENUE	0.38	2,021.98	30	6,739.94	15.91	Major Rehabilitation	\$269,597.68	LO
SMYTH STREET	0.12	608.78	27	1,826.33	62.78	Minor Rehabilitation	\$25,568.57	LO
SOFIA ROAD	0.13	710.14	22	1,735.90	60.88	Minor Rehabilitation	\$24,302.62	LO/CS/DE
SOUTH STREET	0.45	2,383.56	21	5,561.63	70.88	Preventative Maintenance	\$33,369.78	CO
SOUTHWORTH COURT	0.31	1,637.35	19	3,456.64	79.92	Preventative Maintenance	\$20,739.82	LO/CS/DE
SPALLUS ROAD	0.24	1,265.16	28	3,936.05	70.32	Preventative Maintenance	\$23,616.31	LO
SPARROW ROAD	0.22	1,176.25	30	3,920.84	55.95	Minor Rehabilitation	\$54,891.77	LO/CS/DE
SPRING STREET	0.14	758.34	24	2,022.25	38.94	Major Rehabilitation	\$80,889.99	LO
SPRINGWOOD AVENUE	0.24	1,282.63	21	2,992.80	81.04	Routine Maintenance	\$1,496.40	LO
STATION STREET	0.44	2,303.95	26	6,655.86	66.20	Preventative Maintenance	\$39,935.16	LO
STEPHANIE DRIVE	0.12	623.52	28	1,939.84	51.89	Minor Rehabilitation	\$27,157.78	LO
STODDARD STREET	0.16	858.19	21	2,002.45	49.95	Minor Rehabilitation	\$28,034.33	LO
STOUGHTON STREET	0.51	2,672.08	27	8,016.24	64.07	Minor Rehabilitation	\$112,227.31	LO
STRATFORD AVENUE	0.14	758.24	27	2,274.71	56.86	Minor Rehabilitation	\$31,845.92	LO/CS/DE
SULLIVAN ROAD	0.11	588.34	27	1,765.03	76.89	Preventative Maintenance	\$10,590.16	LO
SUMMER AVENUE	0.20	1,075.59	22	2,629.23	65.90	Preventative Maintenance	\$15,775.38	LO
SUMMER STREET	0.22	1,171.33	27	3,513.99	94.94	No Maintenance Required	\$0.00	LO
SUMNER STREET	2.13	11,227.43	36	44,909.73	73.96	Preventative Maintenance	\$269,458.38	CO
SWAN STREET	0.04	220.03	21	513.40	71.87	Preventative Maintenance	\$3,080.41	LO/CS/DE
SWANSON TERRACE	0.40	2,098.33	28	6,528.14	98.78	No Maintenance Required	\$0.00	LO
TALBOT STREET	0.11	566.71	20	1,259.36	62.87	Minor Rehabilitation	\$17,631.08	LO
TAMARACK DRIVE	0.15	797.72	30	2,659.06	46.87	Minor Rehabilitation	\$37,226.90	LO/CS/DE
TANGLEWOOD DRIVE	0.15	806.32	31	2,777.33	39.87	Major Rehabilitation	\$111,093.18	LO
TAXIERA ROAD	0.25	1,309.76	28	4,074.81	79.16	Preventative Maintenance	\$24,448.83	LO
TEA STREET	0.11	579.94	29	1,868.71	81.01	Routine Maintenance	\$934.35	LO
TECHNOLOGY CENTER DRIVE	1.75	9,234.50	23	23,599.28	79.11	Preventative Maintenance	\$141,595.68	LO
TENTH STREET	0.14	727.54	25	2,020.95	57.88	Minor Rehabilitation	\$28,293.30	LO
THIRD STREET	0.38	1,996.97	23	5,076.74	44.96	Major Rehabilitation	\$204,134.92	LO
THOMAS STREET	0.11	581.91	26	1,681.07	78.95	Preventative Maintenance	\$10,086.41	LO
THOMPSON COURT	0.08	421.54	30	1,405.14	54.89	Minor Rehabilitation	\$19,671.96	LO/CS/DE
TOSCA DRIVE	0.47	2,486.40	40	11,050.68	60.62	Minor Rehabilitation	\$154,709.52	LO
TROWBRIDGE CIRCLE	0.27	1,422.72	27	4,268.15	35.87	Major Rehabilitation	\$170,725.84	LO
TURNPIKE STREET	3.79	20,008.26	26	56,270.73	81.56	Routine Maintenance	\$29,389.92	CO
TURNSTONE TERRACE	0.33	1,746.46	31	6,015.57	43.90	Major Rehabilitation	\$240,622.98	LO
UNION STREET	0.15	799.09	19	1,686.97	35.43	Major Rehabilitation	\$67,478.96	LO
VALLEY ROAD	0.09	450.28	25	1,250.78	80.61	Routine Maintenance	\$625.39	LO/CS/DE
VAUGHN COURT	0.05	272.26	19	574.77	94.89	No Maintenance Required	\$0.00	LO

