

Town of Stoughton

October 27, 2025

Special Town Meeting Backup Material For Articles



Town Meeting Representatives

Bring This Report to Town Meeting

Includes Standing Committee Reports

WARRANT ARTICLE
SUPPORTING DOCUMENTATION
Special Town Meeting

Article 1

Unpaid Bills from Prior Fiscal Years

October 27, 2025	Schedule of Unpaid Bills			
Invoice Date	Invoice Number	Vendor	Amount	Department
2/10/2025	8-765-71114	Fed Ex	\$ 45.00	Police
6/27/2025	98910	Tristan Medical Occupational Health	\$ 535.00	Police
6/27/2025	99404	Tristan Medical Occupational Health	\$ 580.00	Police
5/14/2024	93796	JM Pet Resort	\$ 185.24	Animal Control
4/8/2025	99804	Intercambio	\$ 77.34	Library
3/3/2025	8-785-82162	Fed Ex	\$ 23.08	Fire Department
6/9/2025	517590A	Next-Gen Supply Group	\$ 4,091.00	
5/6/2025	IAC6757019	Waste Management	\$ 7,517.10	DPW
6/24/2025	251750057220203	Direct Energy	\$ 2,458.32	DPW/Sewer
4/15/2025	HS54802426	NRG	\$ 28.98	Cedar Hill
4/15/2025	HS54802434	NRG	\$ 397.49	Cedar Hill
6/12/2025	HS54897031	NRG	\$ 205.74	Cedar Hill
5/13/2025	HS54847620	NRG	\$ 244.90	Cedar Hill
			\$ 16,389.19	



Invoice Number	Invoice Date	Account Number	Page
8-765-71114	Feb 10, 2025	1351-4029-5	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364**Shipping Address:**STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364**Invoice Questions?****Contact FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

Invoice Summary**FedEx Ground Services**

Total Charges USD \$45.00

TOTAL THIS INVOICE USD \$45.00

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.**Account Summary as of Feb 10, 2025**

Previous Balance 96.88

Payments 0.00

Adjustments 0.00

New Charges 45.00

New Account Balance \$141.88**Important Service Message:**

For added security, enable Two-Step Verification (2SV) on your FedEx account today! This simple step helps protect your account from unauthorized access. How to Enable 2SV: Log in to your FedEx account. Visit the Account Settings section. Follow the prompts to activate Two-Step Verification.

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
8-765-71114	USD \$45.00	1351-4029-5	USD \$141.88

Remittance Advice**Your payment is due by Mar 12, 2025**

876571114100000450051351402951000014188700000450050

STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-765-71114	Feb 10, 2025	1351-4029-5	2 of 2

FedEx Ground Shipment Summary By Payor Type

FedEx Ground Shipments (Original)

Date	Shipments	Rated Weight lbs	Transportation Charges	Other Handling Charges	Ret Chg/Tax Credits/Other	Total Charges
01/24	1	12	28.04	16.96		45.00
Ground-Bill Third Party Subtotal						\$45.00
Total FedEx Ground		1	12	\$28.04	\$16.96	\$45.00

TOTAL THIS INVOICE **USD** **\$45.00**

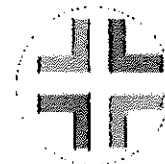
FedEx Ground Bill Third Party Detail (Original)

Ship Date: Jan 24, 2025		Cust. Ref.: NO REFERENCE INFORMATION		P.O.#:	
Payor: Third Party		Dept.##:			
We calculated your charges based on a dimensional weight of 12.0 lbs, 15 in x 12 in x 11 in, using a dimensional factor of 166.					
Tracking ID	284717425021	Sender	Recipient	Transportation Charge	28.04
Service Type	Direct Signature Req	KEVIN LIMA	SPECIAL SERVICES GROUP	Fuel Surcharge	1.96
Zone	08	KEVIN LIMA	3348 PAUL DAVIS DR	Declared Value	15.00
Packages	1	10 PEARL ST	MARINA CA 93933-225899	Total Charge	USD \$45.00
Actual Weight	11.0 lbs	STOUGHTON MA 02072			
Rated Weight	12 lbs				
Declared Value	USD 1,000.00				
Delivered	Jan 30, 2025				
Bill Third Party Subtotal				USD	\$45.00
Total FedEx Ground				USD	\$45.00

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

184 W Main St
Norton, MA 02766 US
508-824-0243
billing@tristanmed.com
www.tristanmed.com



BILL TO
Stoughton Police Dept
Attn: Mary Daley DiCastro
26 Rose St
Stoughton, MA 02072

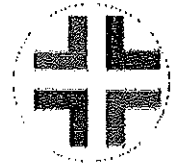
DUE DATE
07/27/2025

DATE	SERVICE	PATIENT	QTY	RATE	AMOUNT
06/27/2025			1	100.00	100.00
06/27/2025			1	40.00	40.00
06/27/2025			1	45.00	45.00
06/27/2025			1	50.00	50.00
06/27/2025			1	60.00	60.00
06/27/2025			1	25.00	25.00
06/27/2025			1	45.00	45.00
06/27/2025			1	40.00	40.00
06/27/2025			1	130.00	130.00

\$535.00

Tristan Medical Occupational Health

184 W Main St
Norton, MA 02766 US
508-824-0243
billing@tristanmed.com
www.tristanmed.com



INVOICE

BILL TO
Stoughton Police Dept
Attn: Mary Daley Dicastro
26 Rose St
Stoughton, MA 02072

INVOICE #
99404

DATE
07/18/2025

TERMS
Net 30

DUE DATE
08/17/2025

DATE	SERVICE	PATIENT	QTY	RATE	AMOUNT
06/27/2025			1	100.00	100.00
06/27/2025			1	40.00	40.00
06/27/2025			1	50.00	50.00
06/27/2025			1	45.00	45.00
06/27/2025			1	60.00	60.00
06/27/2025			1	130.00	130.00
06/27/2025			1	45.00	45.00
06/27/2025			1	25.00	25.00
06/27/2025			1	45.00	45.00
06/27/2025			1	40.00	40.00

BALANCE DUE

\$580.00



JM Veterinary Clinic and Pet Resort

1014 Pearl Street
Brockton, MA 02301
Phone: 508-588-5661
Fax: 508-584-7801
Info@jnpetvet.com
www.jnpetresort.com

Invoice

Client: Stoughton Animal Control
Address: 26 Rose Street
Stoughton, Massachusetts 02072

Invoice No: 93796
Invoice Date: May 14, 2024
Terms: Due upon receipt

Patient:	Date:	Item:	Qty:	Unit Price (Inc. fees):	Discount:	Ext. Price:
Noli	May 14, 2024	Technician Exam	0 Procedure(s)	\$0.00	\$0.00	\$0.00
Neema	May 14, 2024	Technician Exam	0 Procedure(s)	\$0.00	\$0.00	\$0.00
Neema	May 14, 2024	Bordetella Oral Vaccine	1 Vaccine(s)	\$45.00	(\$4.50)	\$40.50
Noli	May 14, 2024	Bordetella Oral Vaccine	1 Vaccine(s)	\$45.00	(\$4.50)	\$40.50
Neema	May 14, 2024	Canine Influenza Bivalent 2-4 Week Vaccine	1 Vaccine(s)	\$45.00	(\$4.50)	\$40.50
Noli	May 14, 2024	Canine Influenza Bivalent 2-4 Week Vaccine	1 Vaccine(s)	\$45.00	(\$4.50)	\$40.50

Notes:

Subtotal: \$162.00
Tax (T): \$0.00
Finance Charge: \$23.24
Total: \$185.24
Balance Due: \$185.24

Account Balance: \$609.80

Thank you for choosing JM Pet Resort and JM Pet Vet Clinic.

Did you know you can now text us at (866) 708-0932? You can text refill requests, non-urgent appointment requests, and questions!



INVOICE

Invoice # 99804

Order # 73639

Order Date 04/08/25

Bill To:

Literacy Volunteers of Stoughton
Smadar Gekow
84 Park Street
Stoughton MA, 02072

PURCHASE ORDER #	ORDERED BY	TERMS	DUE DATE
25002441-00d	Smadar Gekow	Net 30	04/23/25

PRODUCT	QUANTITY	UNIT PRICE	TOTAL
Confidence and Connections - Student Book Intro	5	\$13.00	\$65.00
Order Processing Fee	1	\$1.50	\$1.50
Shipping	1	\$10.84	\$10.84
Total			\$77.34

Thank you for your order!

Please Note:

Discounts are typically reflected in the price of the item, not as a separate line item.

Your order may have shipped in multiple packages. Please be sure you have received all packages and be sure to check the items you've received. Contact orders@intercambio.org for any discrepancies.

To pay by credit card, please make note of the invoice number at the top of this document and use this link: <https://intercambio.org/invoicpayment>

To pay by check, please send a check to:
Interchange Uniting Communities
4735 Walnut Street, Suite B
Boulder, CO 80301

TOWN OF STOUGHTON
Account # _____
App'd By *Magaret Gekow*

Interchange's Federal Tax ID: 20-0078381

For a copy of the Interchange W9, visit www.intercambio.org/shop/ordering-faqs/



Invoice Number	Invoice Date	Account Number	Page
8-785-82162	Mar 03, 2025	1351-4029-5	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364

Shipping Address:

STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

Invoice Summary**FedEx Ground Services**

Total Charges	USD	\$23.08
TOTAL THIS INVOICE	USD	\$23.08

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

**Account Summary as of Mar 03, 2025**

Previous Balance	141.88
Payments	-23.08
Adjustments	0.00
New Charges	23.08

New Account Balance**\$141.88****Important Service Message:**

For added security, enable Two-Step Verification (2SV) on your FedEx account today! This simple step helps protect your account from unauthorized access. How to Enable 2SV: Log in to your FedEx account. Visit the Account Settings section. Follow the prompts to activate Two-Step Verification.

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
8-785-82162	USD \$23.08	1351-4029-5	USD \$141.88

Remittance Advice**Your payment is due by Apr 02, 2025**

878582162300000230851351402951000014188700000230850

STOUGHTON TOWN HALL
10 PEARL ST
STOUGHTON MA 02072-2364



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-785-82162	Mar 03, 2025	1351-4029-5	2 of 2

FedEx Ground Shipment Summary By Payor Type

FedEx Ground Shipments (Original)

Date	Shipments	Rated Weight lbs	Transportation Charges	Other Handling Charges	Ret Chg/Tax Credits/Other	Total Charges
Ground-Prepaid						
02/21	1	8	14.56	8.52		23.08
					Ground-Prepaid Subtotal	\$23.08
Total FedEx Ground	1	8	\$14.56	\$8.52		\$23.08

TOTAL THIS INVOICE

USD

\$23.08

FedEx Ground Prepaid Detail (Original)

Ship Date: Feb 21, 2025		Cust. Ref.: NO REFERENCE INFORMATION		P.O.#:	
Payor: Shipper		Dept.#:			
We calculated your charges based on a dimensional weight of 8.0 lbs, 15 in x 9 in x 9 in, using a dimensional factor of 166.					
Tracking ID	772209439138	Sender	Recipient	Transportation Charge	14.56
Service Type	Ppd, Domestic	Sara Blackader	DAVID CLARK CUSTOMER SERVICE	Fuel Surcharge	1.02
Zone	02	Sara Blackader	DAVID CLARK COMPANY	Declared Value	7.50
Packages	1	1550 Central Street	360 FRANKLIN ST	Total Charge	USD \$23.08
Actual Weight	5.2 lbs	Stoughton MA 02072	WORCESTER MA 01604-491660		
Rated Weight	8 lbs				
Declared Value	USD 500.00				
Delivered	Feb 25, 2025				
Prepaid Subtotal				USD	\$23.08
Total FedEx Ground				USD	\$23.08

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

Writer: IDY

INVOICE

Page 1 of 3



Invoice Number: IAC6757019

Invoice Date: 5/6/2025

Bill To:

TOWN OF STOUGHTON
950 CENTRAL STREET
STOUGHTON, MA 02072

25000146

FOR BILLING QUESTIONS OR CREDIT CARD PAYMENTS, PLEASE CALL 1-866-897-8930

Payment Terms:	Due Date:	Account #
NET30 (30 DAYS FM INV DATE)	6/5/2025	ACC9426
Net Balance Due For Recycling		\$7,517.10 USD

Please GO GREEN. WMRA now offers a paperless billing option for your invoices.
Sign up today by emailing inboundteam@wm.com.

Bill To :

TOWN OF STOUGHTON
950 CENTRAL STREET
STOUGHTON, MA 02072

Please Remit To:

WM Recycle America
PO Box 73356
Chicago IL 60673-7356
United States

Invoice No: IAC6757019

Invoice Date: 5/6/2025

Total Amount Due : \$7,517.10 USD

SELLER REPRESENTS THAT IT HAS FULLY COMPLIED WITH THE PROVISIONS OF THE FAIR LABOR
STANDARDS ACT OF 1938, AS AMENDED

STANDARD

ORIGINAL

INVOICE

Page 2 of 3



Invoice Number: IAC6767019

Invoice Date: 5/6/2025

Customer: TOWN OF STOUGHTON

Service Location: MA-STOUG01

Service Address: 10 PEARL STREET, STOUGHTON, MA, USA, 02072

Ticket Date	Ticket Number	BOL	Description	Net Weight	Qty	Carrier/ Truck No	Pricing	Net Amount
4/2/2025	AVN115436		SINGLE STREAM - LOOSE	9,320 LB	4.66	TOWN OF STOU /18	79.8800 / ST	\$372.24
4/3/2025	AVN116556		SINGLE STREAM - LOOSE	8,080 LB	4.04	TOWN OF STOU /18	79.8800 / ST	\$322.72
4/4/2025	AVN115679		SINGLE STREAM - LOOSE	9,900 LB	4.95	TOWN OF STOU /18	79.8800 / ST	\$395.41
4/7/2025	AVN116805		SINGLE STREAM - LOOSE	13,940 LB	6.97	TOWN OF STOU /24	79.8800 / ST	\$556.76
4/9/2025	AVN116005		SINGLE STREAM - LOOSE	8,360 LB	4.18	TOWN OF STOU /24	79.8800 / ST	\$333.90
4/14/2025	AVN116331		SINGLE STREAM - LOOSE	14,620 LB	7.31	TOWN OF STOU /18	79.8800 / ST	\$583.92
4/16/2025	AVN116526		SINGLE STREAM - LOOSE	9,380 LB	4.69	TOWN OF STOU /18	79.8800 / ST	\$374.64
4/17/2025	AVN116846		SINGLE STREAM - LOOSE	7,760 LB	3.88	TOWN OF STOU /18	79.8800 / ST	\$309.93
4/18/2025	AVN116765		SINGLE STREAM - LOOSE	10,840 LB	5.42	TOWN OF STOU /18	79.8800 / ST	\$432.95
4/18/2025	AVN116807		SINGLE STREAM - LOOSE	5,360 LB	2.68	TOWN OF STOU /18	79.8800 / ST	\$214.08
4/22/2025	AVN116967		SINGLE STREAM - LOOSE	15,920 LB	7.96	TOWN OF STOU /24	79.8800 / ST	\$635.84
4/22/2025	AVN116993		SINGLE STREAM - LOOSE	4,740 LB	2.37	TOWN OF STOU /18	79.8800 / ST	\$189.32
4/23/2025	AVN117057		SINGLE STREAM - LOOSE	5,820 LB	2.91	TOWN OF STOU /19	79.8800 / ST	\$232.45
4/23/2025	AVN117100		SINGLE STREAM - LOOSE	10,200 LB	5.10	TOWN OF STOU /24	79.8800 / ST	\$407.39
4/24/2025	AVN117228		SINGLE STREAM - LOOSE	7,510 LB	3.76	TOWN OF STOU /19	79.8800 / ST	\$299.95
4/24/2025	AVN117267		SINGLE STREAM - LOOSE	10,920 LB	5.46	TOWN OF STOU /24	79.8800 / ST	\$436.14
4/28/2025	AVN117516		SINGLE STREAM - LOOSE	9,820 LB	4.91	TOWN OF STOU /24	79.8800 / ST	\$392.21
4/29/2025	AVN117624		SINGLE STREAM - LOOSE	9,570 LB	4.79	TOWN OF STOU /19	79.8800 / ST	\$382.23
4/29/2025	AVN117657		SINGLE STREAM - LOOSE	4,760 LB	2.38	TOWN OF STOU /24	79.8800 / ST	\$190.11
4/30/2025	AVN117793		SINGLE STREAM - LOOSE	3,760 LB	1.88	TOWN OF STOU /24	79.8800 / ST	\$150.17
4/30/2025	AVN117795		SINGLE STREAM - LOOSE	7,630 LB	3.82	TOWN OF STOU /19	79.8800 / ST	\$304.74

MA-STOUG01 Sub Total: \$7,517.10 USD

Total Amount Due: \$7,517.10 USD



SELLER REPRESENTS THAT IT HAS FULLY COMPLIED WITH THE PROVISIONS OF THE FAIR LABOR
STANDARDS ACT OF 1938, AS AMENDED

STANDARD

ORIGINAL

INVOICE

Page 3 of 3

Bill To:

TOWN OF STOUGHTON
950 CENTRAL STREET
STOUGHTON, MA 02072

Please Remit To:

WM Recycle America
PO Box 73356
Chicago IL 60673-7356
United States

Invoice Number: IAC6757019

Invoice Date: 5/6/2025

Total Amount Due: \$7,517.10 USD



SELLER REPRESENTS THAT IT HAS FULLY COMPLIED WITH THE PROVISIONS OF THE FAIR LABOR
STANDARDS ACT OF 1938, AS AMENDED

STANDARD

ORIGINAL

Invoice

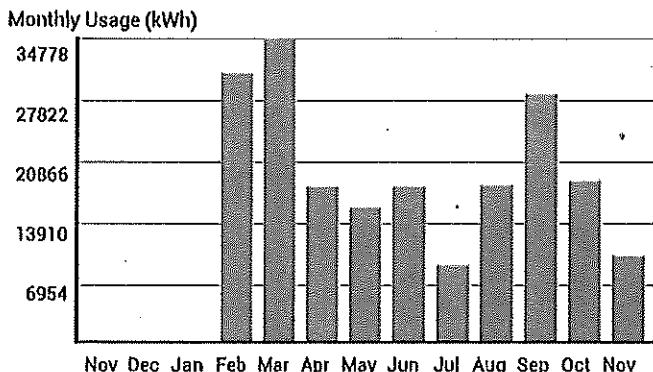


Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 1

CUSTOMER INFORMATION

Company: Kathleen Powers
 Billing Address: Kathleen Powers
 Stoughton Public Works - SEWER
 950 Central St.
 Stoughton, MA 02072

USAGE HISTORY



MESSAGE CENTER

IMPORTANT: This invoice contains an adjustment for the Fuel Security Program. If a credit is owed, we'll issue you a check to cover it, but we need some info from you first. Visit directenergy.com/checkrefund and complete the required fields on the digital form using the information from this invoice. If you have a balance due, please follow the instructions above to remit payment to us. {397}

INVOICE SUMMARY

Previous Balance	\$4,559.95
Payment Received (February 25, 2025)	-\$4,559.95
Total Balance Forward	\$0.00
Adjustments	\$0.00
Late Payment Charge	\$0.00
Current Usage Charges	\$2,458.32
Taxes	\$0.00
Total Current Charges	\$2,458.32
Amount Due By July 24, 2025	\$2,458.32

PAYMENT OPTIONS

By web myaccount.directenergy.com
 By phone 888.925.9115
 By mail Remittance slip below

QUESTIONS?

Visit Us myaccount.directenergy.com
 Call Us 888.925.9115
 Outages 1.800.465.1212



1001 Liberty Avenue
 Pittsburgh, PA 15222

Kathleen Powers
 Stoughton Public Works - SEWER
 950 Central St.
 Stoughton, MA 02072

Detach here and return this portion with check or money order. Do not staple or fold.

25000077

Invoice # 251750057220203
 Account # 1775686

Amount Due by July 24, 2025 \$2,458.32

Amount Enclosed

Please write your account number on your check or money order made payable to Direct Energy Business.

Please remit to



Direct Energy Business
 P.O. Box 70220
 Philadelphia, PA 19176-0220

50000000000000017756862025072400002458323

Invoice



**Direct
Energy.**
Business

Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
Due Date 07/24/25
Page 2

Congestion-related charges associated with accounts may be passed-through as per Paragraph 7 ("Price") of the Agreement with Direct Energy Business. Any noted congestion charge on your monthly bill is **ESTIMATED** and will be subject to an adjustment to reflect actual congestion charges.

GENERAL INFORMATION

For questions or concerns relating to this bill, please call Direct Energy Business's Customer Relations Department at:

8 AM - 6 PM ET, Monday through Friday
myaccount.directenergy.com
Phone: 888.925.9115

If mailing correspondence, please forward to
Direct Energy Business
Attn: Customer Relations
1001 Liberty Avenue
Pittsburgh, PA 15222

Delivery problems such as power outages are typically due to problems with local distribution facilities. For service problems call the utility's 24-hour service center at: Massachusetts Electric Company - National Grid 1.800.465.1212.

According to the terms contained in your energy service agreement with Direct Energy, if you end your service prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your energy service agreement for details.

In the event that the Term of your Agreement has expired, your account will be invoiced at a Market Variable Rate. This rate is subject to change monthly. Please refer to your agreement for additional information.

RIGHT TO FILE A PUC COMPLAINT: If you believe this bill contains any unauthorized charges, please contact Direct Energy Business Customer Relations at the information above. If, after contacting Customer Relations, you are not satisfied with the resolution, you have the right to file a complaint with DTE Department of Telecommunication and Energy 1-800-392-6066, out of state callers dial (617)-605-3531. DTE Mailing address: Department of Telecommunication and Energy, One South Station, Boston, MA 02110.

Direct Energy Business's Competitive Supplier License Number: CS - 021

Generation charges shown on this bill represent the average price you paid for Electric Service this month.

For more information on terms and definitions found within this invoice, please visit us online at directenergybusiness.com/ or through MyAccount. If you would prefer to have a copy of invoice terms and definitions sent to you, please submit your request via phone at 1-888-925-9115.

Change of Address?