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Name	Length (Miles)	Length (Feet)	Avg. Width	Square Yards	RSR	Overall Repair	Estimated Cost	Functional Class
VIELE AVENUE	0.08	419,70	28	1,305.72	49.87	Minor Rehabilitation	\$18,280.07	LO
VOSES COURT	0.08	410,09	22	1,002.45	62.95	Minor Rehabilitation	\$14,034.23	LO/CS/DE
WALKER ROAD	0.08	431.47	22	1,054.70	78.81	Preventative Maintenance	\$6,328.19	LO
WALNUT AVENUE	0.12	642.40	25	1,784.43	44.87	Major Rehabilitation	\$71,377.34	LO
WALNUT COURT	0.19	1,003.80	20	2,230.67	50.87	Minor Rehabilitation	\$31,229.36	LO
WALNUT STREET	0.82	4,347.72	29	13,913.15	69.18	Preventative Maintenance	\$82,896.52	LO
WALTERS WAY	0.23	1,227.31	30	4,091.02	65.90	Preventative Maintenance	\$24,546.13	LO/CS/DE
WARREN AVENUE	0.15	769.53	34	2,907.10	67.87	Preventative Maintenance	\$17,442.59	LO
WASHINGTON STREET	0.70	3,693.47	49	20,925.97	90.61	Routine Maintenance	\$10,054.43	CO
WATER STREET	0.35	1,865.16	25	5,181.01	94.94	No Maintenance Required	\$0.00	LO
WEBSTER TERRACE	0.06	329.61	26	952.22	65.88	Preventative Maintenance	\$5,713.30	LO/CS/DE
WELLESLEY ROAD	0.11	574.77	22	1,404.99	71.98	Preventative Maintenance	\$8,429.92	LO
WENTWORTH AVENUE	0.13	696.13	18	1,392.26	62.87	Minor Rehabilitation	\$19,491.67	LO
WEST STREET	3.54	18,675.04	28	57,284.60	66.13	Preventative Maintenance	\$334,047.65	CO
WEST VANSTON ROAD	0.09	495.78	25	1,377.15	29.88	Major Rehabilitation	\$55,086.17	LO/CS/DE
WESTVIEW DRIVE	0.26	1,366.20	30	4,554.01	16.90	Major Rehabilitation	\$182,160.49	LO/CS/DE
WESTWOOD ROAD	0.08	446.23	16	793.30	58.95	Minor Rehabilitation	\$11,106.14	LO/CS/DE
WHEELER CIRCLE	0.19	982.91	29	3,167.15	69.94	Preventative Maintenance	\$19,002.89	LO
WHITNEY AVENUE	0.11	597.71	22	1,461.06	68.58	Preventative Maintenance	\$8,766.38	LO
WHITTEN AVENUE	0.26	1,399.15	30	4,663.84	61.11	Minor Rehabilitation	\$65,293.76	LO
WILLIAM KELLEY ROAD	0.68	3,565.16	29	11,487.74	23.82	Major Rehabilitation	\$459,509.51	LO/CS/DE
WILLOW STREET	0.84	4,440.38	23	11,145.31	76.51	Preventative Maintenance	\$68,085.89	LO
WINFISKY DRIVE	0.16	848.90	30	2,829.65	35.95	Major Rehabilitation	\$113,186.03	LO/CS/DE
WINSHIP WAY	0.14	756.84	24	2,018.25	75.88	Preventative Maintenance	\$12,109.49	LO/CS/DE
WINSLOW DRIVE	0.40	2,095.49	26	6,053.64	50.94	Minor Rehabilitation	\$84,750.97	LO
WINTER STREET	0.19	1,020.83	21	2,381.93	94.94	No Maintenance Required	\$0.00	LO
WOODBINE ROAD	0.26	1,392.98	23	3,559.83	74.28	Preventative Maintenance	\$21,358.99	LO
WOODPECKER ROAD	0.18	947.62	30	3,158.73	48.36	Minor Rehabilitation	\$44,222.21	LO
WYMAN STREET	0.39	2,045.07	26	5,839.02	98.78	No Maintenance Required	\$0.00	CO
YORK STREET	0.67	3,531.79	26	10,564.48	69.51	Preventative Maintenance	\$61,217.62	CO
ZABROSKY ROAD	0.27	1,451.43	28	4,515.56	65.78	Preventative Maintenance	\$27,093.34	LO

# Article 17

## **Article 17** Roadway Resurfacing

To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, if any, a sufficient sum of money to fund Roadway Resurfacing; or take any other action relative thereto.

Requested by: DPW Superintendent

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs:

## **Article 18** Water Main Upgrades and Improvements

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, including but not limited to any of the Enterprise Funds of the Town, or otherwise, or borrow a sufficient sum or sums of money to undertake maintenance, extraordinary maintenance, improvements, repairs, upgrades, modifications and the like to the Town owned Water Mains, including but not limited to replacement of existing water mains, new valves, fire hydrants, customer water services, as applicable, professional/engineering/architectural services, design, site preparation and demolition, installation, and all other incidental and related costs, or take any other action relative there.

Requested by: Water & Sewer Superintendent

Inserted by: Select Board

Date: September 5, 2023

Estimated Costs: \$3,004,000

Water Main Replacements and Looping: cut, cap, and abandon existing. Double or triple gated intersections. 3" trench pavement.

Location	Description	Existing		Proposed		Feet	Services	Valves	Hydrants	Project Cost	Cost (\$)/foot	Group Cost
		Diameter, in	Material	Diameter, in	Material							
Oriole Rd	Entirety	6	AC	8	Di	1,100	19	7	1	\$465,000	\$422.73	
Robin Circle	Central to Oriole Rd	NA	AC	8	Di	285	3	2	0	\$122,000	\$428.07	\$587,000
Charles Circle	Donald Rd to Central St	6	AC	8	Di	825	17	2	1	\$368,000	\$446.06	
Donald Road	Entirety	6	AC	8	Di	625	14	3	1	\$287,000	\$459.20	
Greenwood Ave	Lakewood Dr to Central St	6	AC	8	Di	950	21	2	1	\$410,000	\$431.58	\$1,065,000
Knowles Ave	Central St to Cammile Ave	6	?	8	Di	450	8	2	0	\$205,000	\$455.56	
Cammile Ave	Knowles Ave to Henry St	NA	NA	8	Di	250	3	1	0	\$111,000	\$444.00	
Henry St	Cammile Ave to Central St	2	Cl	8	Di	450	5	3	1	\$202,000	\$448.89	\$518,000
Packard St	Rose Glen St to new loop/Glen St	6	Cl	8	Di	200	3	2	1	\$119,000	\$595.00	
Glen St	Packard St to Glen St stub	NA	NA	8	Di	500	4	2	1	\$206,000	\$412.00	\$325,000
Pearl St Place	Pearl St to Cushing	2	Cl	8	Di	900	18	5	1	\$396,000	\$440.00	
Green St	School St to Myrtle St	6	Cl	8	Di	775	10	2	2	\$308,000	\$397.42	\$704,000
Walnut Ct	Walnut St to Leach St	6	?	8	Di	1,025	14	2	2	\$406,000	\$396.10	
Leach St	Park St to Walnut Ct	4/6	Cl	8	Di	1,800	21	11	2	\$683,000	\$379.44	\$1,089,000
Copperwood Dr/Greenbrook Dr (Loop)	Interconnection (50 ft)	NA	NA	8	Di	50	0	2	0	\$33,000	\$660.00	\$33,000
School Street	Elm St to Water St	NA	NA	8	Di	2,300	27	7	2	\$850,000	\$369.57	\$850,000
Prospect Street	Walnut St to Park St	6	Cl	8	Di	3,000	52	12	8	\$1,236,000	\$412.00	\$1,236,000
Talbot Street	Lambert Ave to Central St	4	Cl	8	Di	550	9	2	1	\$248,000	\$450.91	\$248,000
Myrtle	Perry to the end (Blackstone)	4	Cl	8	Di	1,250	17	8	2	\$496,000	\$396.80	\$496,000

EP List

School Street  
Charles Circle  
Donald Road  
Green Street  
Prospect Street  
Knowles Avenue  
Henry Street  
Greenwood Avenue

**Yellow Box**

$$\begin{aligned}
 & \$1,465,000 \\
 & + \$1,039,000 \\
 & + \$850,000 \\
 \hline
 & = \$3,354,000
 \end{aligned}$$

∴ \$3,354,000



Phil McNulty &lt;pmcnulty@stoughton-ma.gov&gt;

## STM Backup

Reggie Medeiros-Kowalczykowski &lt;twnmgr@stoughton-ma.gov&gt;

Thu, Aug 31, 2023 at 2:53  
PM

To: Deanna Chatsko <dchatsko@stoughton-ma.gov>, Trish Shropshire <tshropshire@stoughton-ma.gov>, Pamela McCarthy <pmccarthy@stoughton-ma.gov>, Mary Jane Martin <mjmartin@stoughton-ma.gov>, gilda Pereira <gpereira@stoughton-ma.gov>, Tom Calter <tcalter@stoughton-ma.gov>, Marc Tisdelle <mtisdelle@stoughton-ma.gov>, matthew cauchon <mcauchon@stoughton-ma.gov>, Donna McNamara <dmcnamara@stoughton-ma.gov>, Michael Carroll <mcarroll@stoughton-ma.gov>, Paul Giffune <pgiffune@stoughton-ma.gov>, phil mcnulty <pmcnulty@stoughton-ma.gov>, Victor Barruzza <vbarruzza@stoughton-ma.gov>

Hi all:

Please review this Draft. I will need backup ASAP. Please make sure you label which Article it corresponds to. Also as an FYI, these numbers are subject to change, but given the time sensitivity of moving this document on and with proper backup I have added the Article numbers for organization.

Thank you. Reach out if you have questions.

Rogeria Medeiros-Kowalczykowski, CMC  
Executive Assistant to the Town Manager  
Commissioner to Qualify/Justice of the Peace  
Office of the Town Manager | Town of Stoughton  
Ten Pearl Street | Stoughton, MA 02072  
P: 781.341.1300 Ext. 9211 | F: 781.297.2879  
Visit us at: [www.stoughton.org](http://www.stoughton.org)

Help make the earth a greener place. If at all possible resist printing this e-mail and join us in saving paper.