Please contact the Direct Energy Business Customer Relations team at:

Direct Energy Business
Attn: Customer Relations
1001 Liberty Avenue
Pittsburgh, PA 15222
Phone 1-888-925-9115

Invoice



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 3

YOUR SERVICE CHARGES

75 YORK ST PMP BSWR POLE 6, STOUGHTON MA

EDC.# 0065390007

Store Number :

PO #:

Direct Energy Business

Electric Service

Meter#

Service Period November 26, 2024 to January 2, 2025 Actual-Total

2.41 kW
UCAP

Meter Multiplier of 1

Meter# UNKNOWN

Service Period November 26, 2024 to January 2, 2025 Actual-Total

9,978 kWh

Meter Multiplier of 1

November 26, 2024 to January 2, 2025

Fixed Price - 9,978 kWh Total @ \$0.1111/kWh

\$1,108.56

Fixed Price - 9,978 kWh Total @ \$0.1111/kWh

\$1,108.56

Fixed Price - -9,978 kWh Total @ \$0.1111/kWh

-\$1,108.56

Current Actual Charges

\$1,108.56

Meter#

Service Period September 26, 2024 to November 26, 2024 Actual-Total

2.41 kW
UCAP

Meter Multiplier of 1

Meter# UNKNOWN

Service Period September 26, 2024 to November 26, 2024 Actual-Total

12,427 kWh

Meter Multiplier of 1

September 26, 2024 to November 26, 2024

Fixed Price - 12,427 kWh Total @ \$0.112/kWh

\$1,391.82

Current Actual Charges

\$1,391.82

TOTAL CHARGES FOR EDC.# 0065390007

\$2,500.38

Invoice



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 4

75 YORK ST PMP BSWR POLE 6, STOUGHTON MA (Continued)

EDC.# 0065390007

Store Number :

PO #:

WEST ST POLE 125, #D, STOUGHTON MA

EDC.# 3786595027

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

December 1, 2024 to February 28, 2025

Fuel Security - IEP True Up December 2024 - February 2025

-\$4.00

Current Other Charges and Adjustments

-\$4.00

TOTAL CHARGES FOR EDC.# 3786595027

-\$4.00

QUEEN ANNE WAY, STOUGHTON MA

EDC.# 4066446011

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$3.26

Current Other Charges and Adjustments

-\$3.26

TOTAL CHARGES FOR EDC.# 4066446011

-\$3.26

TURNPIKE ST, STOUGHTON MA

EDC.# 5312112016

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$1.84

Current Other Charges and Adjustments

-\$1.84

Invoice



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 5

TURNPIKE ST, STOUGHTON MA (Continued)

EDC.# 5312112016

Store Number :

PO #:

TOTAL CHARGES FOR EDC.# 5312112016

-\$1.84

TURNPIKE ST POLE 3, STOUGHTON MA

EDC.# 6299104006

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$7.19

Current Other Charges and Adjustments

-\$7.19

TOTAL CHARGES FOR EDC.# 6299104006

-\$7.19

17 LUCAS DR, STOUGHTON MA

EDC.# 6573319003

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$1.98

Current Other Charges and Adjustments

-\$1.98

TOTAL CHARGES FOR EDC.# 6573319003

-\$1.98

OFF HAWES WAY POLE 7A5, STOUGHTON MA

EDC.# 7545886009

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Invoice



Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
Due Date 07/24/25
Page 6

OFF HAWES WAY POLE 7A5, STOUGHTON MA (Continued)

EDC.# 7545886009

Store Number :

PO #:

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$7.28

Current Other Charges and Adjustments

-\$7.28

TOTAL CHARGES FOR EDC.# 7545886009

-\$7.28

CARSON DR LOT 1 L1, STOUGHTON MA

EDC.# 7545896032

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$5.14

Current Other Charges and Adjustments

-\$5.14

TOTAL CHARGES FOR EDC.# 7545896032

-\$5.14

DALY DRIVE EXT PMP BWTR, STOUGHTON MA

EDC.# 7819286002

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$8.25

Current Other Charges and Adjustments

-\$8.25

TOTAL CHARGES FOR EDC.# 7819286002

-\$8.25

ROYAL RD PMP BSWR, STOUGHTON MA

EDC.# 9102942011

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Invoice



Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
Due Date 07/24/25
Page 7

ROYAL RD PMP BSWR, STOUGHTON MA (Continued)

EDC.# 9102942011

Store Number :

PO #:

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$1.36

Current Other Charges and Adjustments

-\$1.36

TOTAL CHARGES FOR EDC.# 9102942011

-\$1.36

MORTON ST POLE 18, STOUGHTON MA

EDC.# 9103051019

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$1.76

Current Other Charges and Adjustments

-\$1.76

TOTAL CHARGES FOR EDC.# 9103051019

-\$1.76

Invoice

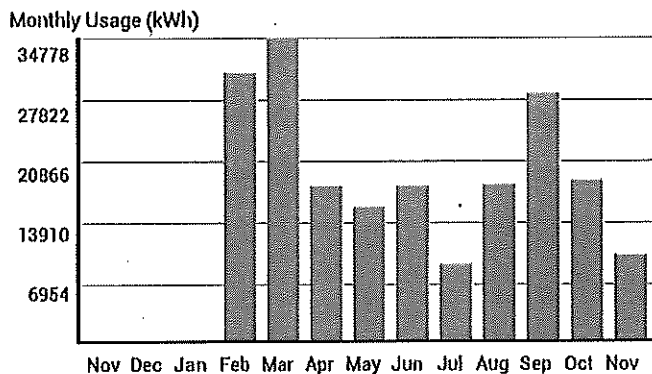


Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 1

CUSTOMER INFORMATION

Company: Kathleen Powers
 Billing Address: Kathleen Powers
 Stoughton Public Works - SEWER
 950 Central St.
 Stoughton, MA 02072

USAGE HISTORY



MESSAGE CENTER

IMPORTANT: This invoice contains an adjustment for the Fuel Security Program. If a credit is owed, we'll issue you a check to cover it, but we need some info from you first. Visit directenergy.com/checkrefund and complete the required fields on the digital form using the information from this invoice. If you have a balance due, please follow the instructions above to remit payment to us. [397]

INVOICE SUMMARY

Previous Balance	\$4,559.95
Payment Received (February 25, 2025)	-\$4,559.95
Total Balance Forward	\$0.00
Adjustments	\$0.00
Late Payment Charge	\$0.00
Current Usage Charges	\$2,458.32
Taxes	\$0.00
Total Current Charges	\$2,458.32
Amount Due By July 24, 2025	\$2,458.32

PAYMENT OPTIONS

By web myaccount.directenergy.com
 By phone 888.925.9115
 By mail Remittance slip below

QUESTIONS?

Visit Us myaccount.directenergy.com
 Call Us 888.925.9115
 Outages 1.800.465.1212

Detach here and return this portion with check or money order. Do not staple or fold.



1001 Liberty Avenue
 Pittsburgh, PA 15222

Kathleen Powers
 Stoughton Public Works - SEWER
 950 Central St.
 Stoughton, MA 02072

Invoice # 251750057220203
 Account # 1775686

Amount Due by July 24, 2025 **\$2,458.32**
 Amount Enclosed

Please write your account number on your check or money order made payable to Direct Energy Business.

Please remit to

Direct Energy Business
 P.O. Box 70220
 Philadelphia, PA 19176-0220

500000000000000017756862025072400002458323

Invoice



**Direct
Energy.**
Business

Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
Due Date 07/24/25

Page 2

Congestion-related charges associated with accounts may be passed-through as per Paragraph 7 ("Price") of the Agreement with Direct Energy Business. Any noted congestion charge on your monthly bill is ESTIMATED and will be subject to an adjustment to reflect actual congestion charges.

GENERAL INFORMATION

For questions or concerns relating to this bill, please call Direct Energy Business's Customer Relations Department at:

8 AM - 6 PM ET, Monday through Friday
myaccount.directenergy.com
Phone: 888.925.9115

If mailing correspondence, please forward to
Direct Energy Business
Attn: Customer Relations
1001 Liberty Avenue
Pittsburgh, PA 15222

Delivery problems such as power outages are typically due to problems with local distribution facilities. For service problems call the utility's 24-hour service center at: Massachusetts Electric Company - National Grid 1.800.465.1212.

According to the terms contained in your energy service agreement with Direct Energy, if you end your service prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your energy service agreement for details.

In the event that the Term of your Agreement has expired, your account will be invoiced at a Market Variable Rate. This rate is subject to change monthly. Please refer to your agreement for additional information.

RIGHT TO FILE A PUC COMPLAINT: If you believe this bill contains any unauthorized charges, please contact Direct Energy Business Customer Relations at the information above. If, after contacting Customer Relations, you are not satisfied with the resolution, you have the right to file a complaint with DTE Department of Telecommunication and Energy 1-800-392-6066, out of state callers dial (617)-605-3531. DTE Mailing address: Department of Telecommunication and Energy, One South Station, Boston, MA 02110.

Direct Energy Business's Competitive Supplier License Number: CS - 021

Generation charges shown on this bill represent the average price you paid for Electric Service this month.

For more information on terms and definitions found within this invoice, please visit us online at directenergybusiness.com/ or through MyAccount. If you would prefer to have a copy of invoice terms and definitions sent to you, please submit your request via phone at 1-888-925-9115.

Change of Address?

Please contact the Direct Energy Business Customer Relations team at:

Direct Energy Business
Attn: Customer Relations
1001 Liberty Avenue
Pittsburgh, PA 15222
Phone 1-888-925-9115

Invoice



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 3

YOUR SERVICE CHARGES

75 YORK ST PMP BSWR POLE 6, STOUGHTON MA

EDC.# 0065390007

Store Number :

PO #:

Direct Energy Business

Electric Service

Meter#

Service Period November 26, 2024 to January 2, 2025 Actual-Total

2.41 kW
UCAP

Meter Multiplier of 1

Meter# UNKNOWN

Service Period November 26, 2024 to January 2, 2025 Actual-Total

9,978 kWh

Meter Multiplier of 1

November 26, 2024 to January 2, 2025

Fixed Price - 9,978 kWh Total @ \$0.1111/kWh

\$1,108.56

Fixed Price - 9,978 kWh Total @ \$0.1111/kWh

\$1,108.56

Fixed Price - -9,978 kWh Total @ \$0.1111/kWh

-\$1,108.56

Current Actual Charges

\$1,108.56

Meter#

Service Period September 26, 2024 to November 26, 2024 Actual-Total

2.41 kW
UCAP

Meter Multiplier of 1

Meter# UNKNOWN

Service Period September 26, 2024 to November 26, 2024 Actual-Total

12,427 kWh

Meter Multiplier of 1

September 26, 2024 to November 26, 2024

Fixed Price - 12,427 kWh Total @ \$0.112/kWh

\$1,391.82

Current Actual Charges

\$1,391.82

TOTAL CHARGES FOR EDC.# 0065390007

\$2,500.38

Invoice



**Direct
Energy.**
Business

Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
Due Date 07/24/25
Page 4

75 YORK ST PMP BSWR POLE 6, STOUGHTON MA (Continued)

EDC.# 0065390007

Store Number :

PO #:

WEST ST POLE 125, #D, STOUGHTON MA

EDC.# 3786595027

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

December 1, 2024 to February 28, 2025

Fuel Security - IEP True Up December 2024 - February 2025

-\$4.00

Current Other Charges and Adjustments

-\$4.00

TOTAL CHARGES FOR EDC.# 3786595027

-\$4.00

QUEEN ANNE WAY, STOUGHTON MA

EDC.# 4066446011

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$3.26

Current Other Charges and Adjustments

-\$3.26

TOTAL CHARGES FOR EDC.# 4066446011

-\$3.26

TURNPIKE ST, STOUGHTON MA

EDC.# 5312112016

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$1.84

Current Other Charges and Adjustments

-\$1.84

Invoice



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 5

TURNPIKE ST, STOUGHTON MA (Continued)

EDC.# 5312112016

Store Number :

PO #:

TOTAL CHARGES FOR EDC.# 5312112016

-\$1.84

TURNPIKE ST POLE 3, STOUGHTON MA

EDC.# 6299104006

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$7.19

Current Other Charges and Adjustments

-\$7.19

TOTAL CHARGES FOR EDC.# 6299104006

-\$7.19

17 LUCAS DR, STOUGHTON MA

EDC.# 6573319003

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$1.98

Current Other Charges and Adjustments

-\$1.98

TOTAL CHARGES FOR EDC.# 6573319003

-\$1.98

OFF HAWES WAY POLE 7A5, STOUGHTON MA

EDC.# 7545886009

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Invoice



Invoice # 251750057220203
 Account # 1775686
 Invoice Date 06/24/25
 Due Date 07/24/25
 Page 6

OFF HAWES WAY POLE 7A5, STOUGHTON MA (Continued).

EDC.# 7545886009

Store Number :

PO #:

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$7.28

Current Other Charges and Adjustments

-\$7.28

TOTAL CHARGES FOR EDC.# 7545886009

-\$7.28

CARSON DR LOT 1 L1, STOUGHTON MA

EDC.# 7545896032

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$5.14

Current Other Charges and Adjustments

-\$5.14

TOTAL CHARGES FOR EDC.# 7545896032

-\$5.14

DALY DRIVE EXT PMP BWTR, STOUGHTON MA

EDC.# 7819286002

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$8.25

Current Other Charges and Adjustments

-\$8.25

TOTAL CHARGES FOR EDC.# 7819286002

-\$8.25

ROYAL RD PMP BSWR, STOUGHTON MA

EDC.# 9102942011

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Invoice



Invoice # 251750057220203
Account # 1775686
Invoice Date 06/24/25
Due Date 07/24/25
Page 7

ROYAL RD PMP BSWR, STOUGHTON MA (Continued)

EDC.# 9102942011

Store Number :

PO #:

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$1.36

Current Other Charges and Adjustments

-\$1.36

TOTAL CHARGES FOR EDC.# 9102942011

-\$1.36

MORTON ST POLE 18, STOUGHTON MA

EDC.# 9103051019

Store Number :

PO #:

Current meter read(s) not available.

Direct Energy Business

Other Charges and Adjustments

Fuel Security - IEP True Up December 2024 - February 2025

-\$1.76

Current Other Charges and Adjustments

-\$1.76

TOTAL CHARGES FOR EDC.# 9103051019

-\$1.76



Invoice #: HS54802426
Account #: 721565 - 71355
Invoice Date: 04/15/2025
Payment Due Date: 05/15/2025

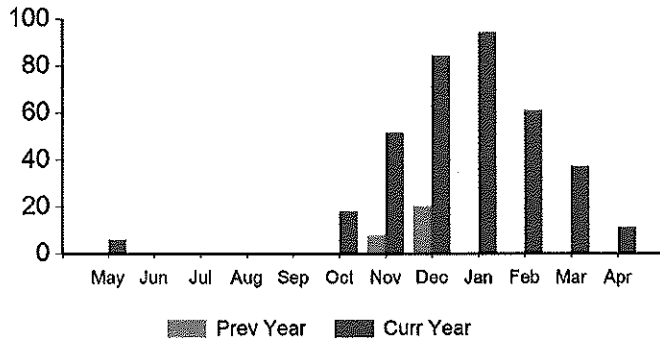
CUSTOMER INFORMATION

Company: Town of Stoughton

Billing Address: Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

USAGE HISTORY

Monthly Gas (THERMS)



MESSAGE CENTER

GO PAPERLESS TODAY

Enroll in paperless billing today and help reduce your carbon footprint at nrg.com/myaccount.

INVOICE SUMMARY

Previous Balance	\$169.65
Payment Received	\$0.00
Total Balance Forward	\$169.65
Adjustments	\$0.00
Late Payment Charge	\$1.06
Current Usage Charges	\$27.92
Total Current Charges	\$28.98

Amount Due by May 15, 2025 **\$198.63**

PAYMENT OPTIONS

	By web	nrg.com/myaccount
	By phone	1.844.737.6742
	By mail	Remittance slip below

QUESTIONS?

	Visit Us	nrg.com/myaccount
	Call Us	1.844.737.6742

Detach here and return this portion with check or money order. Do not staple or fold.



Invoice #: HS54802426
Account #: 721565 - 71355

Amount Due by May 15, 2025 **\$198.63**

Amount Enclosed

Please write your account number on your check or money order made payable to NRG Business Marketing.

Check Remittance To:
NRG Business Marketing
P.O. Box 32179
New York, NY 10087-2179

Town of Stoughton

Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

DNI

IF YOU SUSPECT A NATURAL GAS LEAK, SMELL GAS OR HAVE ANY OTHER GAS RELATED EMERGENCIES, PLEASE DIAL 911 OR CONTACT YOUR LOCAL DISTRIBUTION UTILITY COMPANY.

GENERAL INFORMATION

If you end your service with NRG prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your agreement for additional information.

In the event that the Term of your Agreement has expired, your account will be invoiced at a Market Based Rate or dropped.

DEFINITIONS

Board of Public Utilities – State agency responsible for regulating local utility companies. (May also be called Public Service Commission).

Burner Tip – Point where natural gas is ultimately used by the customer (the meter).

CCF – 100 cubic feet. This is a measure of gas usage.

City Gate – Physical connection of an interstate pipeline and the pipeline of the local natural gas utility.

Commodity Charge – The cost of natural gas provided to you during the billing period.

GSA (Gas Settlement Adjustment) – charge or credit for the value of natural gas usage that differs from contracted volume.

Late Payment Charges – Charges for payment of a billed amount after the due date specified on the customer's invoice. Late payment charges may apply as specified in your contract with NRG.

DEFINITIONS CONTINUED

Line Loss – The difference between the amount of natural gas brought to the city gate, versus the amount of natural gas usage report at the meter (burner tip). Line loss was previously included in your local pricing. Line loss is a regulated charge based on percentages determined by each utility to compensate for the utility's pipeline system loss.

Local Distribution Company (LDC) Charges – The fee assessed by the local utility for delivery of natural gas to the customer's home or business through the utility's distribution lines. In most cases this charge is billed separately by the utility.

MCF – 1,000 cubic feet or 10 CCFs. This is a measure of gas usage.

Meter – A device for measuring levels and volumes of a customer's natural gas usage. The local utility retains responsibility for reading and maintaining these meters.

MMBTU – Million British thermal units, which is a heating equivalent measure for natural gas and is an alternative measure of natural gas reserves.

Service Period – The time period associated with when the Utility reads or estimates the customer's natural gas usage for billing purposes. The customer's service period is established by the Utility.

Therm – One hundred thousand (100,000 British thermal units (1 Therm=100,000 BTU).

Invoice #: HS54802426

Statement Group #: 71355

Contract Volumes:

March 930 MMBTU

April 441 MMBTU

Billing Unit: MMBTU

Serv Loc ID: 721582	Description	Deal ID	Date From - To	Volume	Unit Price	Total
Service Period: 03/14/2025-04/11/2025	Commodity	2816301	03/14/2025 -04/11/2025	2.95	\$8.25	\$24.34
Utility Name: Baystate	Change in Law - 01/01/2025	2816301	03/14/2025 -04/11/2025	2.95	\$0.2496	\$0.74
Pool/Point: BROCK DCQ POOL	Change in Law - 02/01/2024	2816301	03/14/2025 -04/11/2025	2.95	\$0.4343	\$1.28
Utility Acct #: 71002436849-P37030	Change in Law - 12/01/2024	2816301	03/14/2025 -04/11/2025	2.95	\$0.5288	\$1.56
PO #:						
Address: 1137 Park St., STOUGHTON, MA 02072						
Total :				2.95		\$27.92

Billed volumes are inclusive of a utility line loss factor of 0.98240 for March,0.98240 for April



Invoice #: HS54802434
Account #: 721565 - 71363
Invoice Date: 04/15/2025
Payment Due Date: 05/15/2025

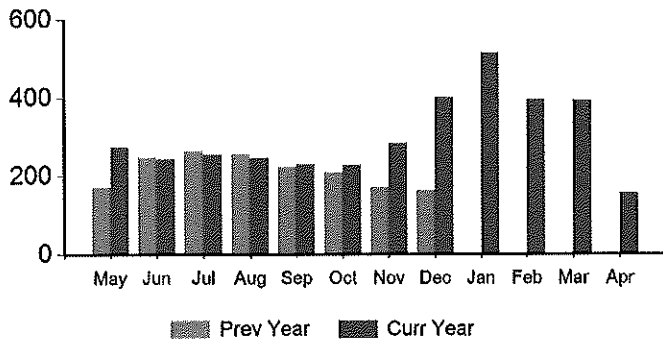
CUSTOMER INFORMATION

Company: Town of Stoughton

Billing Address: Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

USAGE HISTORY

Monthly Gas (THERMS)



MESSAGE CENTER

GO PAPERLESS TODAY

Enroll in paperless billing today and help reduce your carbon footprint at nrg.com/myaccount.

INVOICE SUMMARY

Previous Balance	\$1,307.55
Payment Received	\$0.00
Total Balance Forward	\$1,307.55
Adjustments	\$0.00
Late Payment Charge	\$8.29
Current Usage Charges	\$389.20
Total Current Charges	\$397.49

Amount Due by May 15, 2025 **\$1,705.04**

PAYMENT OPTIONS

	By web	nrg.com/myaccount
	By phone	1.844.737.6742
	By mail	Remittance slip below

QUESTIONS?

	Visit Us	nrg.com/myaccount
	Call Us	1.844.737.6742

Detach here and return this portion with check or money order. Do not staple or fold.



Invoice #: HS54802434
Account #: 721565 - 71363

Amount Due by May 15, 2025 **\$1,705.04**

Amount Enclosed

Please write your account number on your check or money order made payable to NRG Business Marketing.

Check Remittance To:

NRG Business Marketing
P.O. Box 32179
New York, NY 10087-2179

Town of Stoughton

Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

DNI

IF YOU SUSPECT A NATURAL GAS LEAK, SMELL GAS OR HAVE ANY OTHER GAS RELATED EMERGENCIES, PLEASE DIAL 911 OR CONTACT YOUR LOCAL DISTRIBUTION UTILITY COMPANY.

GENERAL INFORMATION

If you end your service with NRG prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your agreement for additional information.

In the event that the Term of your Agreement has expired, your account will be Invoiced at a Market Based Rate or dropped.

DEFINITIONS

Board of Public Utilities – State agency responsible for regulating local utility companies. (May also be called Public Service Commission).

Burner Tip – Point where natural gas is ultimately used by the customer (the meter).