The Secretary of State's Office has determined email is a public record. All e-mail communications sent or received by persons using the Town of Stoughton network may be subject to disclosure under the Massachusetts Public Records Law (M.G.L. Chapter 66, Section 10) and the Federal Freedom of Information Act.

September 1, 2023

Philip A. McNulty, P.E.  
Superintendent of Water/Sewer  
Town of Stoughton  
1748 Central Street  
Stoughton, MA 02072

**Re: Stoughton Water System – FY2024 Water Main Improvement Plan  
Project Description and Estimated Costs**

Dear Mr. McNulty:

Based on a review and evaluation of the Stoughton Water Distribution System, and several meetings and discussions with you regarding the Stoughton Water System, we have developed the following recommended water main improvement program to address existing problematic water mains. The recommended water main improvements outlined below fall into one or more of the following categories for improving the service, reliability, and resiliency of the water distribution system:

1. Existing undersized water mains that result in hydraulic restrictions and a reduction in the availability of flows for adequate fire protection.
2. Asbestos cement (AC) water mains with a frequent break history resulting in increasing water loss and service disruptions. In addition, AC water mains are more difficult to perform sonic leak detection surveys because they are non-metallic and therefore do not transmit sound well.
3. Old unlined cast iron water mains which can be heavily encrusted with interior tuberculation resulting in hydraulic restrictions and episodes of discolored water.

The proposed scope of work includes replacement of the existing water mains with new ductile iron pipe and installing all new valves, fire hydrants, and customer water service connections, including those which may be made of lead. A summary of the recommended water main improvements and associated estimated project costs is provided in the following table:

Location	Description	Project Cost	Group Cost
Charles Circle	Donald Rd to Central St	\$390,000	\$1,065,000
Donald Road	Entire length	\$305,000	
Greenwood Avenue	Lakewood Dr to Central St	\$430,000	
Walnut Court	Walnut St to Leach St	\$430,000	\$1,089,000
Leach Street	Park St to Walnut Ct	\$720,000	
School Street	Elm St to Water St	\$895,000	\$850,000
<b>Total</b>		<b>\$3,004,000</b>	

If you have any questions or should need additional information please do not hesitate to contact me.  
I can be reached by telephone at (508) 375-7007, or via e-mail at [sco@h2olsonengineering.com](mailto:sco@h2olsonengineering.com).

Very truly yours,  
H2Olson Engineering, Inc.



Stephen C. Olson, P.E.  
*President*

# Article 18

**TOWN OF STOUGHTON**  
**OFFICE OF BUILDING DEPARTMENT**  
**BUILDING PERMIT**

MAP 54  
LOT 285  
ZONE CBD

**FOUNDATION ONLY**

Permit No. 22-086

Date: April 25, 2022

This permit is granted to Freeman Street Trust - Steven Connelly, Contractor  
of 1825 Dorchester Ave, Dorchester, MA 02124 to CONSTRUCT FOUNDATION ONLY  
building located 760-770 Washington Street

Width 109' Depth 118' Height 40' No. of Stories 4

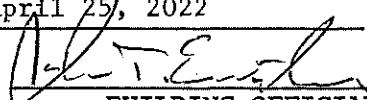
Material Concrete & Steel

Proposed use Commercial 1st Floor & (21) Twenty One Dwelling Units Above  
EST COST \$ 3,750,000

\*\*\*\*\*  
This permit is subject to all existing Building Laws of Stoughton now in  
force or that may hereafter be enacted, and in conformance with the details  
of

Permit Number 22-086

Fees Paid \$52,500.00 on April 25, 2022

  
BUILDING OFFICIAL

\*\*FOOTING INSPECTION REQUIRES A U-FER GROUND\*\*

CONNELLY STEVEN  
1825 DORCHESTER AV  
DORCHESTER, MA 02124  
617-597-0957

DEPT. FILE COPY

# BUILDING PERMIT

Amount Paid
VALIDATION

Date 4/25/2023 Permit No. 22-086

Applicant FREEMAN ST TRUST STEVEN CONNELLY Address 1825 DORCHESTER AV

Permit to NEW COMMERCIAL/RESIDENTIAL Number of  
Story \_\_\_\_\_ Dwelling Units \_\_\_\_\_

At (Location) 760-770 WASHINGTON ST Zoning  
District CBD

Between \_\_\_\_\_ And \_\_\_\_\_

Subdivision \_\_\_\_\_ Map 54 Lot 285 Lot Size \_\_\_\_\_

Building to Be \_\_\_\_\_ Ft. Wide By \_\_\_\_\_ Ft. Long By \_\_\_\_\_ Ft. in Height and Shall confirm in construction

To Type \_\_\_\_\_ Use Group \_\_\_\_\_ Basement Walls or Foundation \_\_\_\_\_

Remarks CONSTRUCT NEW MIXED USE BUILDING AS SPECIFIED WITH FIRST FLOOR COMMERCIAL USE AND 21  
APARTMENT UNITS ABOVE. NEW 45' HEIGHT ALLOWED PER PLANNING BOARD CASE #SP23-006.