CCF – 100 cubic feet. This is a measure of gas usage.

City Gate – Physical connection of an interstate pipeline and the pipeline of the local natural gas utility.

Commodity Charge – The cost of natural gas provided to you during the billing period.

GSA (Gas Settlement Adjustment) – charge or credit for the value of natural gas usage that differs from contracted volume.

Late Payment Charges – Charges for payment of a billed amount after the due date specified on the customer's invoice. Late payment charges may apply as specified in your contract with NRG.

DEFINITIONS CONTINUED

Line Loss – The difference between the amount of natural gas brought to the city gate, versus the amount of natural gas usage report at the meter (burner tip). Line loss was previously included in your local pricing. Line loss is a regulated charge based on percentages determined by each utility to compensate for the utility's pipeline system loss.

Local Distribution Company (LDC) Charges – The fee assessed by the local utility for delivery of natural gas to the customer's home or business through the utility's distribution lines. In most cases this charge is billed separately by the utility.

MCF – 1,000 cubic feet or 10 CCFs. This is a measure of gas usage.

Meter – A device for measuring levels and volumes of a customer's natural gas usage. The local utility retains responsibility for reading and maintaining these meters.

MMBTU – Million British thermal units, which is a heating equivalent measure for natural gas and is an alternative measure of natural gas reserves.

Service Period – The time period associated with when the Utility reads or estimates the customer's natural gas usage for billing purposes. The customer's service period is established by the Utility.

Therm – One hundred thousand (100,000 British thermal units (1 Therm=100,000 BTU).

Invoice #: HS54802434

Statement Group #: 71363

Contract Volumes:

March 930 MMBTU

April 441 MMBTU

Billing Unit: MMBTU

Serv Loc ID: 721590	Description	Deal ID	Date From - To	Volume	Unit Price	Total
Service Period: 03/14/2025-04/11/2025	Commodity	2816301	03/14/2025 -04/11/2025	41.13	\$8.25	\$339.32
Utility Name: Baystate	Change in Law - 01/01/2025	2816301	03/14/2025 -04/11/2025	41.13	\$0.2496	\$10.27
Pool/Point: BROCK DCQ POOL	Change in Law - 02/01/2024	2816301	03/14/2025 -04/11/2025	41.13	\$0.4343	\$17.86
Utility Acct #: 71004376142-P33898	Change in Law - 12/01/2024	2816301	03/14/2025 -04/11/2025	41.13	\$0.5288	\$21.75
PO #:						
Address: 1137 Park St., STOUGHTON, MA 02072						
Total :				41.13		\$389.20

Billed volumes are inclusive of a utility line loss factor of 0.98240 for March,0.98240 for April



Invoice #: HS54897031
Account #: 721565 - 71363
Invoice Date: 06/12/2025
Payment Due Date: 07/12/2025

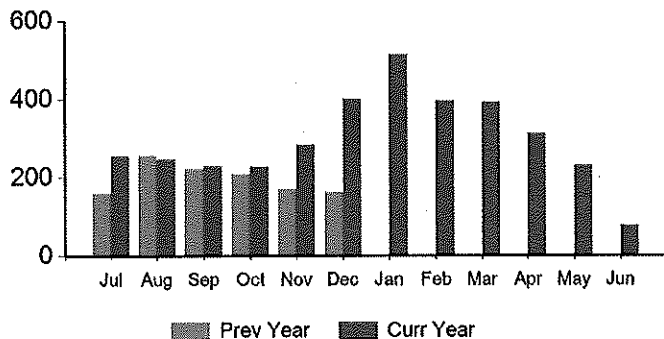
CUSTOMER INFORMATION

Company: Town of Stoughton

Billing Address: Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

USAGE HISTORY

Monthly Gas (THERMS)



MESSAGE CENTER

GO PAPERLESS TODAY

Enroll in paperless billing today and help reduce your carbon footprint at nrg.com/myaccount.

INVOICE SUMMARY

Previous Balance	\$1,141.92
Payment Received	\$0.00
Total Balance Forward	\$1,141.92
Adjustments	\$0.00
Late Payment Charge	\$7.31
Current Usage Charges	\$198.43
Total Current Charges	\$205.74

Amount Due by Jul 12, 2025 **\$1,347.66**

PAYMENT OPTIONS

	By web	nrg.com/myaccount
	By phone	1.844.737.6742
	By mail	Remittance slip below

QUESTIONS?

	Visit Us	nrg.com/myaccount
	Call Us	1.844.737.6742

Detach here and return this portion with check or money order. Do not staple or fold.



Invoice #: HS54897031
Account #: 721565 - 71363

Amount Due by Jul 12, 2025 **\$1,347.66**

Amount Enclosed

Please write your account number on your check or money order made payable to NRG Business Marketing.

Town of Stoughton

Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

Check Remittance To:
NRG Business Marketing
P.O. Box 32179
New York, NY 10087-2179

DNI

IF YOU SUSPECT A NATURAL GAS LEAK, SMELL GAS OR HAVE ANY OTHER GAS RELATED EMERGENCIES, PLEASE DIAL 911 OR CONTACT YOUR LOCAL DISTRIBUTION UTILITY COMPANY.

GENERAL INFORMATION

If you end your service with NRG prior to the end of your agreement term, you may be charged an early termination fee. Please refer to your agreement for additional information.

In the event that the Term of your Agreement has expired, your account will be invoiced at a Market Based Rate or dropped.

DEFINITIONS

Board of Public Utilities – State agency responsible for regulating local utility companies. (May also be called Public Service Commission).

Burner Tip – Point where natural gas is ultimately used by the customer (the meter).

CCF – 100 cubic feet. This is a measure of gas usage.

City Gate – Physical connection of an interstate pipeline and the pipeline of the local natural gas utility.

Commodity Charge – The cost of natural gas provided to you during the billing period.

GSA (Gas Settlement Adjustment) – charge or credit for the value of natural gas usage that differs from contracted volume.

Late Payment Charges – Charges for payment of a billed amount after the due date specified on the customer's invoice. Late payment charges may apply as specified in your contract with NRG.

DEFINITIONS CONTINUED

Line Loss – The difference between the amount of natural gas brought to the city gate, versus the amount of natural gas usage report at the meter (burner tip). Line loss was previously included in your local pricing. Line loss is a regulated charge based on percentages determined by each utility to compensate for the utility's pipeline system loss.

Local Distribution Company (LDC) Charges – The fee assessed by the local utility for delivery of natural gas to the customer's home or business through the utility's distribution lines. In most cases this charge is billed separately by the utility.

MCF – 1,000 cubic feet or 10 CCFs. This is a measure of gas usage.

Meter – A device for measuring levels and volumes of a customer's natural gas usage. The local utility retains responsibility for reading and maintaining these meters.

MMBTU – Million British thermal units, which is a heating equivalent measure for natural gas and is an alternative measure of natural gas reserves.

Service Period – The time period associated with when the Utility reads or estimates the customer's natural gas usage for billing purposes. The customer's service period is established by the Utility.

Therm – One hundred thousand (100,000 British thermal units (1 Therm=100,000 BTU).

Invoice #: HS54897031
Statement Group #: 71363

Contract Volumes:
May 110 MMBTU
June 57 MMBTU
Billing Unit: MMBTU

Serv Loc ID: 721590	Description	Deal ID	Date From - To	Volume	Unit Price	Total
Service Period: 05/13/2025-06/11/2025	Commodity	2816301	05/13/2025 -06/11/2025	20.97	\$8.25	\$173.00
Utility Name: Baystate	Change in Law - 02/01/2024	2816301	05/13/2025 -06/11/2025	20.97	\$0.4343	\$9.11
Pool/Point: BROCK DCQ POOL	Change in Law - 01/01/2025	2816301	05/13/2025 -06/11/2025	20.97	\$0.2496	\$5.23
Utility Acct #: 71004376142-P33898	Change in Law - 12/01/2024	2816301	05/13/2025 -06/11/2025	20.97	\$0.5288	\$11.09
PO #:						
Address: 1137 Park St., STOUGHTON, MA 02072						
Total :				20.97		\$198.43

Billed volumes are inclusive of a utility line loss factor of 0.98240 for May,0.98240 for June



Invoice #: HS54847620
Account #: 721565 - 71363
Invoice Date: 05/13/2025
Payment Due Date: 06/12/2025

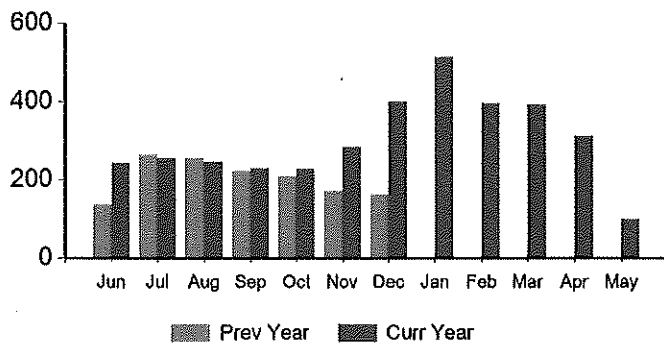
CUSTOMER INFORMATION

Company: Town of Stoughton

Billing Address: Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

USAGE HISTORY

Monthly Gas (THERMS)



MESSAGE CENTER

GO PAPERLESS TODAY

Enroll in paperless billing today and help reduce your carbon footprint at nrg.com/myaccount.

INVOICE SUMMARY

Previous Balance	\$1,705.04
Payment Received (Apr 30, 2025)	(\$808.02)
Total Balance Forward	\$897.02
Adjustments	\$0.00
Late Payment Charge	\$4.08
Current Usage Charges	\$240.82
Total Current Charges	\$244.90

Amount Due by Jun 12, 2025 **\$1,141.92**

PAYMENT OPTIONS

	By web	nrg.com/myaccount
	By phone	1.844.737.6742
	By mail	Remittance slip below

QUESTIONS?

	Visit Us	nrg.com/myaccount
	Call Us	1.844.737.6742

Detach here and return this portion with check or money order. Do not staple or fold.



Invoice #: HS54847620
Account #: 721565 - 71363

Amount Due by Jun 12, 2025 **\$1,141.92**

Amount Enclosed

Please write your account number on your check or money order made payable to NRG Business Marketing.

Check Remittance To:

NRG Business Marketing
P.O. Box 32179
New York, NY 10087-2179

Town of Stoughton

Attn: Cedar Hill
10 Pearl St.
STOUGHTON, MA 02072

DNI

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Invoice #: HS54847620

Statement Group #: 71363

Contract Volumes:

April 441 MMBTU

May 110 MMBTU

Billing Unit: MMBTU

Serv Loc ID: 721590	Description	Deal ID	Date From - To	Volume	Unit Price	Total
Service Period: 04/12/2025-05/12/2025	Commodity	2816301	04/12/2025 -05/12/2025	25.45	\$8.25	\$209.96
Utility Name: Bayslate	Change In Law - 01/01/2025	2816301	04/12/2025 -05/12/2025	25.45	\$0.2496	\$6.35
Pool/Point: BROCK DCQ POOL	Change In Law - 02/01/2024	2816301	04/12/2025 -05/12/2025	25.45	\$0.4343	\$11.05
Utility Acct #: 71004376142-P33898	Change In Law - 12/01/2024	2816301	04/12/2025 -05/12/2025	25.45	\$0.5288	\$13.46
PO #:						
Address: 1137 Park St., STOUGHTON, MA 02072						
Total :				25.45		\$240.82

Billed volumes are inclusive of a utility line loss factor of 0.98240 for April, 0.98240 for May

Article 2

Adopt MGL Chapter 200A Section 9A

Chapter 200A Section 9A: Disposition of unclaimed property.

Synopsis: This is essentially the same as Unclaimed Money that the State advertises. In private industry companies are required to turnover any unclaimed funds to the state (uncashed checks). This MGL allow the community to keep the unclaimed funds after the appropriate advertisement and notification to the payees.

Title II DESCENT AND DISTRIBUTION, WILLS, ESTATES OF
DECEASED PERSONS AND ABSENTEES, GUARDIANSHIP,
CONSERVATORSHIP AND TRUSTS**Chapter 200A** DISPOSITION OF UNCLAIMED PROPERTY**Section 9A** DISPOSITION OF ABANDONED FUNDS BY CITY OR TOWN;
NOTICE OF PERIOD DURING WHICH FUNDS MAY BE
CLAIMED; CITY TREASURER AUTHORIZED TO HEAR
CLAIMS; APPEAL; DISBURSEMENT

Section 9A. (a) In any city, town or district that accepts this section in the manner provided in section 4 of chapter 4, there shall be an alternative procedure for disposing of abandoned funds held in the custody of the city, town or district as provided in this section.

(b) Any funds held in the custody of a city, town or district may be presumed by the city, town or district treasurer to be abandoned unless claimed by the corporation, organization, beneficiary or person entitled thereto within 1 year after the date prescribed for payment or delivery; provided, however, that the last instrument intended as payment shall bear upon its face the statement "void if not cashed within 1 year from date of issue". After the expiration of 1 year after the date of issue, the treasurer of a city, town or district may cause the financial institution upon which the instrument was drawn to stop payment on the instrument

or otherwise cause the financial institution to decline payment on the instrument and any claims made beyond that date shall only be paid by the city, town or district through the issuance of a new instrument. The city, town or district and the financial institution shall not be liable for damages, consequential or otherwise, resulting from a refusal to honor an instrument of a city, town or district submitted for payment more than a year after its issuance.

(c) The treasurer of a city, town or district holding funds owed to a corporation, organization, beneficiary or person entitled thereto that are presumed to be abandoned under this section shall post a notice entitled "Notice of names of persons appearing to be owners of funds held by (insert city, town or district name), and deemed abandoned". The notice shall specify the names of those persons who appear from available information to be entitled to such funds, shall provide a description of the appropriate method for claiming the funds and shall state a deadline for those funds to be claimed; provided, however, that the deadline shall not be less than 60 days after the date the notice was either postmarked or first posted on a website as provided in this section. The treasurer of the city, town or district may post such notice using either of the following methods: (1) by mailing the notice by first class mail, postage prepaid, to the last known address of the beneficiary or person entitled thereto; or (2) if the city, town or district maintains an official website, by posting the notice conspicuously on the website for not less than 60 days. If the apparent owner fails to respond within 60 days after the mailing or posting of the notice, the treasurer shall cause a notice of the check to be published in a newspaper of general circulation, printed in English, in the county in which the city or town is located.

(d) In the event that funds appearing to be owed to a corporation, organization, beneficiary or person is \$100 or more and the deadline as provided in the notice has passed and no claim for the funds has been made, the treasurer shall cause an additional notice, in substantially the same form as the aforementioned notice, to be published in a newspaper of general circulation in the county in which the city, town or district is located; provided, however, that the notice shall provide an extended deadline beyond which funds shall not be claimed and such deadline shall be at least 1 year from the date of publication of the notice.

(e) Once the final deadline has passed under subsection (d), the funds owed to the corporation, organization, beneficiary or person entitled thereto shall escheat to the city, town or district and the treasurer thereof shall record the funds as revenue in the General Fund of the city, town or district and the city, town or district shall not be liable to the corporation, organization, beneficiary or person for payment of those funds or for the underlying liability for which the funds were originally intended. Upon escheat, the funds shall be available to the city, town or district's appropriating authority for appropriation for any other public purpose. In addition to the notices required in this section, the treasurer of the city, town or district may initiate any other notices or communications that are directed in good faith toward making final disbursement of the funds to the corporation, organization, beneficiary or person entitled thereto.

Prior to escheat of the funds, the treasurer of the city, town or district shall hear all claims on funds that may arise and if it is clear, based on a preponderance of the evidence available to the treasurer at the time the claim is made, that the claimant is entitled to disbursement of the funds, the treasurer shall disburse funds to the claimant upon receipt by the treasurer of a written indemnification agreement from the claimant

wherein the claimant agrees to hold the city, town or district and the treasurer of the city, town or district harmless in the event it is later determined that the claimant was not entitled to receipt of the funds. If it is not clear, based on a preponderance of the evidence before the treasurer at the time of the claim that the claimant is entitled to disbursement of the funds, the treasurer shall segregate the funds into a separate, interest-bearing account and shall notify the claimant of such action within 10 days. A claimant affected by this action may appeal within 20 days after receiving notice thereof to the district, municipal or superior court in the county in which the city, town or district is located. The claimant shall have a trial de novo. A party adversely affected by a decree or order of the district, municipal or superior court may appeal to the appeals court or the supreme judicial court within 20 days from the date of the decree.

If the validity of the claim shall be determined in favor of the claimant or another party, the treasurer shall disburse funds in accordance with the order of the court, including interest accrued. If the validity of the claim is determined to be not in favor of the claimant or another party or if the treasurer does not receive notice that an appeal has been filed within 1 year from the date the claimant was notified that funds were being withheld, then the funds, plus accrued interest, shall escheat to the city, town or district in the manner provided in this section.

If the claimant is domiciled in another state or country and the city, town or district determines that there is no reasonable assurance that the claimant will actually receive the payment provided for in this section in substantially full value, the superior court, in its discretion or upon a petition by the city, town or district, may order that the city, town or district retain the funds.

Article 4

Amend Town Code – Tax Title Payment Agreements

Part I ADMINISTRATION OF THE GOVERNMENT

Title IX TAXATION

Chapter 60 COLLECTION OF LOCAL TAXES

Section 62A MUNICIPALITIES; PAYMENT AGREEMENTS

Section 62A. Municipalities may by bylaw or ordinance authorize payment agreements between the treasurer and persons entitled to redeem parcels in tax title. Such agreements shall be for a maximum term of no more than 5 years or such lesser period as the ordinance or bylaw may specify and may waive not more than 50 per cent of the interest that has accrued on the amount of the tax title account, subject to such lower limit as the ordinance or bylaw may specify. An ordinance or bylaw under this section shall provide for such agreements and waivers uniformly for classes of tax titles defined in the ordinance or bylaw.

Any such agreement must require a minimum payment at the inception of the agreement of 25 per cent of the amount needed to redeem the parcel. During the term of the agreement the treasurer may not bring an action to foreclose the tax title unless payments are not made in accordance with the schedule set out in the agreement or timely payments are not made on other amounts due to the municipality that are a lien on the same parcel.

Article 5

Collective Bargaining Article –
Stoughton PWD AFSCME 362

DPW MOA Cost Analysis

Move to Water and Sewer Departments - \$34,265.00			
Sewer	6044001	\$	10,460.88
Water	6145001	\$	23,803.20
		\$	34,264.08
Move to DPW Departments - \$55,896.00			
Parks	0165001	\$	9,938.88
Sanitation	0143301	\$	25,410.96
Highway	0142101	\$	20,545.92
		\$	55,895.76
Total FY26 Cost Estimate		\$	90,159.84

FY27 Cost Estimate **\$102,681.40**

FY28 Cost Estimate **\$124,406.07**

Article 6

Watermain Replacements

Stoughton Water & Sewer Department

1748 Central Street · Stoughton MA 02072 · (781) 344-2112



August 11, 2025

Water System Phase 7 improvements

Re: Special Town Meeting Capital Funding Memo

FY26 -- \$2,225,000

This capital request is for funding for Phase 7 water main replacement for continued infrastructure improvements to the towns' water distribution network. There are numerous areas throughout the town and its' one hundred and fifty-one + miles of water main infrastructure that are in need of replacement. It is recommended that the Town continue with its proactive approach to identify areas and upgrade/replace existing, aging and deteriorating water mains that are problematic. This request is the towns' commitment to provide funding for all costs associated with the design, permitting, construction and construction services for this project.

Respectfully,

A handwritten signature in blue ink, appearing to read "Keith Nastasia", is written over a horizontal line.

Keith Nastasia
Water & Sewer Superintendent

City/Town

Capital Project Request

Project Number: 01

Department/Committee:	WATER & SEWER
Requested By:	KEITH NASTASIA
Submission Date:	08/11/2025
Project Title:	PHASE 7 WATER MAIN REPLACEMENT
Project Category:	Building/Construction
Priority:	1. Urgent

Project description:

ENGINEERING DESIGN, PERMITTING, PROCUREMENT ASSISTANCE, CONSTRUCTION SERVICES, CONSTRUCTION AND CONTINGENCIES FOR WATER MAIN REPLACEMENT/IMPROVEMENTS FOR VARIOUS ROADS

Purpose: Service Enhancement

Project Status: New

Benefit/Impact delaying purchase/project

IMPROVED INFRASTRUCTURE FOR DEPENDABILITY, WATER QUALITY AND SYSTEM ENHANCEMENT

Project Financing

Estimated Project Cost: \$2,225,000 Life Expectancy: 50+ YEARS

Estimated timeframe to complete project or receive asset: 6 MONTHS

Estimated date for completion or delivery: JUNE 2026

Requested date for funding authorization: DECEMBER 1, 2025

Operating Cost Impact

INCREASED RATES

Describe any discounts or cost reductions (trade-ins, etc.)

N/A

Are there available revenue sources or grants other than Municipal funds?

NOT AT THIS TIME



August 8, 2025

Keith Nastasia
Superintendent of Water/Sewer
Water & Sewer Department
1748 Central Street
Stoughton, MA 02072-1840

RE: Phase 7 Water Main Improvements: Capital Cost Budget

Dear Mr. Nastasia:

Based on our recent meeting to discuss targeted water system infrastructure improvements, we have developed a budget for future anticipated capital costs which include engineering (design, permitting, procurement assistance, and construction phase services), construction, and contingencies. Please find attached a table which summarizes the scope of the proposed water main improvements and associated capital costs.

Please do not hesitate to contact me at 781-588-6800 should you have any questions or comments regarding the enclosed capital budget. We are happy to be able to assist you with these important water system infrastructure improvements.

Very Truly Yours,
H2Olson Engineering, Inc.



Stephen C. Olson, P.E.
President

Encl: Phase 7 Water Main Improvements – Capital Budget Summary

Town of Stoughton
Phase 7 Water Main Improvements
Capital Cost Budget

Location	Description	Proposed Diameter, in	Engineering Budget	Construction Budget	Total Cost
Pearl St Place	Pearl St to Cushing St	New 8" Ductile Iron Main	\$33,000	\$324,000	\$357,000
Bay Rd & Westwood Rd	192 Bay Rd to end of Westwood Rd	New 8" Ductile Iron Main	\$41,000	\$396,000	\$437,000
Talbot St	Lambert Ave to Central St	New 8" Ductile Iron Main	\$20,000	\$198,000	\$218,000
Bell St	Entirety	New 6" Ductile Iron Main	\$10,000	\$101,000	\$111,000
Freeman St & Hayden St	Fire Station to Porter St	New 8" Ductile Iron Main	\$28,000	\$270,000	\$298,000
Campanelli Parkway	Turnpike St to Shuman Ave	New 12" Ductile Iron Main	\$75,000	\$729,000	\$804,000

Prepared by: H2Olson Engineering, Inc. August 8, 2025

Total \$2,225,000

Article 7

Annual Roadway Paving

STM 2025 Paving Estimates from TL Edwards

Article Estimate \$ 2,500,000.00

Area	Street	Estimate
1	Old Maple Street	\$ 381,660.00
1	Pleasant Street (Pine St. intersection)	
1	Sunrise Terrace	

2	Amherst Road	\$ 1,298,850.00
2	Doty Drive	
2	Faxon Road	
2	Kenmore Road	
2	Laarhoven Terrace	
2	Ralph Mann Drive	
2	Rayburn Road	
2	Royal Road	
2	Stoughton Street	
2	Woodbine Road	
2	Valley Drive	

3	Leach Street (Prospect to Park)	\$ 368,795.00
3	Belcher Street	
3	Pierce Street	

4	Ash Park Drive	\$ 450,560.00
4	Bramblebush Road	
4	Winship Way	

\$ 2,499,865.00

Article 8

Purchase of Sidewalk Tractor

Article 9

Community Center Unforeseen and FF & E

Town of Stoughton

Public Works Department

950 Central St • Stoughton, MA 02072 • (781) 341-1300 Ext 9312 • (781) 344-2112
www.stoughton-ma.gov

August 8, 2025

Dear Honorable Town Meeting Representatives,

The former Stoughton Train Depot is quickly becoming our very own community center. With more than \$2.3 million from the Commonwealth, we are going to great lengths to preserve the building's historical beauty while repairing its structure and replacing all of its mechanical systems, i.e. electrical, plumbing, HVAC, etc. We are doing all of this while creating a first class space for Stoughton citizens to meet and socialize.

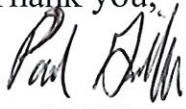
The train station was built in 1888. It has survived a train derailment which nearly destroyed the building, a fire and years of neglect. The building has been shuttered for nearly 15 years. Had not been for the CPC providing funds to replace the boiler and roof, the building would have been lost.

The architectural design of the new building and resulting construction specifications anticipated that the electrical and plumbing systems would need to be **upgraded**. Once the systems were exposed, it became clear that the entire system would need to be removed and **replaced**. The bid specs anticipated the need to remove and replace 40% of the floor rises. In order to meet construction codes and ADA requirements, substantial changes were needed in the size of the door entries and floor levels. In order to accommodate a capacity of 100 people, additional bathrooms and toilets are needed. Finally, we learned shortly after starting the project, that there was not a single piece of insulation behind the external walls or ceiling wood panels.

It is very common in historical restoration projects to encounter unknown conditions. We have met each challenge and we promise to deliver a building located in the center of our downtown district which will become the pride of Stoughton. However, in order to meet these challenges, additional funds are needed, which will allow us to complete this project by the holidays.

Attached you will see quoted prices and estimates needed to complete the interior of the building. I request that Town Meeting authorize this spending in order for us to complete the project this year.

Thank you,



Paul Giffune
DPW Director



STM 2025

Community Center Expense Summary

(Original reconstruction cost estimate was \$3,983,426 from (2020) : see Exhibit C)

Beginning cash balance from state grants (1)	\$	2,142,857.14	
Base interior construction bid (2)	\$	1,997,435.00	
Surplus Cash as of 5/31/25			\$ 145,422.14
Change Orders as of 9/1/25 (Exhibit A) (3)	\$	(280,057.92)	
Deficit as of 9/1/25			\$ (134,635.78)
Unbudgeted costs to complete (Exhibit B) (4)	\$	210,000.00	
Total necessary funding from Town Meeting			\$ 344,635.78

FOOTNOTES

- 1.) \$2M Massworks grant and \$142,857.14 state budget earmark.
- 2.) GWW Contracting was low bidder based on architectural drawings and bid specifications.
- 3.) Expense associated with unforeseen conditions, i.e. electrical system, plumbing infrastructure, structural reinforcement, insulation and additional bathrooms.
- 4.) The majority of the unspecified costs relate to interior construction. As shown in Exhibit B, this is the costs for further interior upgrades, amenities and exterior painting.

*** Please note: The construction team has submitted an application to the Community Preservation Committee (CPC) for exterior hardscaping and landscaping around the building.

Stoughton Community Center
Additional Changes / Estimates as of September 1, 2025
Exhibit A

DESCRIPTION	ADD/ DEDUCT	AMOUNT
Bench salvage and reinstall	Deduct	-\$3,178.72
Insulation Under Flooring	Deduct	-\$14,000.00
Added Lighting	Add	\$18,641.22
Unforeseen Toilet Room Framing	Add	\$8,515.48
Boiler Scope - Stay in Basement	Deduct	-\$274.40
Masonry Cleaning	Add	\$5,367.81
Remove Paper towel and Toilet Paper Dispenser from Scope	Deduct	-\$321.00
Cleaning of Vaulted Ceilings	Add	\$1,680.00
Basement Door Refurbish	Add	\$3,000.00
Toilet Room Masonry Repair - Revised PCO-R1	Add	\$10,328.72
Added Wood Trim: Chair Rail and Picture Molding	Add	\$15,000.00
Basement HVAC Scope - DEHUMIDIFIER	Add	\$12,906.55
Window Flashing Changes	ADD	\$7,465.25
Floor Pattern in 'Waiting Room B'	Add	\$5,000.00
Basement Plumbing Repair	Add	\$20,452.23
ADA-UNISEX Toilet and Restroom Revision	Add	\$128,441.77
Modify Ramp Scope	Deduct	-\$12,000.00
Roof Vents and Penetrations (RFI)	Add	\$3,000.00
Fireplace Gas Line and Electrical	Add	\$4,000.00
Structural - Basement Beam	Add	\$10,149.61
Fire Alarm & Smoke Detectors	Add	\$23,551.67
Storeroom Function Locks	Add	\$2,500.00
Power to Dehumidifiers and Water Heaters	Add	\$1,800.00
FRP @ Janitor Sink Area	Add	\$1,500.00
Floor in Waiting Room A - Sloped Subfloor	Add	\$6,656.16
Power for Water fountains	Add	\$1,875.57
Refrigerated storage		\$18,000.00
		\$280,057.92

Stoughton Community Center
Unspecified but needed building repairs as of September 2, 2025
Exhibit B

Description	Estimated Cost
Clock tower repairs	\$ 25,000
Architectural/Engineering fees for change orders	\$ 15,000
Furniture	\$ 60,000
Gas fireplace installation	\$ 15,000
Exterior wood rot repairs & painting	\$ 80,000
Additional millwork to common areas (i.e. chair rail, moldings)	\$ 15,000
	\$ 210,000

2020 RECONSTRUCTION COST ESIMATE: EXHIBIT C

TOWN WIDE FACILITIES MASTER PLAN REPORT STOUGHTON, MA

Stoughton Railroad Building 45 Wyman Street				
Item Number	Description	Value	Fiscal Year	PRIORITY
1	PRESERVATION OF EXTERIOR ELEMENTS	\$ 625,907	2021	1
2	EXTERIOR RESTORATION	\$ 525,542	2021	2
3	INTERIOR RESTORATION & SITE IMPROVEMENTS	\$ 486,862	2021	3
4	BUILDING SYSTEMS (MEP) & SITE	\$ 1,107,086	2021	4
5	<i>Historic Building Exceptions - Upgrades N/A as long as use is not changed.</i>	\$ -		G

Construction Total	\$ 2,745,397
Soft Costs (30% - Design Fees, Testing, Etc.)	\$ 823,619.10
Owner Contingency (15%)	\$ 411,809.55
MBTA Fees	\$ 2,600.00
Total Project Budget	\$ 3,983,426

DRUMMEY ROSANE ANDERSON, INC

Article 10

Repairs for ADA Improvements to Town Buildings

Repairs for ADA Compliance to Town Buildings

Summary of Costs

Collins Report Recommendations		Facilities Recommendations	
Town Hall	\$94,100	Town Hall	\$25,600
Public Library	\$12,250	Public Library	\$ 4,600
Animal Control	\$22,950	Animal Control	\$12,650
Recreation Center	\$23,100	Recreation Center	\$21,600
DPW Building	\$16,850	DPW Building	\$ 9,350
Council on Aging	\$33,600	Council on Aging	\$31,350
Police Station	\$53,050	Police Station	\$26,400
Fire Station 2	\$14,350	Fire Station 2	\$ 4,750
High School Auditorium	\$28,250	High School Auditorium	\$ 5,700
Cedar Hill Golf Course	\$38,200	Cedar Hill Golf Course	\$33,500
Ames Pond	\$55,500	Ames Pond	\$30,500
Total	\$392,200	* Total	\$206,000

*** For fiscal year 2027, we are asking for the funds needed to ensure proper public access and service. The recommendations of the facilities staff and ADA coordinator are based on these ADA improvements which best serve individuals with disabilities while remaining always focused on budget constraints. We will consider the remaining actions recommended by the Collins Center in the fiscal 2028 Capital Budget.**

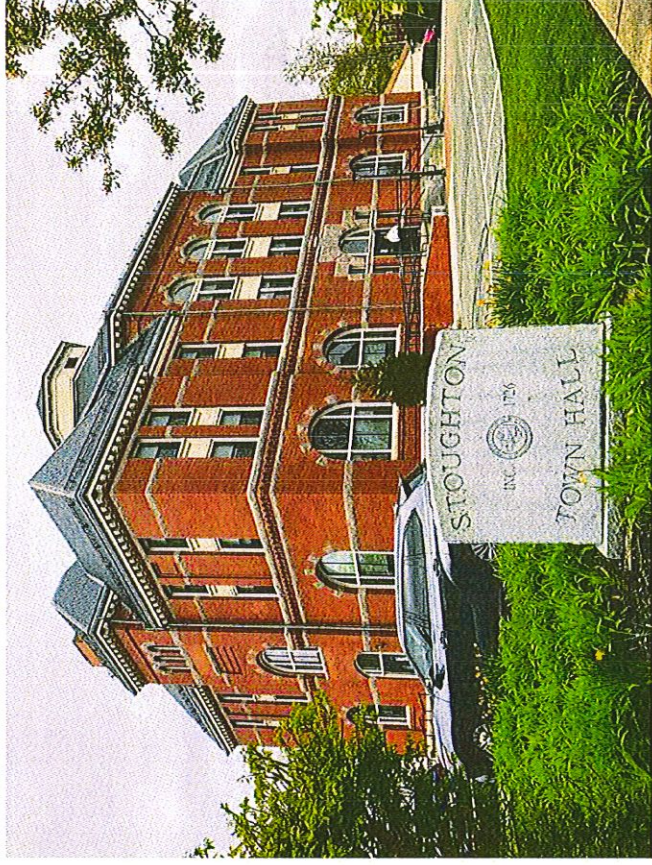
STOUGHTON BUILDING AUDITS

KMA audited the following municipal buildings:


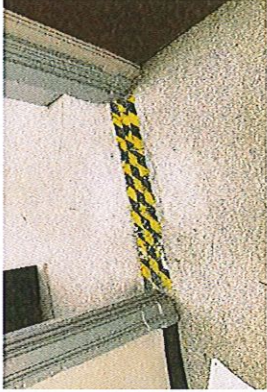

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TOWN HALL

AUDITED ON: MAY 1, 2024

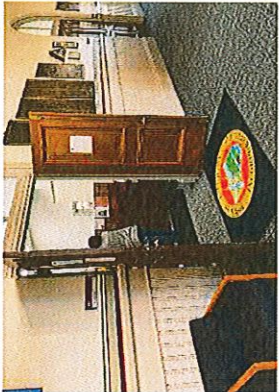



Stoughton Town Hall is located at 10 Pearl Street. The site consists of a three-story building with a basement, which includes public offices, public meeting rooms, and toilet rooms. All floors are connected by an elevator. Accessible toilet rooms are provided on all floors, except the first floor. Accessible entrances as well as accessible parking spaces are provided in front and at the rear of the building.

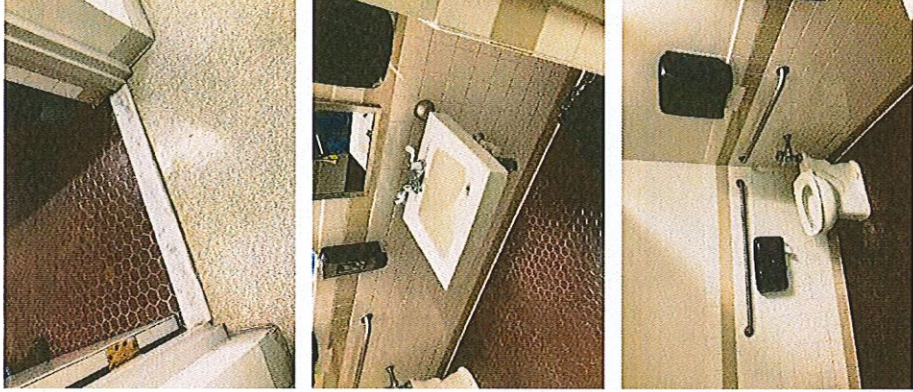
10.	<p>At-grade Egress Door (Basement)</p> <p>The threshold is > 1/2" high at the entrance door, @ 1".</p> <p>The door maneuvering clearance is < 12" on the latch, push side for a front approach, @ 9".</p>	<p>2010 ADAS 404.2.5</p> <p>2010 ADAS 404.2.4.1</p>		<p>Replace the threshold. Unit Cost: \$250 ea. Quantity: 1</p> <p><i>See remediation for automatic door opener on item above.</i></p>	\$250
11.	<p>Interior Accessible Route</p> <p>The floor transition strip of the vestibule door on the first floor is not beveled at 1:2.</p> <p>The doorway to the elevator lobby on the basement level has a running slope > 5%, @ 18.9%.</p> <p>The walkway within the basement hall has running slopes > 5%, @ 8.6%.</p>	<p>2010 ADAS 303.2</p> <p>2010 ADAS 403.3</p>	  	<p>Replace the transition strip. Unit Cost: \$250 ea. Quantity: 1</p> <p>Regrade the flooring adjacent to the doorway. Unit Cost: \$2,500 ea. Quantity: 1</p> <p>Regrade the flooring within the basement hall. Unit Cost: \$5,000 ea. Quantity: 1</p>	\$7,750

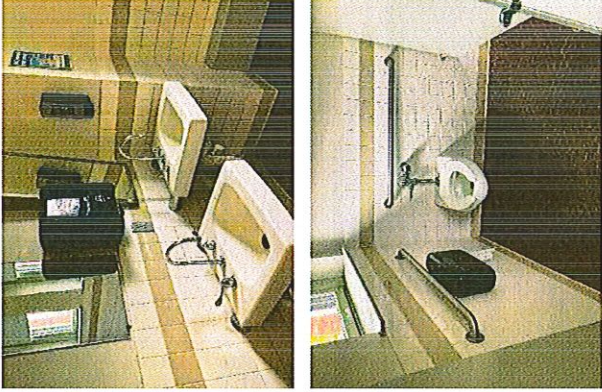
14.	Door Width (Typical) The doors to the Assessor's Office, Tax Collector, and HR/Payroll on the first floor provides <32" clear width, @ 28 1/4".	2010 ADAS 404.2.3		Replace the doors with off-set doors and a wider door leaf. Unit Cost: \$1,000 Quantity: 3	\$3,000
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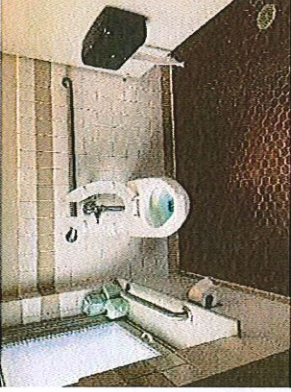
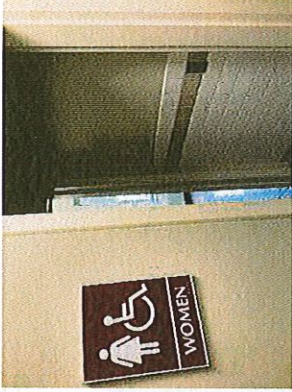


16.	Counters (Typical) The counters serving the Tax Collector and Clerk's Office on the first floor	2010 ADAS 904.4		Lower a 36" wide portion of the counter to 36" max. AFF. Unit Cost: \$3,000 ea. Quantity: 2	\$6,000

21.	<p>Signage (Typical)</p> <p>The doors to the IT Department on the basement level, the Conference Room on the first floor, and Visiting Nurse Office and Building & Zoning on the second floor lack tactile/braille signage mounted 60" max. on the latch side of the door.</p> <p>The sign of the Assessor's Office, Tax Collector, Clerk's Office, Treasurer Office, located >60", measured from the baseline of the highest tactile character, up to 64".</p>	<p>2010 ADAS 216.2</p> <p>2010 ADAS 703.4.1</p>		<p>Install and reinstall tactile/ Braille signage on the latch side of the door at 60" AFF maximum. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 per sign</p> <p>Quantity: 6</p>	\$600
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22.	<p>Men's & Women's Single-User Toilet Rooms (Basement)</p> <p>The threshold to the Women's toilet room is $> 1\frac{1}{2}"$, @ $\frac{3}{4}"$.</p> <p>The maneuvering clearance at the door of both toilet rooms is $< 18"$ on the latch pull-side, due to the sink.</p> <p>The sink in the Women's toilet room pipes lack insulation.</p> <p>Toilet flush controls the Women's toilet room are not mounted on the open side of the toilet.</p>	<p>2010 ADAS 303.2</p> <p>2010 ADAS 404.2.5</p> <p>2010 ADAS 606.5</p> <p>2010 ADAS 604.6</p> <p>2010 ADAS 307.2</p> <p>2010 ADAS 603.4</p> <p>2010 ADAS 404.2.3</p> <p>2010 ADAS 604.5.1</p>		<p>Replace the threshold. Unit Cost: \$250 Quantity: 1</p> <p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1</p> <p>Insulate the pipes underneath the sink. Unit Cost: \$50 ea. Quantity: 1</p> <p>Switch the toilet flush controls to the open side or provide automatic flush controls. Unit Cost: \$250 ea. Quantity: 2</p>	\$3,300
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23.	<p>Men's & Women's Multi-User Toilet Rooms (Second Floor)</p> <p>The door lacks tactile/Braille signage mounted 60" max. on the latch side (Women's).</p> <p>Toilet flush controls are not mounted on the open side of the toilet (Women's).</p>	<p>2010 ADAS 216.2 2010 ADAS 303.2 2010 ADAS 603.3 2010 ADAS 307.2 2010 ADAS 604.2 2010 ADAS 604.6 2010 ADAS 604.5.1 2010 ADAS 604.5.2 2010 ADAS 404.2.5 2010 ADAS 604.3.1 2010 ADAS 307.2</p>		<p>Install tactile/ Braille signage on the latch side of the door at 60" AFF maximum. Unit Cost: \$100 per sign Quantity: 1</p> <p>Reposition the flush valve or install an automatic flush control. Unit cost: \$1,500 Est. Quantity: 1</p>	\$1600
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24.	<p>Men's & Women's Multi-User Toilet Rooms (Third Floor)</p> <p>The door to the lacks tactile/Braille signage mounted 60" max. on the latch side (Women's).</p> <p>The toilet centerline is not between 16"-18" from the nearest adjacent side wall, @ 20" (Men's/Women's).</p> <p>Toilet flush controls are not mounted on the open side of the toilet (Women's).</p>	 	<p>Install tactile/ Braille signage on the latch side of the door at 60" AFF maximum. Unit Cost: \$100 per sign Quantity: 1</p> <p>Reposition the toilet. Unit cost: \$1,500 ea. Est. Quantity: 1</p> <p>Reposition the flush valve or install an automatic flush control. Unit cost: \$1,500 Est. Quantity: 1</p>	\$3100
TOTAL FOR TOWN HALL:				\$25,600

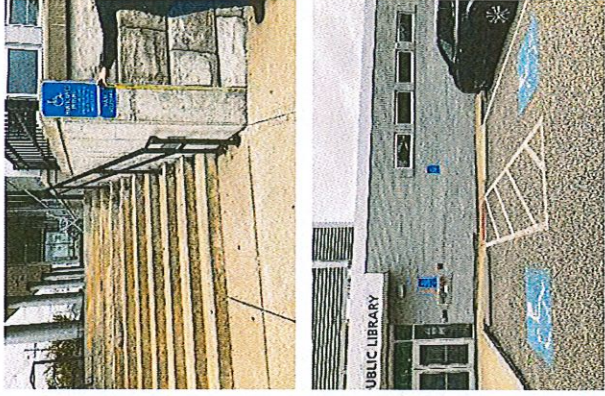
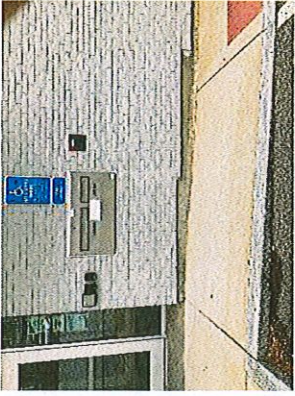
PUBLIC LIBRARY

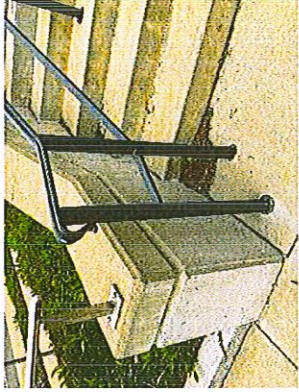
AUDITED ON: MAY 1, 2024

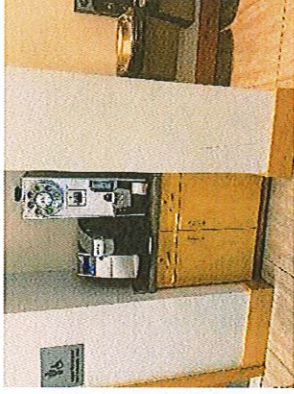



Stoughton Public Library is located at 84 Park Street. The site consists of a two-story building constructed in 2018. All floors are connected by an elevator. Accessible toilet rooms are provided on all floors. Accessible entrances as well as accessible parking spaces are provided off Park and Walnut Streets.