Area or  
Volume \_\_\_\_\_ Estimated Cost \$3,750,000.00 Permit  
Fee \$52,500.00

Owner FREEMAN ST TRUST STEVEN CONNELLY

Address 1825 DORCHESTER AV DORCHESTER Building Dept JACK ERICKSON

By \_\_\_\_\_

# Town and Schools of Stoughton

## Real Estate Tax Statement

Parcel: 054 285 0

Location: 760 WASHINGTON ST

Owner:	Status:	
CONNELLY STEVEN A TRUSTEE FREEMAN STREET TRUST 1825 DORCHESTER AVENUE DORCHESTER MA 02124	Square	0
	Land Valuation:	255,900
	Building Valuation:	0
	Exemptions:	0
	Taxable Valuation:	255,900
	Interest Per Diem:	0.00

Legal Description:

Deed Date: 12/19/2017 Book/Page: Interest Date: 09/13/2023

Year	Type	Bill	Book	Page	Interest Date
2024	RE-R	2007			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	COM TAX	1,483.95	0.00	0.00	0.00
	CPA	22.26	0.00	0.00	0.00
		1,506.21	0.00	0.00	0.00
2	COM TAX	1,483.95	1,483.95	0.00	1,483.95
	CPA	22.26	22.26	0.00	22.26
		1,506.21	1,506.21	0.00	1,506.21
<b>Year Totals</b>		<b>3,012.42</b>	<b>1,506.21</b>	<b>0.00</b>	<b>1,506.21</b>
<b>Grand Totals</b>		<b>3,012.42</b>	<b>1,506.21</b>	<b>0.00</b>	<b>1,506.21</b>

\*\* End of Report - Generated by Paula Nute \*\*

## Fwd: 760 Washington St.

1 message

**Marc Tisdelle** <mtisdelle@stoughton-ma.gov>  
To: Vaughan Enokian <venokian@stoughton-ma.gov>  
Cc: John Erickson <jerickson@stoughton-ma.gov>, Thomas Calter <tcalter@stoughton-ma.gov>

Tue, Sep 26, 2023 at 9:55 AM

Vaughan,

As we discussed yesterday, apparently the developer did not order the steel and now is not moving forward with the project right now. The Town Manager asked me to forward this important email to you.

----- Forwarded message -----

From: **Steve Connelly** <connellyconstruction@verizon.net>  
Date: Fri, Sep 22, 2023 at 12:22 PM  
Subject: Re: 760 Washington St.  
To: Thomas Calter <tcalter@stoughton-ma.gov>, Marc Tisdelle <mtisdelle@stoughton-ma.gov>

Tom,

We have been working on the pro forma for this project since our discussion this past July. We proceeded with the process as outlined in our e-mail below. Unfortunately, this project does not make sense financially at this time given the current multi-family market conditions with elevated construction costs (30% since original special permit in 2019), extended construction scheduling and increased financing rates (4.25 to 6.5% in a year) for the development. We have spent +/- 1.5 million dollars to date on acquisition, permitting, demolition, and construction for this location. If the Town leadership are interested, we are amenable to selling the property if the Town or another entity were interested in buying it. My understanding after our discussion is that this would be a possibility.

Regards, Steve C.

On Friday, September 1, 2023 at 09:53:26 AM EDT, Thomas Calter <tcalter@stoughton-ma.gov> wrote:

Good morning Steve. Thanks so much for this update. You are a man of your word. You will read in the public domain that our November 6th Town meeting warrant includes an article asking  
That the Town move forward with the Eminem domain process. I can promise you that if the project is on schedule in November, we will withdraw the article. Thanks again Steve. Tom  
Sent from my iPhone

On Aug 31, 2023, at 1:35 PM, Marc Tisdelle <mtisdelle@stoughton-ma.gov> wrote:

Thank you Steve, I will update the Town Manager.

On Thu, Aug 31, 2023 at 1:25 PM Steve Connelly <connellyconstruction@verizon.net> wrote:

Hi Marc,

Please see our outline below regarding the progress of developing the property at 760 Washington St. The Town Manager, Mr. Calter, had inquired about the development schedule for the property because of the location being in the

center of the downtown business district and Town's priority for the revitalization of the district. We share the same goal as the Town for this location.

1.) May 25th,2023: Applicant's request for a Site Plan Modification Approval for the building height is granted by the Planning Board.

2.) June 27th,2023: certification received from the Office of The Stoughton Town Clerk that the 20 day appeal period had expired with no appeal filed.

3.) August 21st,2023: Full Building permit issued by the Building Department for the development. All construction documents changed and filed to incorporate additional height approved by the Planning Board.

4.) August 24th,2023: Steel detailing complete for structural steel package. # 1 Steel Products in Peabody Ma. is the contractor. The date for delivery of the structural steel to the property is for the week of October 23rd, 2023. If the material is ready earlier, the delivery date will be moved up accordingly.