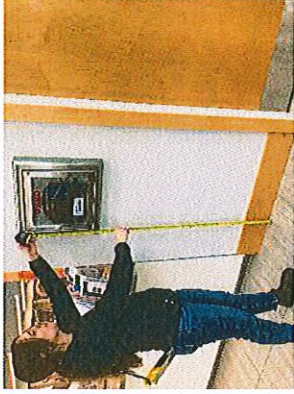
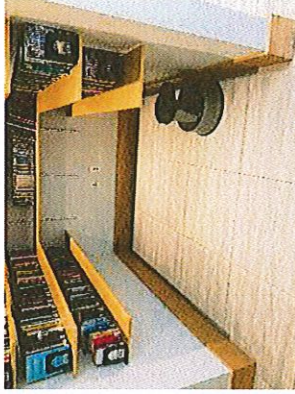
PUBLIC LIBRARY

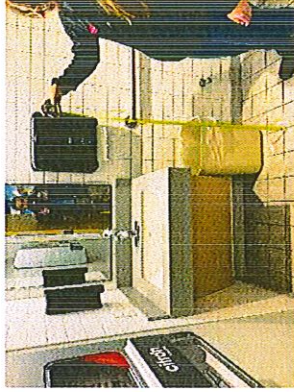
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The van parking space signage on the parking lot off Park Street is <60" AFF measured to the bottom of the sign, @ 55".</p> <p>The van parking space closest to the rear entrance (off Walnut Street) is <96" wide, @ 60", measured centerline to centerline.</p>	<p>2010 ADAS 502.6</p> <p>2010 ADAS 502.2</p>		<p>Install a van accessible sign with the International Symbol of Accessibility at 60" AFF minimum, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1</p> <p>Restripe a portion of the parking to add the required number of van spaces, as well as their associated signs and access aisles. Unit Cost: \$150 ea. Quantity: 3 (2 spaces, 1 aisle)</p>	\$550
2.	<p>Drop Box</p> <p>The afterhours drop box is not located on an accessible route due to its placement along the ramp and with slopes >2%, @ 8%.</p>	2010 ADAS 206.1		<p>Relocate the drop box to an accessible location. Unit Cost: \$250 Quantity: 1</p>	\$250

3.	Exterior Stair The handrail gripping surface of the stairs between the parking lot off Park Street and the main entrance does not have a perimeter dimension between 4"-6 1/4".	2010 ADAS 505.7.1		Install compliant handrails on both sides of the stairs. Unit Cost: \$50/LF Est. Quantity: 28	\$1,400

7.	K-cup Dispenser The knob at the top of the K-cup dispenser on the second-floor lobby is mounted >48" AFF, @ 66", and requires tight grasping, pinching, and/or twisting of the wrist to operate.	2010 ADAS 308.2 & 308.3 2010 ADAS 309.4		Lower the K-cup dispenser. Unit Cost: \$50 ea. Quantity: 1	\$50

8.	<p>Work Surfaces (Typical)</p> <p>The table inside 115 Young Adult and the computer desk at the Teen Space on the first floor and the tall table on the second-floor lobby are >34" AFF, @ 36", 35 3/4", and 42", respectively.</p> <p>The computer desks on the first floor lacks the required knee and toe clearance for a forward approach.</p>	<p>2010 ADAS 902.3 2010 ADAS 306.2 & 306.3</p>		<p>Provide at least one table and computer desk, and no less than 5% of the total number of tables and desks, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 3</p>	\$750
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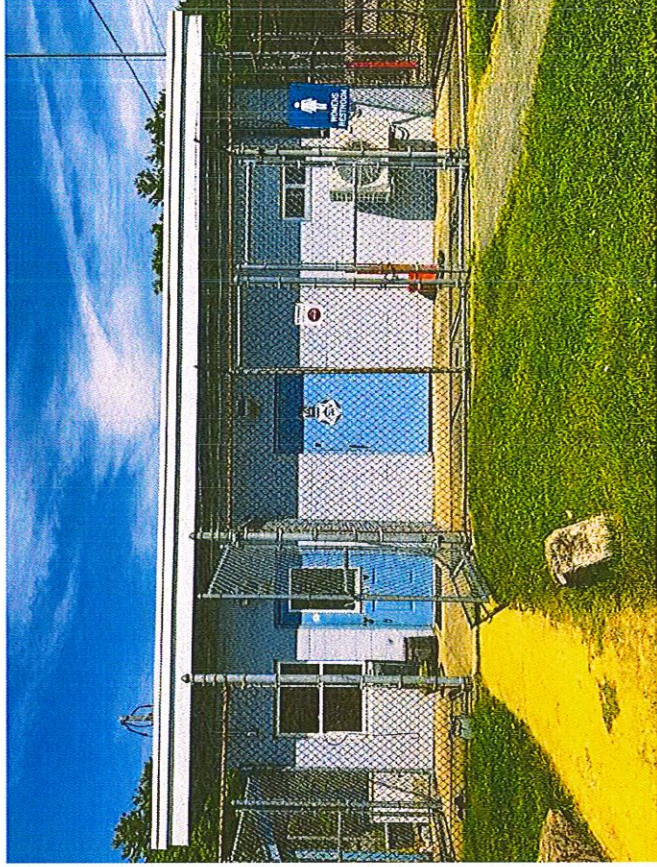
9.	AED Cabinet The pull of the AED box on the first-floor lobby is mounted >48" AFF, @ 58".	2010 ADAS 308.2 & 308.3		Relocate the AED box. Unit Cost: \$50 ea. Quantity: 1	\$50
10.	Protruding Objects The shelving near the elevator lobby on the second floor protrude >4" into the circulation space, @ 20".	2010 ADAS 307.2		Install wing walls on the ends of the lower shelving. Unit Cost: \$250 ea. Quantity: 2	\$500
11.	Signage (108 Storage, First Floor) There is no tactile/ Braille signage mounted on the latch side of the door.	ADAS 703.4.2		Install tactile/ Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 ea. Est. Quantity: 1	\$100

12.	Single-user Toilet Room (First Floor) The paper towel dispenser and the feminine care dispenser protrude >4" into the circulation space, @ 8".	2010 ADAS 307.2		Relocate the paper towel dispenser and the feminine care dispenser. Unit Cost: \$50 ea. Quantity: 2	\$100
13.	Family Toilet Room (First Floor) The paper towel dispenser protrudes >4" into the circulation space, @ 8".	2010 ADAS 307.2	No Photo	Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1	\$50

15.	Single-user Toilet Rooms (Second Floor) The clearance around the toilet is >60" AFF, measure to the side wall, @ up to 59". The paper towel dispenser protrudes >4" into the circulation space, @ 8". <i>During our audit, KMA was not able to gain access to the adjacent single-user toilet room.</i>	2010 ADAS 604.3 2010 ADAS 307.2	No Photo	Replace or relocate the sink. Unit Cost: \$750 ea. Quantity: 1 Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1	\$800	
TOTAL FOR PUBLIC LIBRARY:						\$4600

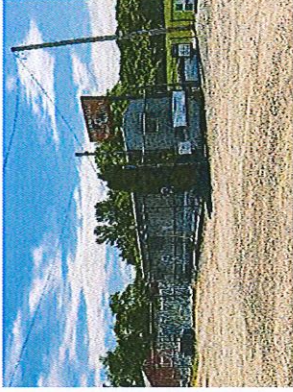
ANIMAL CONTROL

AUDITED ON: JUNE 5, 2024



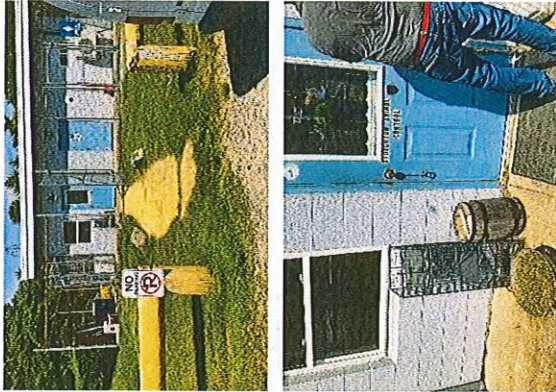
The Animal Control is a single-story building located at 499 West Street, along the Manfred Kolz Soccer Fields. The building is mostly used as an animal shelter and is mostly unoccupied by staff and locked; however, the building is used occasionally by staff and members of the public. Part of the building contains two toilet rooms operated by Stoughton Youth Soccer. Both

toilet rooms were locked and were not inspected at the time of this audit. The Animal Shelter is completely inaccessible.

ANIMAL CONTROL					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking There is an insufficient number of accessible parking spaces. In addition, the surface of the parking lot is not stable, firm, or slip resistant due to gravel surface.	2010 ADAS 208		Restripe a portion of the parking lot to add the required number of accessible parking spaces, including van spaces, as well as their associated signs and access aisles. Unit Cost: \$10,000 ea. Est. Quantity: 1	\$10,000

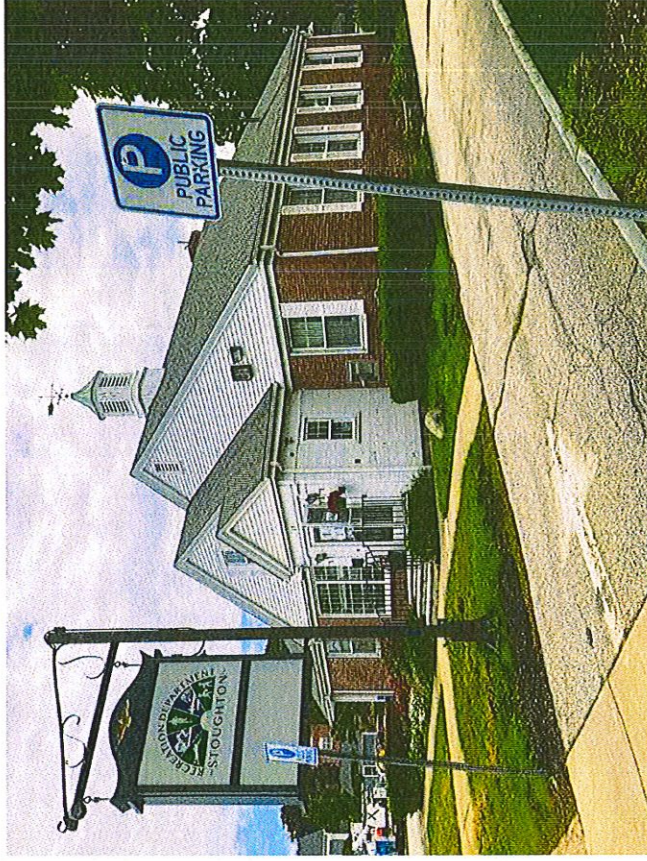


3.	<p>Walkway to Entrance</p> <p>The walkway leading to the entrance is > 36" and has a change in level > 1/2" AFF, @ 1 1/2", at the fenced entry point.</p> <p>The gate lacks the minimum 10" of vertical smooth surface.</p>	<p>2010 ADAS 404.2.10</p> <p>2010 ADAS 403</p>		<p>Repave the walkway from the parking lot to the main entrance. Unit Cost: \$50/LF Est. Quantity: 22 LF</p> <p>Replace the gate with a compliant type. Unit Cost: \$1,000 ea. Est. Quantity: 1</p>	\$2,100
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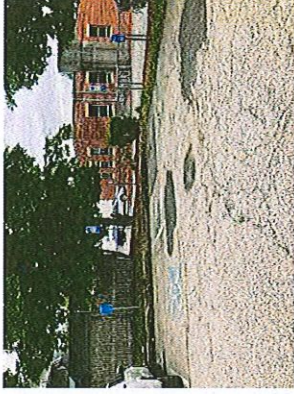

4.	<p>Entrance</p> <p>The door lacks a level landing due to areas of deterioration.</p> <p>The door maneuvering clearance on the pull side is obstructed by the barrel.</p> <p>The door hardware requires tight grasping, pinching and twisting of the wrist due to knob type.</p>	<p>2010 ADAS 302</p> <p>2010 ADAS 404</p>		<p>Regrade the door landing Unit Cost: \$250 ea. Quantity: 1</p> <p>Replace the door hardware with a lever type. Unit Cost: \$300 ea. Quantity: 1</p>	\$550
TOTAL FOR ANIMAL CONTROL:					\$12650


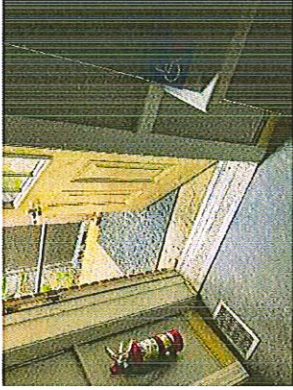
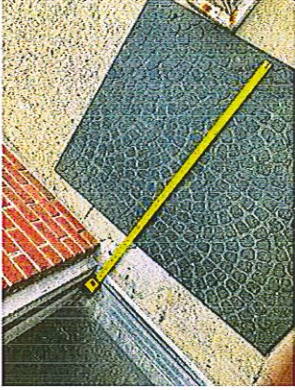
RECREATION CENTER

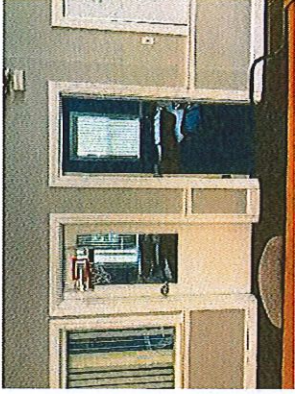



AUDITED ON: JUNE 5, 2024



The Recreation Center is a single-story building (plus basement) located at 15 Pleasant Street, directly adjacent to the Historical Society. The building is a former bank converted into a municipal building and municipal parking lot. While the front entrance is inaccessible, there has been an attempt to make the rear entrance accessible via a ramp adjacent to the parking lot. A mostly accessible toilet room is provided inside the building.

RECREATION CENTER					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The width of the access aisle measured <60" wide from centerline to centerline.</p> <p>The designated accessible parking spaces and their associated access aisles have slopes >2%.</p> <p>The designated accessible parking space signs are mounted >60" @ 44", measured to the bottom of the sign.</p>	<p>2010 ADAS 502.6</p> <p>2010 ADAS 502.4</p>		<p>Regrade and restripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 ea. Quantity: 3 (2 spaces, 1 aisle)</p> <p>Install a sign with the International Symbol of Accessibility at 60" AFF minimum, measured to the bottom of the sign. Include a van accessible sign where applicable. Unit Cost: \$100 ea. Quantity: 2</p>	\$4,700
2.	<p>Front Entrance</p> <p>The facility lacks directional signage identifying the location of the accessible entrance located at the rear of the building.</p>	2010 ADAS 216.6		<p>Install tactile/braille signage with the International Symbol of Accessibility (ISA) where required. Unit Cost: \$100 ea. Est. Quantity: 1</p>	\$100

3.	<p>Exterior Ramp</p> <p>The ramp leading to the accessible entrance had slopes >8.3%, @ up to 9.2%.</p> <p>The ramp lacks continuous handrails on both sides. In addition, at the one handrail that is provided, it extends <12".</p> <p>There are changes in level at the bottom of the ramp > 1/2" and are not beveled with a maximum 1:2 slope.</p>	<p>2010 ADAS 405.2 2010 ADAS 303 2010 ADAS 505</p>		<p>Rebuild the ramp, including installing compliant handrails on both sides of the ramp. Unit Cost: \$15,000 ea. Quantity: 1</p>	\$15,000
4.	<p>Rear Entrance</p> <p>The pull side door maneuvering on the latch side perpendicular to the door measured <60", @ 40" to the opposing post. Note: an automatic door opener is provided on both sides of the door, however at the time of the audit, both door openers were malfunctioning.</p>	<p>2010 ADAS 404</p>	 	<p>Fix automatic door opener. Unit Cost: \$1,000 ea. Quantity: 1</p>	\$1,000

5.	<p>Signage</p> <p>All the rooms open to the public lack permanent signage mounted on the latch side of the door.</p>	2010 ADAS 703		<p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 ea. Est. Quantity: 6</p>	\$600
6.	<p>Single-User Toilet Room</p> <p>The signage is not mounted on the latch side of the door.</p> <p>The top of the baby changing work surface measured >34" AFF, @ 39". In addition, the handle is not within reach range.</p>	<p>2010 ADAS 703</p> <p>2010 ADAS 604</p>	  	<p>Relocate the signage. Unit Cost: \$100 ea. Quantity: 1</p> <p>Provide a compliant baby changing table. Unit Cost: \$100 ea. Quantity: 1</p>	\$200
TOTAL FOR RECREATION CENTER:					\$21,600

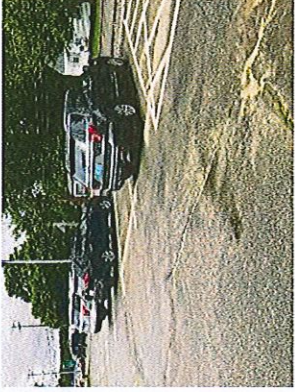
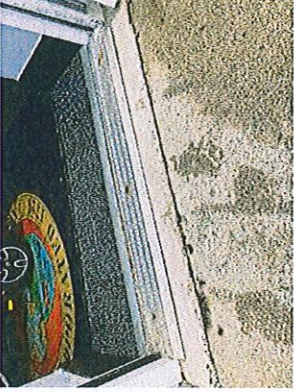
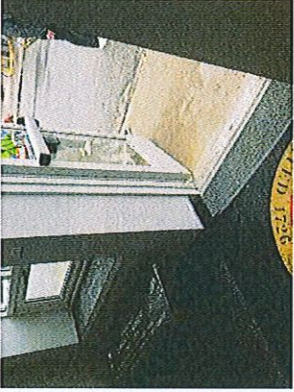


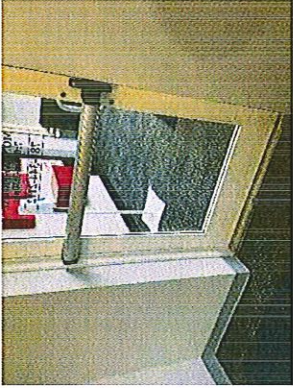

DPW BUILDING

AUDITED ON: JUNE 6, 2024



The DPW Building is a single-story building located at 950 Central Street. No accessible parking spaces are provided in the parking lot. The at-grade entrance has a couple of door issues and the service counters inside the building are high and one of them is located on a ramp. No toilet rooms are provided for public use.

DPW BUILDING					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>There is an insufficient number of accessible parking spaces provided.</p>	2010 ADAS 208.2		<p>Restripe a portion of the parking to add the required number of accessible parking spaces, including van spaces, as well as their associated signs and access aisles.</p> <p>Unit Cost: \$1,500 ea. Est. Quantity: 1</p>	\$1,500
2.	<p>Entrance</p> <p>The exterior threshold measured > 1/2" AFF, @ 5/8".</p> <p>The door is located in a recess >8" deep, @ 11" on the push side and therefore does not provide the required door maneuvering clearance.</p> <p>The hand sanitizer dispenser is mounted >48" AFF, @ 53".</p>	2010 ADAS 404	 	<p>Replace the threshold. Unit Cost: \$250 ea. Quantity: 1</p> <p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1</p> <p>Lower the hand sanitizer. Unit Cost: \$50 Quantity: 1</p>	\$2,800


3.	Vestibule Door The vestibule's interior door is located in a recess >8" deep, @ 9" on the push side and therefore does not provide the required door maneuvering clearance.	2010 ADAS 404		Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1	\$2,500
4.	Counters The height of the counters dedicated to different departments measured >36", @ 42". The water/sewer counter lacks a level clear floor space due to the location of the ramp.	2010 ADAS 305 2010 ADAS 606		Lower the counters. Unit Cost: \$2,500 ea. Quantity: 1 Remove the counter over the ramp. Unit Cost: \$50 ea. Quantity: 1	\$2,550
TOTAL FOR DPW BUILDING:					\$9350

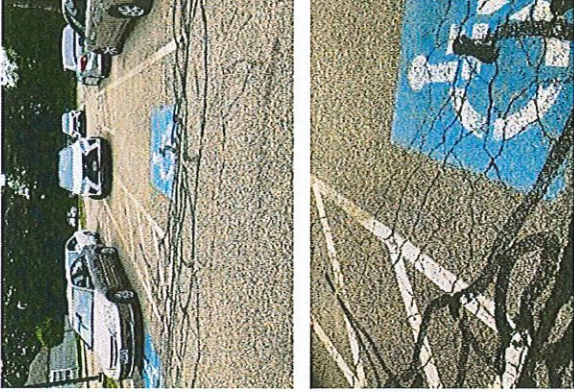
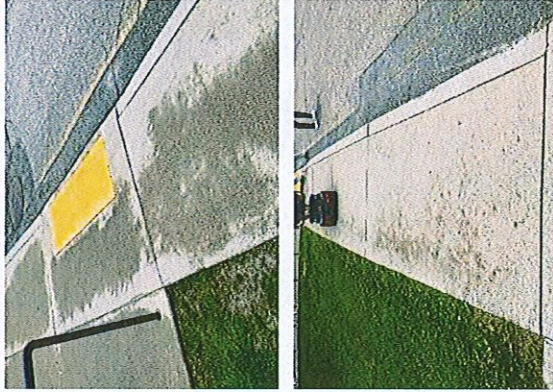
COUNCIL ON AGING


AUDITED ON: JUNE 6, 2024






The Council on Aging is a single-story building located at 110 Rockland Street. Seven accessible parking spaces are provided in the parking lot adjacent to the building and one drop-off area is provided under a carport. The building has two entrances, one public and one staff. Partially accessible toilet rooms are provided.