5.) August 30th, 2023. Electrical contractor secured for the development. Phelan Electrical Corporation in Quincy Ma.

Switch gear for the development is projected to come in two sections. 1st section 35 weeks, 2nd section 65 weeks.

This timeline could change (made shorter) but for now this is what supplier can commit to.

6.) August 31st,2023: Permits issued by Stoughton DPW for the development. All water and sewer fees paid. (\$34,578).

Bostonian Excavation Inc. in Chestnut Hill Ma. is the contractor.

Utility work to start during the week of September 4th, 2023

7.) Currently finalizing pricing for a "weather tight" package regarding wood framing, window and door installation, roofing and siding. Materials for these disciplines are very workable (4-6 weeks). Will not be an issue.

Marc, we are committed to performing on this project in a timely manner and we are confident that it will be an asset to the Town when completed.

Regards, Steve C.

---

Marc J. Tisdelle, P.E.  
Director of Development Services/ Town Engineer  
Town of Stoughton  
10 Pearl Street  
Town Hall, 2nd Floor  
(781) 341-1300 x9263

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Marc J. Tisdelle, P.E.

# 760 Washington St

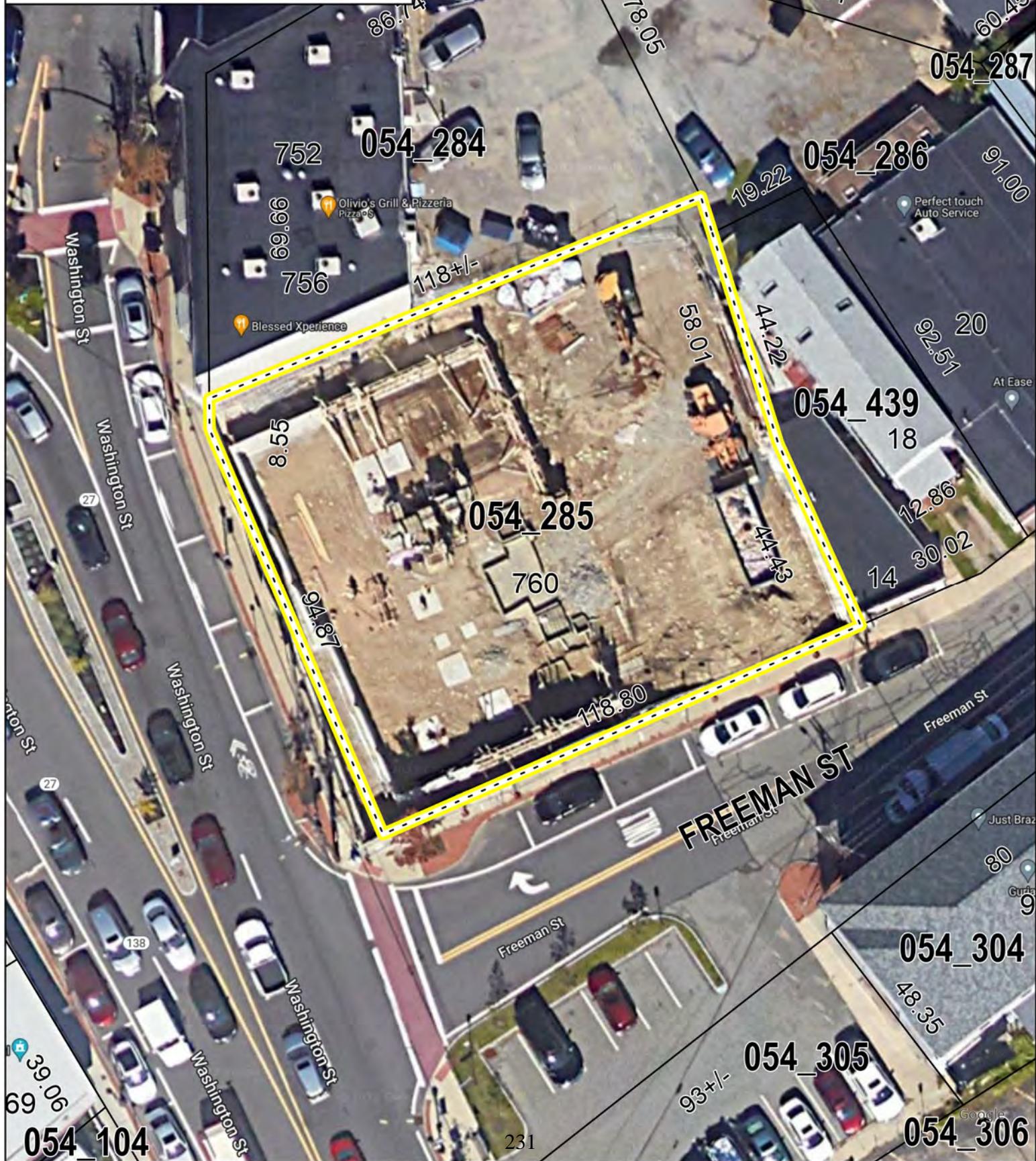


Parcel 054\_285

11,961 sf

Owner: CONNELLY STEVEN A  
TRUSTEE

1 inch equals 28.6 feet





# Article 19

# Town and Schools of Stoughton

## Real Estate Tax Statement

Parcel: 054 392 0

Location: 797 809 WASHINGTON ST

Owner:	Status:	
VARDAKOSTAS DEMETRIOS	Square	0
BOSTONIA NOMINEE TRUST		
235 ADAMS STREET	Land Valuation:	307,100
QUINCY MA 02169	Building Valuation:	438,100
	Exemptions:	0
	Taxable Valuation:	745,200
	Interest Per Diem:	0.00

Legal Description:

Deed Date: 10/18/2016

Book/Page: 34576-454/

Interest Date: 09/13/2023

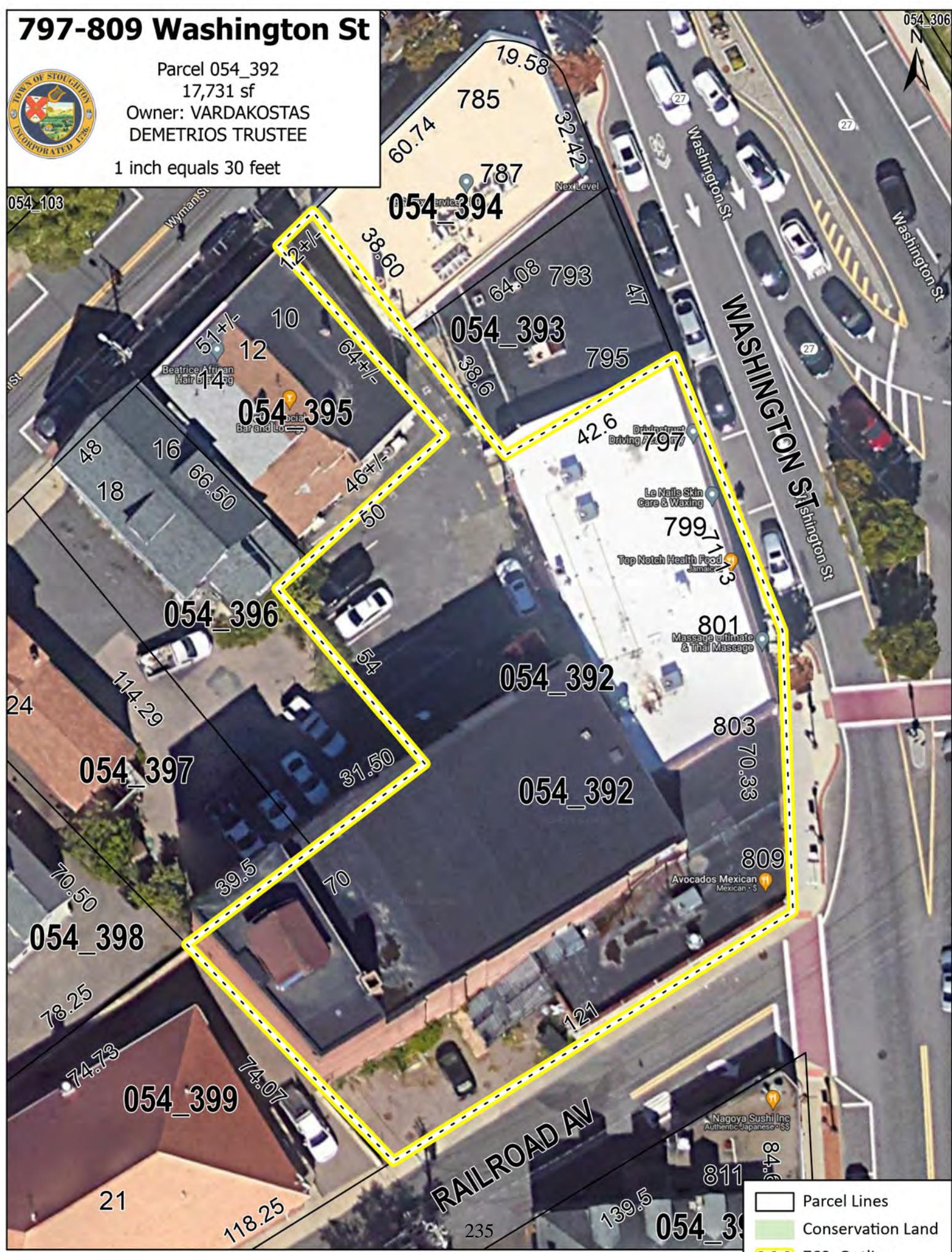
Year	Type	Bill			
2024	RE-R	10504			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	COM TAX	4,321.37	0.00	0.00	0.00
	CPA	64.82	0.00	0.00	0.00
		4,386.19	0.00	0.00	0.00
2	COM TAX	4,321.37	4,321.37	0.00	4,321.37
	CPA	64.82	64.82	0.00	64.82
		4,386.19	4,386.19	0.00	4,386.19
<b>Year Totals</b>		<b>8,772.38</b>	<b>4,386.19</b>	<b>0.00</b>	<b>4,386.19</b>
<b>Grand Totals</b>		<b>8,772.38</b>	<b>4,386.19</b>	<b>0.00</b>	<b>4,386.19</b>