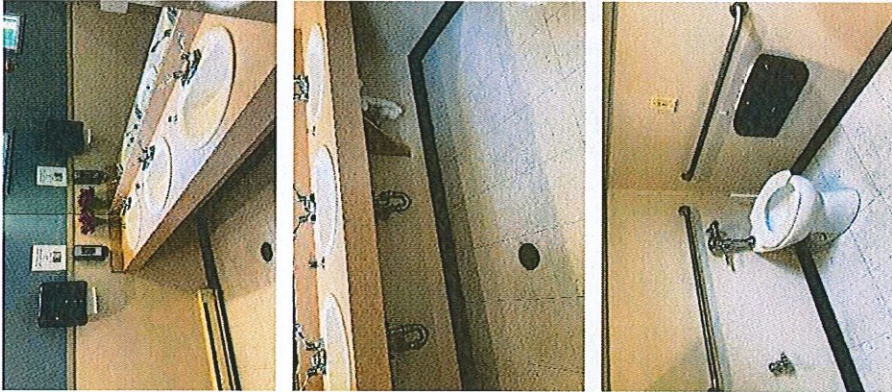
COUNCIL ON AGING				
#	Barrier Statement	Code References	Photo	Proposed Mitigation
1.	<p>Parking at Edge of Parking Lot</p> <p>Some of the designated accessible parking spaces had slopes >2%, @ up to 7.2%.</p> <p>Some of the accessible spaces ground surface is not stable, firm or slip resistant due to material deterioration.</p> <p>One of the three accessible spaces lack signage indicating they are accessible. At others, the signage is mounted <60", @ 38", measured to the bottom of the sign.</p>	<p>ADAS 502.4</p> <p>ADAS 502.6</p>		<p>Regrade and restripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 ea. Quantity: 4 (3 spaces, 1 aisle)</p> <p>Install a sign with the International Symbol of Accessibility at 60" AFF minimum, measured to the bottom of the sign. Include a van accessible sign where applicable. Unit Cost: \$100 ea. Quantity: 3</p>
				\$6,300


2.	<p>Parking Near Building</p> <p>Some of the designated accessible parking spaces had slopes >2%, @ up to 3.1%.</p> <p>The width of the access aisles measured <60" wide from centerline to centerline, @ 56".</p> <p>All four accessible spaces lack signage indicating they are accessible.</p>	<p>2010 ADAS 502.4</p> <p>2010 ADAS 502.3.1</p> <p>2010 ADAS 502.6</p>		<p>Regrade and restripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 ea. Quantity: 3 (2 spaces, 1 aisle)</p> <p>Install a sign with the International Symbol of Accessibility at 60" AFF minimum, measured to the bottom of the sign. Include a van accessible sign where applicable. Unit Cost: \$100 ea. Quantity: 4</p> <p>Restripe the pavement markings in the parking spaces and associated access aisles. Unit Cost: \$150 ea. Quantity: 4</p>	\$5,500
3.	<p>Walkway Between Parking and Entrance</p> <p>The ramp lacks a level landing ≤2%, @ up to 7.6%.</p> <p>The sidewalk has cross slopes >2%, @ up to 4.9%.</p>	<p>2010 ADAS 405.7</p> <p>2010 ADAS 403.3</p>		<p>Rebuild the curb ramp. Unit cost: \$1,250 ea. Quantity: 1</p> <p>Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 150 SF</p>	\$5,000

4.	<p>Site Amenities</p> <p>Some site amenities (i.e. book box, flagpole, picnic tables, gardens) are not located along an accessible route due to the grass surface.</p> <p>The topmost controls at the donation bin located on the parking lot measured >48" AFF, @ 60".</p>	<p>2010 ADAS 206.1 2010 ADAS 308.2.1</p>		<p>Provide an accessible route to at least one of each type of site amenity. Unit Cost: \$25/SF Est. Quantity: 200 SF</p> <p>Provide a bin with controls within reach range. Unit Cost: \$500 ea. Quantity: 1</p>	\$5,500
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5.	Drop-off within Carport The access aisle serving the vehicle pull-up space is not marked.	2010 ADAS 503.3.3		Provide markings at the access aisle to discourage parking. Unit Cost: \$300 ea. Quantity: 1	\$300
6.	Main Entrance The walkway leading to the main entrance has running slopes > 5%, @ 6.7%, and is not treated as a ramp. The push button of the automatic door opener is not located on an accessible route due to its placement along the ramp. The pull station is not located on an accessible route due to its placement along the ramp and is mounted > 44" AFF over a 20"-25" obstruction.	2010 ADAS 405.3 2010 ADAS 405 2010 ADAS 206.1	 	Rebuild the curb ramp. Unit cost: \$1,250 ea. Quantity: 1 Relocate both the push button and the pull station to an accessible location. Unit Cost: \$250 ea. Quantity: 2	\$1,750

7.	Entry Lobby The topmost rows at the brochure shelf are mounted > 48" AFF.	2010 ADAS 308.2 & 308.3		Lower the brochure shelf. Unit Cost: \$50 ea. Quantity: 1	\$50
8.	Women's Toilet Room The pipes underneath the lavatory are not insulated. The paper towel dispenser protrudes >4" into the circulation space.	2010 ADAS 606.5 2010 ADAS 307.2	 	Insulate the pipes. Unit Cost: \$50 ea. Quantity: 1 Relocate paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1	\$100

9.	<p>Men's Toilet Room</p> <p>The pipes underneath the lavatory are not insulated.</p> <p>The paper towel dispenser is mounted >48" AFF, @ 54", to the highest operable part.</p> <p>The coat hook is >48" AFF, @ 64".</p> <p>The urinal does not provide the required clear floor space in front of it, @ 29".</p>	<p>2010 ADAS 606.5</p> <p>2010 ADAS 604.8.3</p> <p>2010 ADAS 605.3</p>		<p>Insulate the pipes. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1</p> <p>Provide a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the urinal partitions. Unit Cost: \$250 ea. Quantity: 1</p>	\$400
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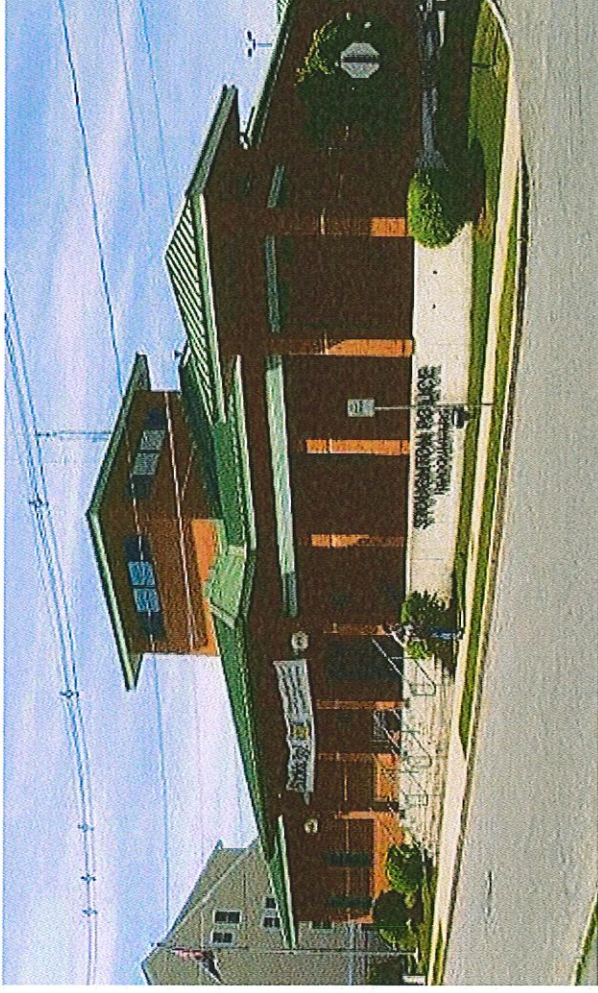
10.	<p>Rear Patio</p> <p>The entry door gets stuck on the rug and lacks the required minimum 18" of maneuvering clearance on the latch push side for a forward approach, due to electric meter @ 45".</p> <p>Electric meter protrudes >4" into the circulation space, @ 12".</p> <p>The table lacks the required knee and toe clearance for a forward approach due to its pedestal base.</p>	<p>2010 ADAS 404.2.3</p> <p>2010 ADAS 307.2</p> <p>2010 ADAS 902.4.1</p>		<p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1</p> <p>Install a cane detectable object below the electric meter. Unit Cost: \$250 ea. Quantity: 1</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1</p>	\$3,000
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11.	<p>Health Office and Conference Room</p> <p>The maneuvering clearance at the doors are <18" on the latch pull-side, obstructed by furniture.</p> <p>The tables lack the required knee and toe clearance for a forward approach due to their pedestal base.</p>	<p>2010 ADAS 404.2.4</p> <p>2010 ADAS 902.4.1</p>		<p>Relocate the furniture. Unit Cost: \$50 ea. Quantity: 2</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 2</p>	\$600
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12.	<p>Community Room</p> <p>The door maneuvering clearance is <12" on the latch, push side for a front approach, @ 9".</p> <p>The knob at the top of the coffee cup dispenser is mounted >48" AFF, @ 54".</p> <p>The table lacks the required knee and toe clearance for a forward approach due to the lack of 30" clearance between legs.</p>	<p>2010 ADAS 404.2.4.1</p> <p>2010 ADAS 308.2.1</p> <p>2010 ADAS 902.4.1</p>		<p>Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1</p> <p>Lower the coffee cup dispenser and the coat rack. Unit Cost: \$50 ea. Quantity: 2</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1</p>	\$2,850
TOTAL FOR COUNCIL ON AGING:					\$31,350

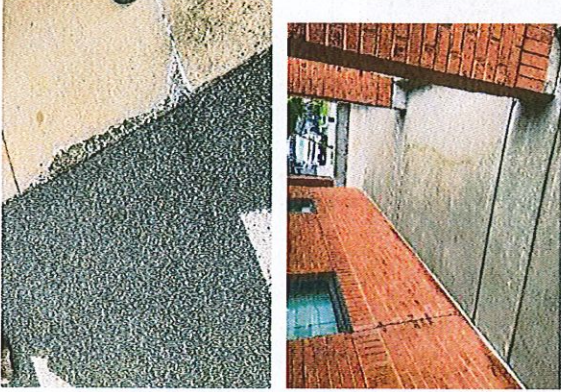
POLICE STATION

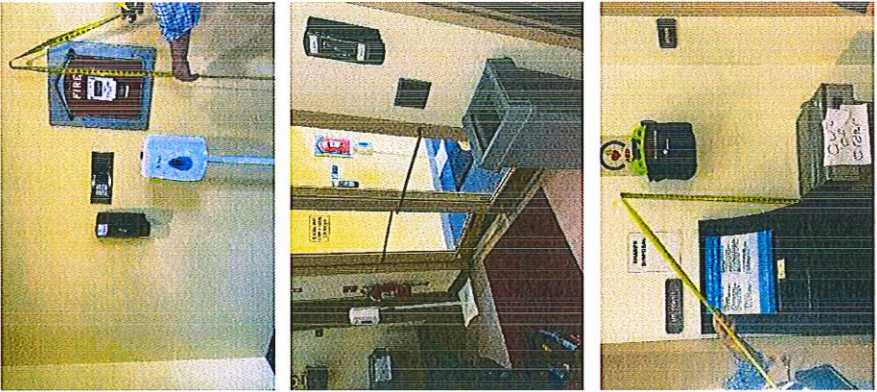
AUDITED ON: JUNE 6, 2024



The Police Station is a two-story building (plus basement) located at 26 Rose Street. There are two entrances: one public entrance facing Rose Street and one employee entrance adjacent to the parking lot. A partially accessible, single-user toilet room is provided in the lobby. Detention areas include the sallyport, booking, interrogation rooms, and 10 detention cells (six cells for male, two cells for female, and two cells for juvenile). Two accessible parking spaces are provided one the public section of the parking lot off Rose Street.

POLICE STATION					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The accessible parking spaces have slopes > 2%, @ up to 5.2%.</p> <p>The designated van accessible access aisle is < 96" wide, @ 60", measured centerline to centerline.</p> <p>The van accessible parking space lacks the required signage.</p>	<p>2010 ADAS 502.4</p> <p>2010 ADAS 502.2</p> <p>2010 ADAS 502.6</p>		<p>Regrade and restripe the existing designated parking spaces, including one van accessible parking space, and their associated signs and access aisles.</p> <p>Unit Cost: \$1,500 ea.</p> <p>Quantity: 3 (2 spaces + 1 aisle)</p>	\$4,500


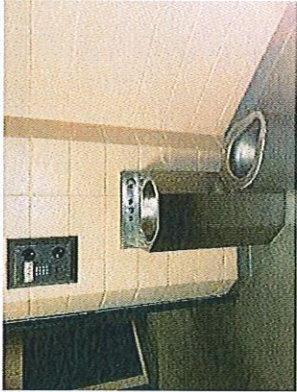
3.	<p>Walkway Between Parking and Accessible Entrance</p> <p>The walkway has abrupt changes of levels >0.5" where two materials meet or due to areas of deterioration/ material settlement.</p> <p>The walkway has running slopes >5% and is not treated as a ramp, @ up to 6%.</p> <p>The standpipe protrudes >4" into the circulation space, @ 5 1/2".</p>	<p>2010 ADAS 403.4 2010 ADAS 403.3 2010 ADAS 307.2</p>		<p>Modify the transition. Unit Cost: \$250 ea. Quantity: 1</p> <p>Replace the walkway with a compliant ramp with handrails on both sides. Unit Cost: \$15,000 Quantity: 1</p> <p>Install a cane detectable object below the standpipe. Unit Cost: \$250 ea. Quantity: 1</p>	\$15,500
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5.	<p>Entry Lobby</p> <p>The pull station is mounted >48" AFF, @ 58 1/2".</p> <p>The entry doors provide a smooth surface <10" AFF on the push side, @ up to 7 1/2".</p> <p>The AED box is mounted >48" AFF, @ 68", and its clear floor is obstructed by the drinking fountain.</p> <p>Materials displayed on the bulletin board are >48", @ 70".</p> <p>The clear floor space of the hand sanitizer is obstructed by the trash can.</p> <p>A drinking fountain for standing persons not provided.</p> <p>The doors lack tactile/Braille signage mounted 60" max. on the latch side.</p>	<p>2010 ADAS 308.2.1</p> <p>2010 ADAS 404.2.10</p> <p>2010 ADAS 305</p> <p>2010 ADAS 211.2</p> <p>2010 ADAS 703.4.2</p>		<p>Relocate the pull station. Unit Cost: \$150 ea. Quantity: 1</p> <p>Replace the door with a door with a bottom rail at least 10" min. AFF. Unit Cost: \$1,000 ea. Quantity: 2</p> <p>Relocate the AED box. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the materials to an accessible reach range. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the trash can. Unit Cost: \$50 Quantity: 1</p> <p>Add a high drinking fountain. Unit Cost: \$1,500 ea. Quantity: 1</p> <p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$150 ea. Quantity: 1</p>	\$3,950
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6.	<p>Interview Room at Lobby</p> <p>The table lacks the required knee and toe clearance for a forward approach due to its pedestal base.</p> <p>An audible/visual fire alarm is not provided.</p>	<p>2010 ADAS 306.1</p> <p>2010 ADA 215</p>		<p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance.</p> <p>Unit Cost: \$250 ea.</p> <p>Est. Quantity: 1</p> <p>Install a visual/audible alarm.</p> <p>Unit Cost: \$750</p> <p>Quantity: 1</p>	<p>\$1,000</p>
7.	<p>Single-user Toilet Room at Lobby</p> <p>The push side door maneuvering clearance is <12" on the latch side for a front approach, @ 4", due to the sharp container disposal.</p> <p>Sink pipes are not insulated.</p> <p>The bottom of the reflective surface of the mirror is >40" AFF, @ 41".</p> <p>The paper towel dispenser protrudes >4" into the circulation area, @ 8".</p> <p>The coat hook is mounted >48" AFF, @ 65".</p> <p>The side grab bar extends <54" from the rear wall, @ 48".</p>	<p>2010 ADAS 404.2.4.1</p> <p>2010 ADAS 606.5</p> <p>2010 ADAS 603.3</p> <p>2010 ADA 307.2</p> <p>2010 ADAS 604.8.3</p> <p>2010 ADAS 604.5.1</p>		<p>Relocate the sharp container disposal.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Insulate the pipes underneath the sink.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 1</p> <p>Lower the mirror.</p> <p>Unit Cost: \$50</p> <p>Quantity: 1</p> <p>Relocate the dispenser.</p> <p>Unit Cost: \$50</p> <p>Quantity: 1</p> <p>Install a coat hook mounted no higher than 48" AFF.</p> <p>Unit Cost: \$50</p> <p>Quantity: 1</p> <p>Relocate the grab bar.</p> <p>Unit Cost: \$50</p> <p>Quantity: 1</p>	<p>\$300</p>

8.	Community Room The podium lacks the required knee/toe clearance for a forward approach and is too high.	2010 ADAS 306.1	No Photo	Replace the podium. Unit Cost: \$500 ea. Quantity: 1	\$500



11.	<p>Interrogation Room</p> <p>The table lacks the required knee and toe clearance for a forward approach due to its pedestal base.</p> <p>The gun locker protrudes >4" into the circulation space, @ 8".</p>	<p>2010 ADAS 902.4.1</p> <p>2010 ADAS 307.2</p>		<p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1</p> <p>Install a cane detectable object below the standpipe. Unit Cost: \$250 ea. Quantity: 1</p>	\$500
12.	<p>Detention Cells</p> <p>The telephone is mounted >48" AFF, @ 54", and its clear floor is obstructed by the sink.</p>	<p>2010 ADAS 308.2.1</p>		<p>Relocate the telephone. Unit Cost: \$150 ea. Quantity: 1</p>	\$150

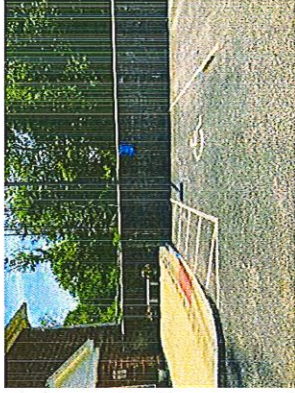
TOTAL FOR POLICE STATION:						\$26,400

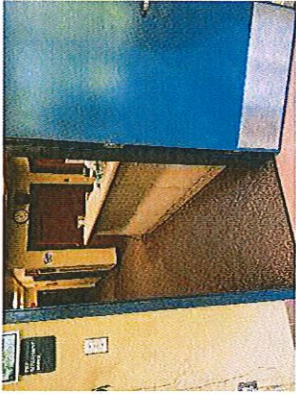
FIRE STATION 2

AUDITED ON: JUNE 18, 2024

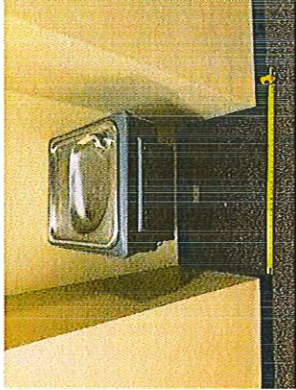


Fire Station 2 is located at 1550 Central Street. The site consists of a two-story building with a two-bay apparatus room and living quarters on the first floor and administrative offices on the second floor. An elevator connects both floors. Employee parking is provided on both sides of the building. Dedicated parking for public use is available near the public entrance.

FIRE STATION 2					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The designated accessible parking signs are mounted <60", @ 42 1/2", measured to the bottom of the sign.</p> <p>There is an insufficient number of van accessible parking spaces. The existing accessible parking space does not meet the dimensional requirements for a van space.</p> <p>The designated van accessible access aisle is <96" wide, @ 60", measured centerline to centerline.</p>	<p>2010 ADAS 502.6</p> <p>2010 ADAS 208.2.4</p> <p>2010 ADAS 502.2</p>		<p>Install signs at 60" min. AFF, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1</p> <p>Restripe a portion of the parking to add the required number of accessible parking spaces, including van spaces, as well as their associated signs and access aisles. Unit Cost: \$150 ea. Quantity: 1</p>	\$250

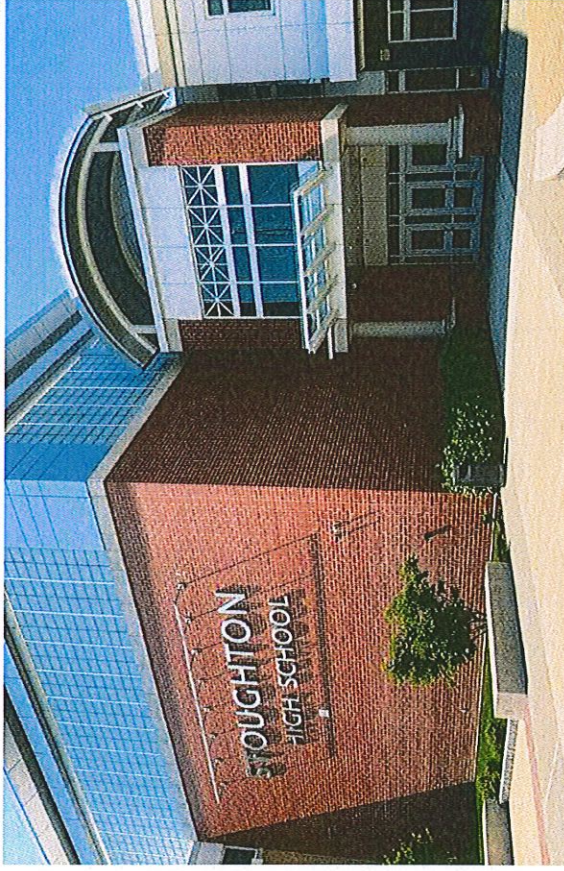
5.	Counter The counter is >36" AFF, @ 42".	2010 ADAS 904.4.1		Lower a 36" wide portion of the counter to 36" AFF. Unit Cost: \$3,000 Quantity: 1	\$3,000
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8.	Drinking Fountain A drinking fountain for standing persons is not provided.	200 ADAS 211.2		Install a high drinking fountain. Unit Cost: \$1,500 ea. Quantity: 1	\$1,500
TOTAL FOR FIRE STATION 2:					\$4,750

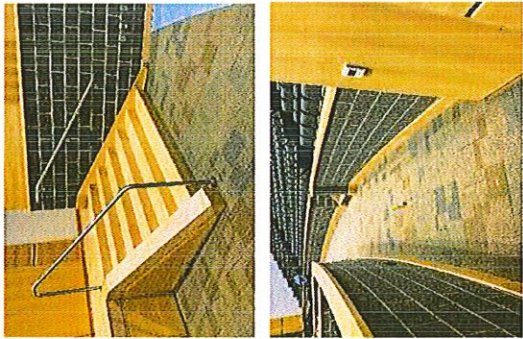
HIGH SCHOOL AUDITORIUM

AUDITED ON: JUNE 18, 2024





The High School is located at 232 Pearl Street. The building was built in 2019 and includes an 865-seat auditorium. Entry to the auditorium is provided on both entrances on the East and West sides of the building as well as an entrance on the South side dedicated to performers and loading/unloading for events.

Dedicated parking for public use is available near all entrances. Both level of the auditorium are connected by an elevator. Accessible toilet rooms are provided on the second floor.

4.	<p>Auditorium</p> <p>The podium on the stage lacks the required knee/toe clearance for a forward approach and is too high.</p> <p>The handrails extend <12"+ one tread beyond the bottom riser.</p>	<p>2010 ADAS 306.1</p> <p>2010 ADAS 505.10.3</p> <p>2010 ADAS 403.3</p>		<p>Replace the podium. Unit Cost: \$500 ea. Quantity: 1</p> <p>Install compliant handrail extensions on both sides of the stairs. Unit Cost: \$50/LF Quantity: 3</p> <p>Provide compliant handrails on both sides of the walkway. Unit Cost: \$50/LF Quantity: 40</p>	\$3700
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6.	Women's Toilet Room The entry door requires >5lbs of force to operate. The baby changing station is malfunctioning. The toilet centerline is not 16"-18" from the nearest adjacent side wall, @ 18.5". There is no pull device on the push side of the door. The stall door is not self-closing.	2010 ADAS 404.2.9 ADA Title II Maintenance 2010 ADAS 604.2 2010 ADAS 604.8.1.1 2010 ADAS 604.8.1.2	 	Adjust the door closer. Unit Cost: \$50 ea. Quantity: 1 Replace the baby changing station. Unit Cost: \$50 ea. Quantity: 1 Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 1 Install a pull device on the door. Unit Cost: \$250 ea. Quantity: 1 Install a self-closing door. Unit Cost: \$150 Quantity: 1	\$2,000	
TOTAL FOR HIGH SCHOOL AUDITORIUM:						\$5700

STOUGHTON OUTDOOR FACILITIES AUDITS

KMA audited the following municipal outdoor facilities:

AMES POND BEACH 10

CEDAR HILL GOLF COURSE 22

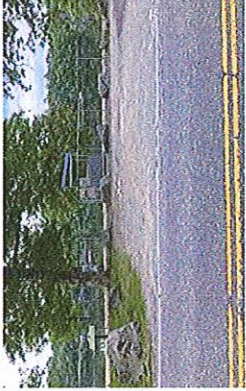


AMES POND BEACH


AUDITED ON: JUNE 5, 2024



Ames Pond Beach is located at 1000 Highland Street. The site consists of a fenced area along the Ames Long Pond, including a small building housing storage and toilet rooms which was locked and not in operation during the audit. The beach is completely inaccessible. Parking for public use is located along the fence; designated accessible parking spaces are not provided.

AMES POND BEACH

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking There are no accessible parking spaces provided on the parking lot serving the beach. For a lot with 1-25 spaces, one accessible space is required, and it must be van accessible.	2010 ADAS 208		Pave and stripe a portion of the parking lot to add one van accessible parking space, including its associated sign and access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2 (1 space, 1 aisle)	\$3,000
2.	Walkway between Parking and Entry Gate The walkway is not stable, firm or slip resistant due to areas of deterioration/material settlement.	2010 ADAS 403.2		Regrade the walkway. Unit Cost: \$25 SF Est. Quantity: 50 SF	\$1,250
3.	Display The display exhibiting the history of the property is not along an accessible route due to the grass and gravel.	2010 ADAS 206.1		Provide an accessible route to the display. Unit Cost: \$25/SF Est. Quantity: 50 SF	\$1,250

4.	Beach Access There is no accessible route to the water due to the surface condition and excessive slope.	2010 ADAS 206.1		Provide an accessible route to the beach. Additional study required. Unit Cost: \$25,000 ea. Quantity: 1	\$25,000
TOTAL FOR AMES POND BEACH:					\$30,500



CEDAR HILL GOLF COURSE

AUDITED ON: JUNE 6, 2024





The Cedar Hill Golf Course is a nine-hole course located at 1137 Park Street. While the Town owns and operates this facility, space within the clubhouse is leased to a restaurant/bar. Designated accessible spaces are provided in the parking lot and an exterior ramp provides access to the clubhouse entrance. Partially accessible toilet rooms are provided in the building.

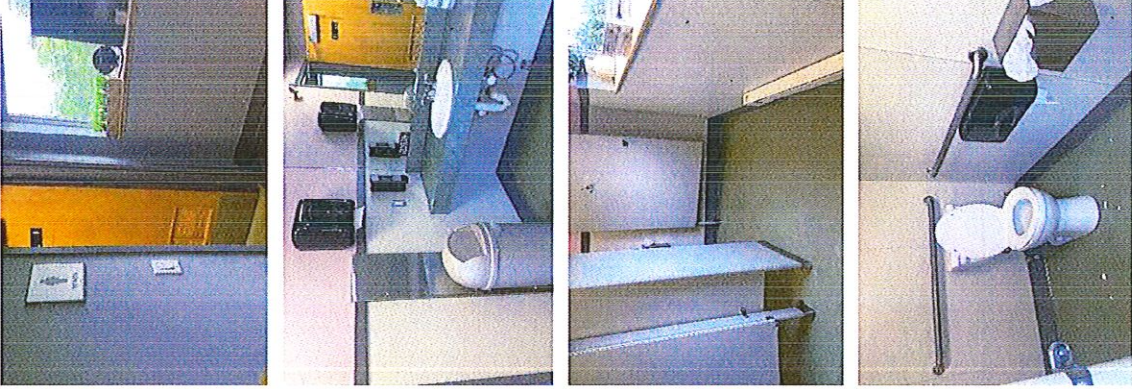
CEDAR HILL GOLF COURSE

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The designated accessible parking spaces and their associated access aisles have slopes > 2%, @ up to 6%.</p> <p>In addition, the signs for these parking spaces are mounted < 60", @ 38" measured to the bottom of the sign.</p>	2010 ADAS 502		<p>Regrade and restripe the existing designated parking spaces and their associated access aisles.</p> <p>Unit Cost: \$1,500 ea.</p> <p>Quantity: 3 (2 spaces + 1 aisle)</p> <p>Install signs at 60" min. AFF, measured to the bottom of the sign.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 2</p>	\$4,700
2.	<p>Accessible Route</p> <p>The walkway from the accessible parking spaces to building entrance and golf course has slopes > 8.3%, @ up to 9.2%. In addition, the ground surface is not stable, firm, or slip resistant with changes in level > 1/2" due to material deterioration.</p>	2010 ADAS 403		<p>Regrade the walkway.</p> <p>Unit Cost: \$25/SF</p> <p>Est. Quantity: 400 SF</p>	\$10,000

3.	<p>Site Amenities</p> <p>Some site amenities (i.e., picnic tables, gardens) are not located along an accessible route due to the grass surface.</p>	2010 ADAS 206		<p>Provide an accessible picnic table with the required clearance for a forward approach along an accessible route. Unit Cost: \$250 ea. Est. Quantity: 1</p> <p>Provide an accessible route to the gardens. Unit Cost: \$25/SF Est. Quantity: 60 SF</p>	\$1,500
4.	<p>Exterior Ramp</p> <p>At the bottom of the top section of ramp to the main entrance has slopes >8.3%, @ up to 8.8%. The ramp is <48" wide, @ 44". The ramp lacks edge protection on one side.</p>	2010 ADAS 405		<p>Rebuild the ramp. Unit Cost: \$15,000 ea. Est. Quantity: 1</p>	\$15,000

5.	Pro Shop The height of the counter surface measured > 36" , @ 42".	2010 ADAS 902 ADA Title II Maintenance		Lower a 36" wide portion of the counter to 36" max. AFF. Unit Cost: \$750 ea. Quantity: 1	\$750

7.	Restaurant/Bar	2010 ADAS 902		<p>Provide at least one accessible table. Unit Cost: \$250 ea. Est. Quantity: 1</p>	\$250
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8.	<p>Toilet Rooms (Men's & Women's)</p> <p>The paper towel dispenser is mounted >48" AFF, @ 56".</p> <p>The self-closing hinge on the accessible stall door is faulty.</p> <p>The accessible stall door maneuvering clearance on the latch pull side for a side approach measured <42" @ 40 1/2" measured to the face of the heater. In addition, the door is not located maximum 4" from the side partition farthest from the toilet (Women's only).</p> <p>The entry door provides <32" of clear width due to the door being unable to open 90 degrees (Men's only).</p>	<p>2010 ADAS 404 2010 ADAS 606 2010 ADAS 307 2010 ADAS 604 2010 ADAS 609</p>		<p>Relocate the dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Fix the self-closing hinge on the accessible stall door. Unit Cost: \$100 ea. Quantity: 2</p> <p>Reposition the stall partition. Unit Cost: \$500 ea. Quantity: 1</p> <p>Fix the swing of the door to allow for an opening of 90 degrees. Unit Cost: \$500 ea. Quantity: 1</p>	\$1300
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TOTAL FOR GOLF COURSE:						\$33,500

Article 11

Voting Machines



TOWN OF STOUGHTON

MASSACHUSETTS

Office of the Town Clerk

Rogeria Medeiros-Kowalczykowski, CMC
Town Clerk

10 Pearl Street
Stoughton, MA 02072
P: 781-341-1300
twnclerk@stoughton-ma.gov

TO: Marc Tisdelle
Assistant Town Manager

FROM: Rogeria Medeiros-Kowalczykowski
Town Clerk

DATE: August 13, 2025

RE: Voting Tabulators

The Town Clerk is looking to purchase an additional five (5) ES&S DS200 Voting Tabulators as we will need these for all State and Federal Elections, which include Sub-Precincts. The Town of Stoughton currently has eight (8) Tabulators and we will need thirteen (13) to cover our Sub-Precincts. These take approximately 90-120 days from the date of order to be delivered and our next State Election (unless a special is called) is set for September of 2026. I did email the Secretary of State this week and currently there are no Special elections through the end of 2025 that would affect our District.

Thanks in advance for your attention in this matter.

/reg

Town of Stoughton, MA
Purchase Proposal Quote
 Submitted by Election Systems & Software

Quote Date: 8/13/2025
Quote Valid Through: 9/12/2025

Purchase Solution Includes:

Quantity	Item Description	Unit Price	Extended Price
Tabulation Hardware			
5	DS200 Poll Place Scanner and Tabulator: DS200 (Includes Internal Backup Battery, Plastic Ballot Box with Removable Carrying Case, Paper Roll and One (1) Standard 4GB Memory Device)	\$7,175.00	\$35,875.00
Services			
X	Tabulation Equipment Installation		\$2,250.00
X	2 Year Hardware and Software Warranty		Included
X	Estimated Shipping and Handling		\$1,900.00
X	Customer Discount		(\$6,950.00)
Total Purchase Solution			\$33,075.00
Payment Terms			
Amount due within thirty (30) calendar days of contract execution:			\$33,075.00
Annual Post-Warranty License and Maintenance and Support Fees (Fees are Based Upon a 1-Year Customer Commitment to Subscribe to the Following Services)			
5	Annual Post-Warranty Hardware Maintenance and Support Fees: HMA DS200 - Extended Warranty with Annual Maintenance	\$250.00	\$1,250.00
5	Annual Post-Warranty Firmware License and Maintenance and Support Fees: Firmware License - DS200	\$105.00	\$525.00
Total Annual Post-Warranty License and Maintenance and Support Fees			\$1,775.00

Footnotes:

- This quote is an estimate and is subject to final review and approval by both ES&S and the Customer.
- Any applicable (City & State) sales taxes have not been included in pricing and are the responsibility of the customer.
- Subject to state, municipal, jurisdictional, provincial or territory laws to the contrary, the above pricing information is confidential, proprietary and trade secret information of ES&S and is intended only for the use of the individual or entity to which the document is directed to. This information may not be disclosed or reproduced either publicly or to any other individual or entity without the prior written authorization of ES&S.

Article 12

Zoning Map Amendment



TOWN OF STOUGHTON

-Planning Department-

Town Hall
10 Pearl Street, 2nd Floor
Stoughton, MA 02072
(781) 341-1300, Ext. 9201

MEMORANDUM

TO: Select Board
Finance Committee
Town Meeting Members

FROM: William D. Roth, Jr., AICP, Town Planner

DATE: August 27, 2025

CC: Planning Board

RE: **STM 2025 Planning Board Article**
Zoning Map Amendment – Dykeman Way/Central St. & Peters Dr.

The Planning Board held a Public Hearing on August 21, 2025, and reviewed the above referenced Zoning Map Amendment and voted 4-0 to recommend to Town Meeting. The explanation and purpose is as follows.

Zoning Map Amendment - Dykeman Way/Central St. & Peters Dr.:

This Zoning Map Amendment is a continuation of the Planning Boards effort to clean up the zoning map and make it consistent with the existing uses of properties, and eliminating non-conforming uses. Some of the issues this amendment will correct are removing split zoned properties, such as four single family house lots that are split zone between Residential and Industrial zone. The amendment will eliminate a spot zone of Industrial and rezone the existing business to General Business use, which is more in keeping with their respective uses and removing an isolated Industrial Zone that is not consistent with surrounding neighborhood.

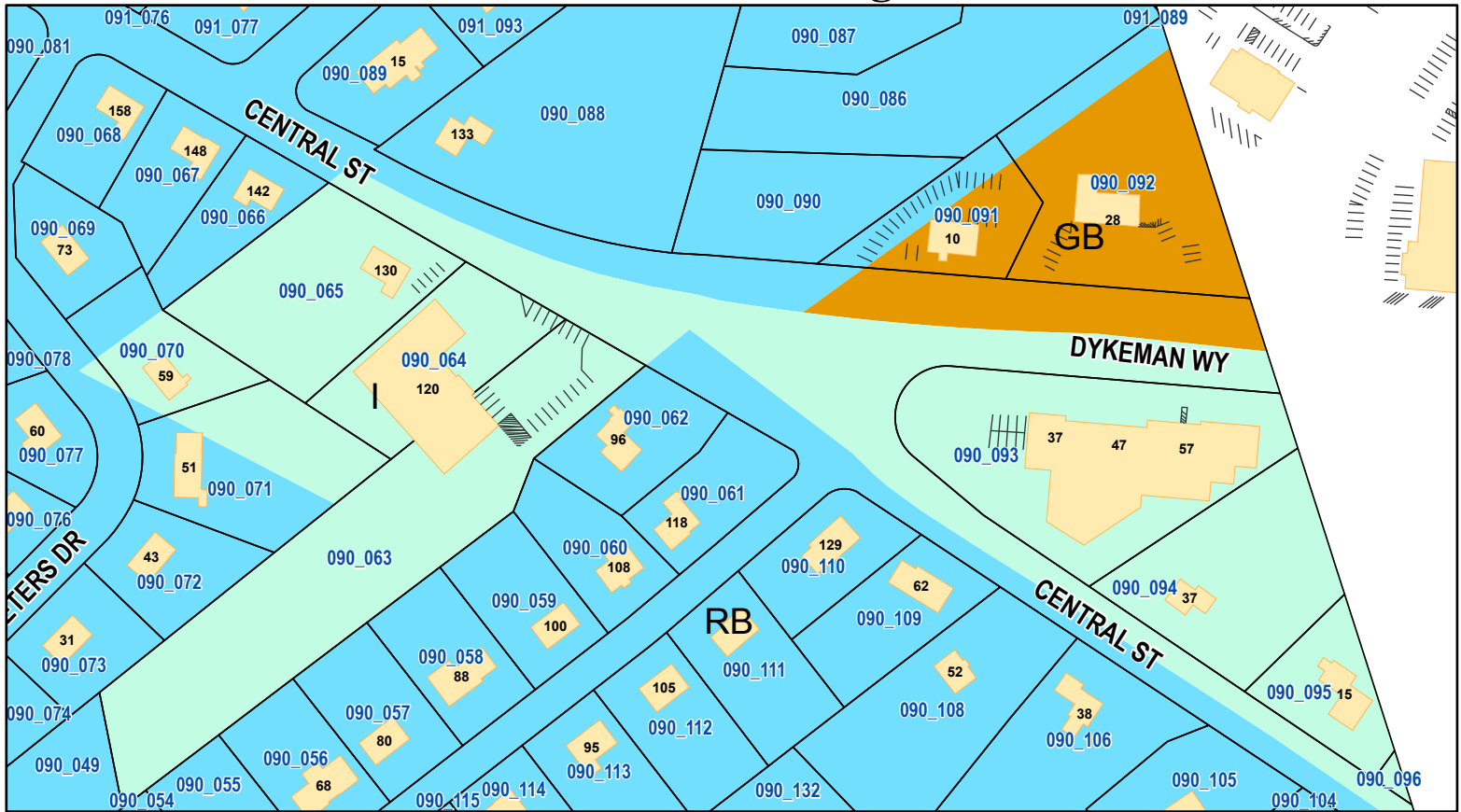
Attached are the proposed amendment and the map of the before and after of the proposed amendment.

Article # XX - Amended Zoning Map Figure 1

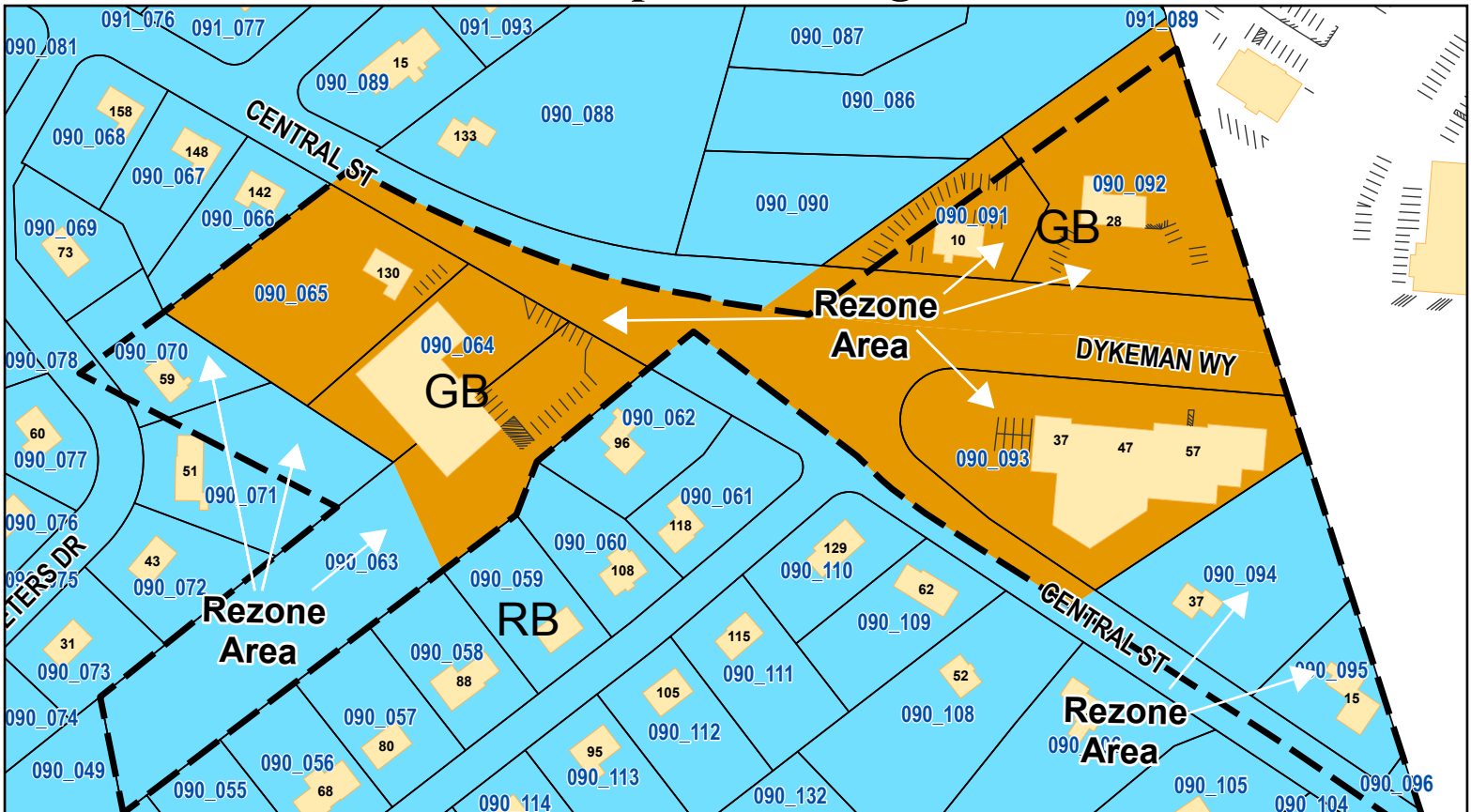
7/28/2025

The portion of Parcels identified on Assessors Map 90, Lots 70, 71, 94, 95, & 96 currently zoned I (Industrial) to RB (Residential-Suburban B) Zone; the portion of Parcels identified on Assessors Map 90, Lots 64, 65, & 93 currently zoned I (Industrial) to GB (General Business) Zone; the approximate front 240-feet of Assessors Map 90, Lot 63 currently zoned I (Industrial) to GB (General Business) Zone and the remainder of the lot 63 from I (Industrial) to RB (Residential-Suburban B) Zone; the portion of Parcels identified on Assessors Map 90, Lots 91 & 92 currently zoned RB (Residential-Suburban B) Zone to GB (General Business) Zone.