\*\* End of Report - Generated by Paula Nutt \*\*

**797-809 Washington St**



Parcel 054\_392  
17,731 sf  
Owner: VARDAKOSTAS  
DEMETRIOS TRUSTEE  
1. inch equals 30 feet



## TOWN MEETING RULES of ORDER

Page Ref	Rank	Table of Basic Points of Motions	Seconded Required	Debatable	Amendable	Vote Reconsider	May Reconsider	May Interrupt
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### PRIVLEDGED MOTIONS

131	1	Dissolve or adjourn sine die	Yes	No	No	Maj.	No	No
128	2	Adjourn to a fixed time or recess	Yes	Yes	Yes	Maj.	No	No
127	3	Point of no Quorum	No	No	No	None	No	No
125	4	Fix the time to (or at) which to adjourn	Yes	Yes	Yes	Maj.	Yes	No
123	5	Question of priviledge	No	No	No	None	No	Yes

### SUBSIDIARY MOTIONS

104	6	Lay on the table	Yes	No	No	2/3	Yes	No
102	7	The previous question	Yes	No	No	2/3	No	No
101	8	Limit or extend debate	Yes	No	No	2/3	Yes	No
99	9	Postpone to a time certain	Yes	Yes	Yes	Maj.	Yes	No
96	10	Commit or refer	Yes	Yes	Yes	Maj.	Yes	No
93	11	Amend (or substitute)	Yes	Yes	Yes	Maj.	Yes	No
91	12	Postpone indefinitely	Yes	Yes	No	Maj.	Yes	No

### INCIDENTAL MOTIONS

109	Same rank as motion out of which they arise	Point of order	No	No	No	None	No	Yes
110		Appeal	Yes	Yes	No	Maj.	Yes	No
113		Division of a question	Yes	Yes	Yes	Maj.	No	No
114		Separate consideration	Yes	Yes	Yes	Maj.	No	No
115		Fix the method of voting	Yes	Yes	Yes	2/3 •	Yes	No
116		Nominations to committees	No	No	No	Plur.	No	No
118		Withdraw or modify a motion	No	No	No	Maj.	No	No
120		Suspension of rules	Yes	No	No	2/3 +	No	No

### MAIN MOTIONS

66	None	Main Motion	Yes	Yes	Yes	Var.	Yes	No
77	*	Reconsider or rescind	Yes	*	No	Maj.	No	No
105	None	Take from the table	Yes	No	No	Maj.	No	No
52	None	Advance an article	Yes	Yes	Yes	Maj.	Yes	No

\* Same rank and debatable to same extent as motion being reconsidered.

+ Unanimous if rule protects minorities; out of order if rule protects absentees.

• In representative town meeting a 2/3rds vote is required to allow secret Ballot vote, Ch. 39, Sec 15 (1963) pg. 150.

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## **RULES and REGULATIONS**

for the Governing of Town Meetings

As practiced and previously adopted by the Town of Stoughton

ART, 1. The Moderator shall preserve order and decorum, decide all questions of order and make public declarations of all votes passed; but if a vote so declared by him shall immediately upon such declaration be questioned by seven or more voters present he shall make the vote certain by counting or dividing the house.

ART, 2. Every motion shall be reduced to writing if the Moderator shall so direct, and no motion shall be received until the person offering it shall have risen in his place [or has indicated by a raised hand] and obtained leave of the Moderator.

*If any motion is offered which is to change more than ten words of a main motion, or is more than ten words in length as an amendment or substitute motion, it is recommended that the maker of the motion see that all town meeting members, including Moderator, Town Clerk and Finance Committee chair receive identical written, typed or electrographically produced copies of that motion.*

*No motion, or amendment, can be considered "in order" if it expands upon the scope of the original as printed warrant.*

ART, 3. A motion once made and seconded shall not be withdrawn without consent of the meeting, nor shall an amendment entirely opposed to the motion as originally proposed be received.

ART, 4. After a vote has been finally declared, any person who voted in the majority may move for reconsideration. *A motion to reconsider will not be recognized by the Moderator if there has not been a reasonable length of time between the action being reconsidered and the time the motion is made, unless there has been a question of procedure about the vote having just been taken.*

ART, 5. No final action shall be taken on any article inserted in a warrant at the request of a petitioner, until the petitioners for the same shall have had an opportunity to be heard on the subject therein contained. *An elected town meeting member who represents a petitioner of record shall provide a written statement from the petitioner if the action to be taken is to dismiss an article.*

ART, 6. No person shall speak on any question more than ten minutes and not more than twice without obtaining leave of the meeting.

ART, 7. A motion to "move the previous question" shall not cut off pending amendments.

These original Rules and Regulations were adopted about 1910. The italics indicate practices and procedures that have been implemented and accepted by custom rather than by a formal vote, or have been instituted by the Moderator.