Current Zoning



Proposed Zoning



Article 13

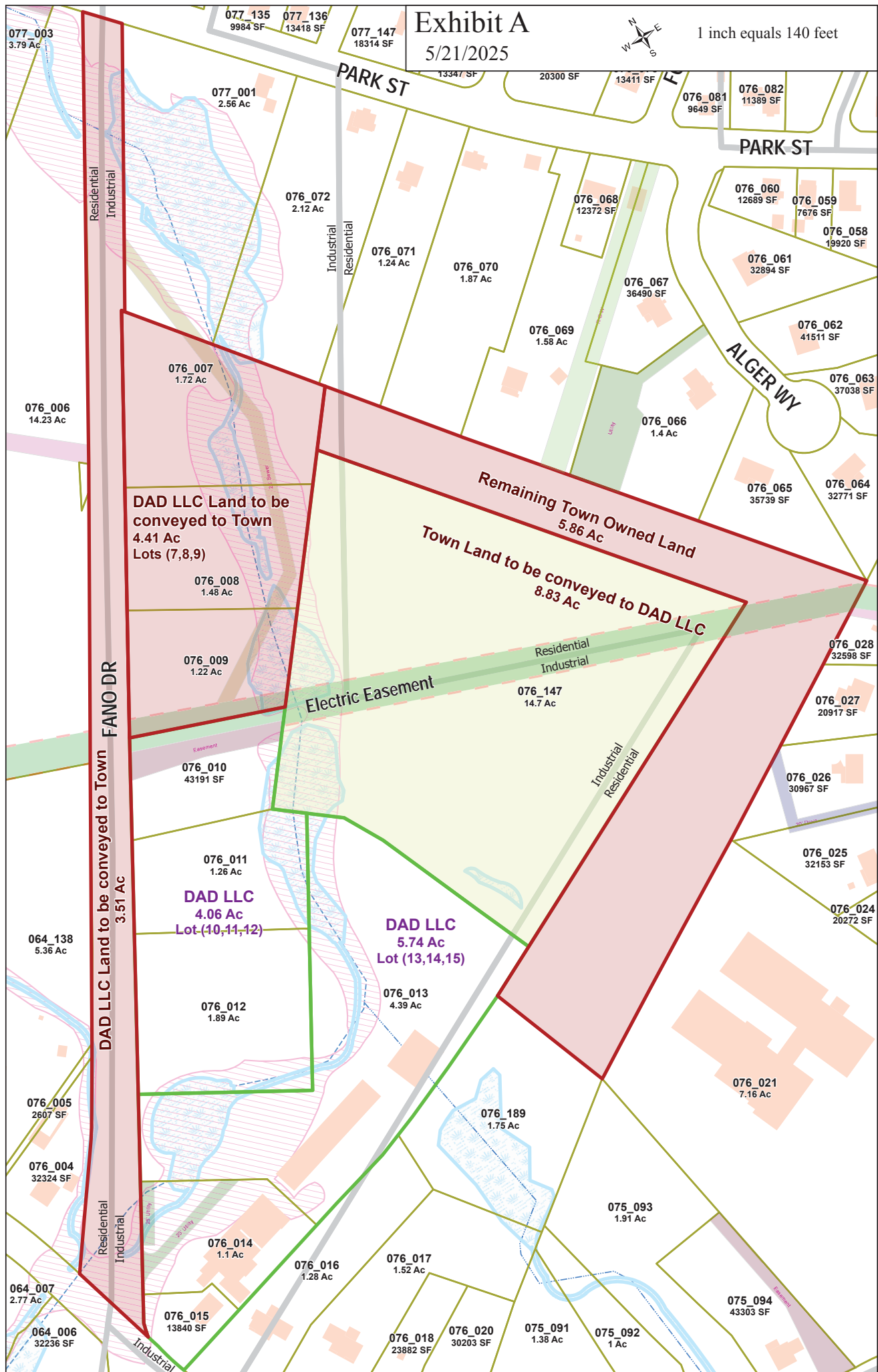
Acquisition of Fano Drive &
Three Lots (76-007, 76-008, 76-009)

Exhibit A

5/21/2025



1 inch equals 140 feet



Article 14

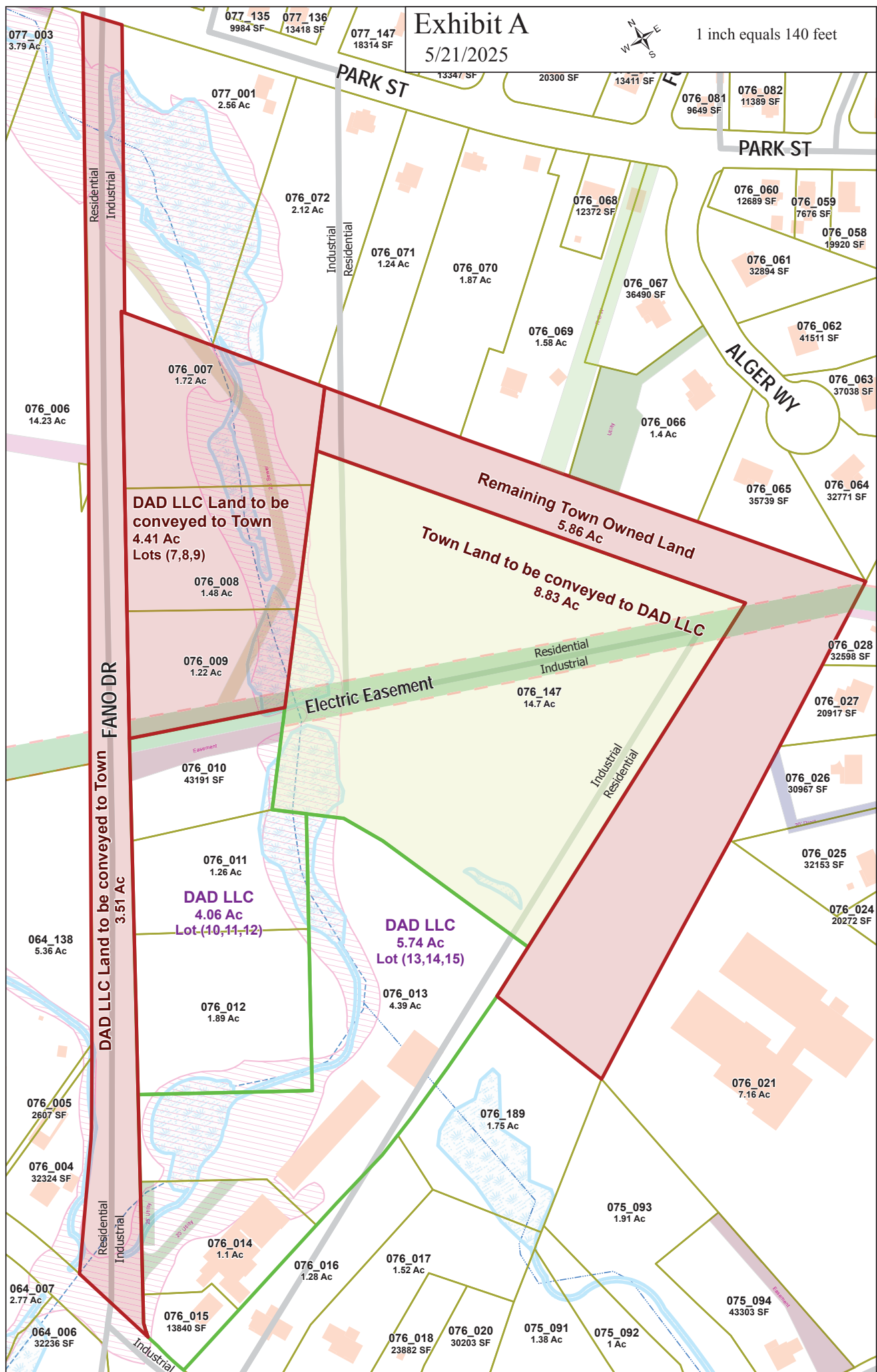
Disposition of Land - Portion of Assessor Lot 76-14

Exhibit A

5/21/2025



1 inch equals 140 feet



Article 15

Demolition of the State Theater



Town of Stoughton

OFFICE OF THE TOWN MANAGER

10 Pearl Street – Stoughton, MA 02072 (781) 341-1300 Fax (781) 297-2879

LEGAL NOTICE OF HEARING

G.L. c. 139 NUISANCE PROPERTY HEARING

797 Washington Street, Stoughton, MA: Parcel ID 054 392 0, Map 054, Lot 392

BY CONSTABLE, CERTIFIED MAIL RETURN RECEIPT REQUESTED AND
FIRST CLASS MAIL

Vardakostas Demetris, Trustee
Bostonia Nominee Trust
235 Adams Street
Quincy, MA 02169

PLEASE BE ADVISED that the Select Board will be conducting a hearing pursuant to G.L. c. 139, § 1 *et seq.* with respect to the property located at 797 Washington Street, Stoughton, Massachusetts, Parcel ID 054 392 0, Map 054, Lot 392 (the "Property"). You are receiving this notice because you have been identified as the owner of record.

Time and date of hearing: September 9, 2025

Place of hearing: Great Hall, Select Board Meeting Room, 3rd Floor, Town Hall, 10
Pearl Street, Stoughton, MA 02072

In accordance with G.L. c. 139, § 1-3B, the Select Board will consider and determine whether the Property constitutes a burnt, dilapidated or dangerous building or other structure and whether to declare the Property a nuisance or dangerous. The Board of Selectmen may then make an order adjudging it to be a nuisance to the neighborhood, or dangerous, and prescribing its disposition, alteration or regulation, including that it be razed. If you have any questions or wish to obtain further information about this public hearing, you may contact the Town Manager's office at twmmgr@stoughton-ma.gov or 781-341-1300 Ext. 9211

Thomas J. Calter, Town Manager

9589 0710 5270 0302 7934 61

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage
\$

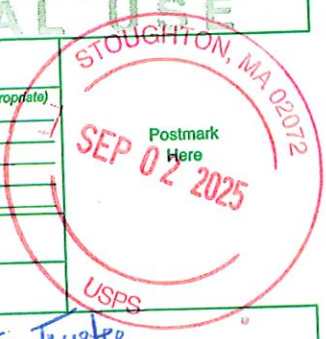
Total Postage and Fees
\$

Sent To
Vardakostas Demetris Trustee

Street and Apt. No., or PO Box No.
135 Adams St.

City, State, ZIP+4[®]
Quincy, MA 02169

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Affidavit of Process Server

Name of Court: _____

PLAINTIFF/PETITIONER Town of Stoughton vs Demetris Vardakostas Trustee

CASE NO. _____

I Paul Terrio Constable/Process Server being first duly sworn, depose and say: that I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to perform said service.

Service: I served (NAME OF PERSON/ENTITY BEING SERVED: Demetris Vardakostas Trustee Bostonia Nominee Trust

With (list documents, Legal Notice of Hearing

By in hand service to Nicoletta Vardakostas

Relationship Defendants Spouse

Residence Address: 235 Adams Street, Quincy MA 02169

On Date: September 3rd, 2025 @ 12:09 PM

Manner of Service:

Personal: By personally delivering copies to the person/entity being served

XX Substituted at Residence: By leaving copies at the dwelling house or usual place of abode of the person being served with a member of the household and explaining the general nature of the papers. Left with Nicoletta Vardakostas, Spouse

Substituted at Business: By leaving, during office hours, copies at the office of the person/entity being served with the person apparently in charge thereof.

Posting: Last and Usual at the property of the person/entity being served Copy Mailed

SIGNATURE OF PROCESS SERVER Constable/Special Process Server

SUBSCRIBED AND SWORN to before me this 3rd, of September, 2025

Provided to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



TOWN OF STOUGHTON
10 PEARL STREET
STOUGHTON, MA 02072
BUILDING & ZONING DEPARTMENT

August 28th, 2024

Vardakostas Demetrios, Trustee
Bostonia Nominee Trust
235 Adams St.
Quincy, MA 02169

Re: 797 Washington St., Stoughton, MA 02072 (Theatre Building)

Dear Mr. Vardakostas,

This letter is to inform you that I have deemed your building a Dangerous and Unsafe Structure. On March 19th of this year You, myself, Assistant Building Inspector Varner and Captain Rush of the Stoughton Fire Department toured the building. The building was being used as a commercial storage building. A warehouse storage building is not allowed in the Center Business District for good cause. A warehouse fire load in this type of building and the condition of the building (large structural cracks on 2 exterior walls) in a downtown area such as this, can have catastrophic consequences. I told you at that time the use of a warehouse needed to cease and the building needed to be emptied. In 2020 a situation very similar to this (an illegal warehouse) happened in downtown Los Angeles and 11 firefighters were injured.

On Thursday, August 22nd after noticing that there seemed to still be large amounts of boxes in storage, myself, Health Inspector Leahy and Stoughton Fire Chief Carroll entered the building to conduct an inspection. The building is still being used as a storage warehouse and there is no working fire alarm system. I therefore am taking the following steps.

Under Massachusetts General Law (M.G.L.) Chapter 143, Section 6, I have deemed the building a Dangerous and Unsafe Structure and placarded it as such. This is your formal notification of the process in accordance with the law. Be aware that under Chapter 143 Section 7, if you do not take immediate steps on this issue, the town can and will take all steps allowed by law including condemning and demolition of the building. This dangerous situation needs to end now.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Erickson", is written over the word "Sincerely,".

Jack Erickson

Building Commissioner
Town of Stoughton

Cc: File, SFD Chief Carroll, Marc Tisdelle









Town of
STOUGHTON
MASSACHUSETTS

March 25th, 2025

Vardakostas Demetrios, Trustee
Bostonia Nominee Trust
235 Adams St.
Quincy, MA 02169

Re: 797-807 Washington St., Stoughton, MA 02072 (Theatre Building)

Dear Mr. Vardakostas,

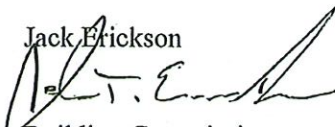
This letter is in regards to the attached letter which was sent to you in August of 2024. In that letter you were made aware of the seriousness and the dangers of the illegal use of your building being used as warehouse. You have not made this office aware of any steps taken to remove the large fire load in the building or at the minimum install a working fire alarm.

Your blatant disregard for the safety of the Stoughton first responders, your tenants and your neighbors is extremely disturbing.

This is to inform you that under Massachusetts General Law (M.G.L.) Chapter 143, Section 7 the town of Stoughton will take all steps allowed by law to alleviate the town of this dangerous situation.

Sincerely,

Jack Erickson



Building Commissioner
Town of Stoughton

Cc: File, SFD Chief Carroll, Marc Tisdelle



Town of

STOUGHTON

MASSACHUSETTS

**NOTICE OF UNSAFE STRUCTURE AND ORDER TO VACATE AND
ORDER TO SECURE AND/OR RAZE
IN ACCORDANCE WITH G.L. c. 143, §§ 6-14**

BY CERTIFIED MAIL RETURN RECEIPT REQUESTED AND BY FIRST CLASS MAIL

April 7, 2025

Vardakostas Demetrios, Trustee
Bostonia Nominee Trust
235 Adams St.
Quincy, MA 02169

Re: 797-807 Washington St., Stoughton, MA 02072 (Theatre Building)

Dear Mr. Vardakostas,

As was set forth in correspondence dated August 28, 2024 (a copy of which is enclosed), during recent inspections up to and including March 18th, 2025, I have observed numerous and significant Building Code violations regarding the above referenced structure (the "Structure") at 797-807 Washington St. (the "Property"). In my August 2024 order, you were made aware of the seriousness and the dangers of the illegal use of your building being used as warehouse. You have not made this office aware of any steps taken to remove the large fire load in the building or at the minimum install a working fire alarm. Your blatant disregard for the safety of the Stoughton first responders, your tenants and your neighbors is extremely concerning to me as a public safety official.

Based upon my findings, and out of concern for members of the Town's Police Department, Fire Department, and other first responders who may be asked to respond to one or more calls at this Property, I have determined that the Structure is dangerous to life or limb within the meaning of G.L. c. 143, §§ 6-14 and 780 CMR R116. In particular, the Structure would be especially unsafe in the event of fire.

YOU ARE HEREBY ORDERED TO remove the structure or make it safe by 12:00 p.m. of the day following your receipt of this correspondence. Additionally, due to the seriousness of these violations and the risk to life safety, I am hereby revoking the Certificate of Occupancy effective immediately in accordance with 780 CMR R111.4. You must therefore vacate all persons from the structure immediately and not allow occupancy of the structure unless and until the violations set forth herein are cured.

Your failure to comply with this order may result in the Town convening a board of survey, the Select Board declaring the condition of the Structure an emergency, and/or the Town securing the Structure or razing it and placing a lien to secure the Town's costs and attorney's



Town of

STOUGHTON

MASSACHUSETTS

fees in accordance with G.L. c. 143, §§ 8 & 9 which states that "if the owner, lessee, or mortgagee in possession continues [his/her] refusal or neglect...the inspector shall cause it to be made it safe or taken down, or to be made secure."

ORDER

As noted above, YOU ARE HEREBY ORDERED TO remove the Structure or make it safe by 12:00 p.m. of the day following receipt of this correspondence and due to the seriousness of these violations and the risk to life safety, I am revoking the Certificate of Occupancy effective immediately in accordance with 780 CMR R111.4. The structure CANNOT BE OCCUPIED unless and until the violations set forth herein are cured.

If you elect to secure the Structure, you must do so in accordance with 780 CMR § 121.1-121.6 and industry best practices for Securing Vacant and Abandoned Buildings, a copy of which can be found at:

<https://www.firearson.com/uploads/Speaker-Notes-Building-Security.pdf>.

You have the right to appeal this order in accordance with G.L. c. 143.

This is a serious legal matter, and you should consult with an attorney of your choosing about your rights.

Sincerely,

Jack Erickson

Building Commissioner
Town of Stoughton

Cc: File, SFD Chief Carroll, Marc Tisdelle

SENDER: COMPLETE THIS SECTION

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vardakostas Demetrios, Trustee
 Bostonia Nomine Trust
 235 Adams St.
 Quincy MA 02169



9590 9402 8304 3094 5906 21

2. Article Number (Transfer from service label)

9589 0710 5270 1037 5575 19

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Vardakostas Demetrios 09-10-24

C. Date of Delivery

☐ Yes ☐ No

D. Is delivery address different from item 1?

☐ Yes ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

Restricted Delivery

Domestic Return Receipt



TOWN OF STOUGHTON

SELECT BOARD

10 Pearl Street – Stoughton, MA 02072 (781) 341-1300 Fax (781) 297-2879

**FINDING AND ORDER PURSUANT TO G.L. c. 139
797 Washington Street, Stoughton, MA
Parcel ID 054 392 0, Map 054, Lot 392
Deed of Record: Book 34576, Page 454**

BY CONSTABLE, CERTIFIED MAIL RETURN RECEIPT REQUESTED AND
FIRST CLASS MAIL

Vardakostas Demetris, Trustee
Bostonia Nominee Trust
235 Adams Street
Quincy, MA 02169

PLEASE BE ADVISED that the Select Board conducted a hearing pursuant to G.L. c. 139, § 1 *et seq.* on September 9, 2025 with respect to the property located at 797 Washington Street, Stoughton, Massachusetts, Parcel ID 054 392 0, Map 054, Lot 392 (the "Property"). A representative of the Bostonia Nominee Trust was not present.

In accordance with G.L. c. 139, § 1-3B, and after careful consideration of the testimony and evidence provided, which is recited below, the Select Board determine that the Property constitutes a dilapidated or dangerous building which is both a nuisance to the neighborhood and dangerous.

THE BOARD HEREBY ORDERS THAT THE BUILDING BE RAZED FORTHWITH

During the public hearing, the Board reviewed the materials provided by the Town's Building Commissioner including numerous photographs from inspections from March 2024 to April 2025. The Board also considered and discussed the Building Commissioner's August 28, 2024 Notice of Violation, the March 25, 2025 Notice of Violation, and the April 7, 2025 Notice of Unsafe Structure and Order to Vacate and Secure and/or Raze. None of those orders were complied with and none were appealed. The time in which to do either has long since passed. As stated in those orders, the Building Commissioner has observed numerous and significant violations of the Building Code and advised you of the seriousness and the dangers of the illegal use of the building as a warehouse. The Building Commissioner noted specifically "[y]our blatant disregard for the safety of the Stoughton first responders, your tenants and your neighbors" which he found "extremely concerning as a public safety official." The Building Commissioner, therefore, found the Property "dangerous to life or limb" within the meaning of G.L. c. 143 and 780 CMR, and especially unsafe in the case of a fire. The Building Commissioner's records, as well as those of this Board, are hereby expressly incorporated into this decision and made part hereof.

In accordance with G.L. c. 139, § 1-3B, the Select Board may, after written notice to the owner of a burnt, dilapidated or dangerous building or other structure, and after a hearing, make and record an order adjudging it to be a nuisance to the neighborhood, or dangerous, and prescribing its disposition, alteration or regulation and shall have the power to abate and remove any such nuisance. Please note that, if you fail to comply with this order, a claim for the expense of such demolition or removal, including the cost of leveling the lot to uniform grade by a proper sanitary fill, or securing such vacant parcel shall constitute a debt due the Town.

Stephen M. Cavey, Chair
Duly authorized on behalf of the Select Board

Sent by Patrick Lydon on Jun 30, 2025

Sent



31 Hayward Street, Suite 2A-205 • Franklin, MA 02038 • Phone: 781-934-6873

Town of Stoughton
Phone: 781-341-1300 X9164
Cell: +17812329364

10 Pearl Street
Stoughton, MA 02072

Job Address:
809 Washington Street
Stoughton, MA 02072

Print Date: 7-1-2025

Proposal for Stoughton - Theater Demo & Clean-up

Thank you for considering Banner Environmental Services, Inc. for your project. Please see the estimate below detailing proposed work to be performed by Banner Environmental. Do not hesitate to reach out with any questions/concerns. We look forward to working on this project together.

Scope of Work: Building Demolition

Removal & disposal of existing state theatre building as shown on documents provided - approx. 6,000 SF footprint.

- Assumed building will be emptied of any FF&E throughout.
- No HAZMAT removal or HAZMAT surveys included in pricing.
- Not including any cutting/capping/disconnecting of utilities.
- Not including any site fencing and/or security.
- No responsibility to damage of adjacent buildings during the separation process.
- Not including removal of any footings or concrete slab.
- Assumed building is slab on grade, no basement.

Total Price: \$496,000.00

Qualifications/Clarifications

Pricing is based on information presented in photographs provided.

Pricing is based on prevailing wage labor rates and one (1) mobilization to the site - no phasing.

Pricing is based on Banner Environmental having access to parking for company/employee vehicles

Pricing is based on Banner Environmental providing its own C&D containers placed in proximity to the building.

Pricing is based on straight time (7:00 a.m. - 3:30 p.m.) Monday - Friday. No nights, weekends, holiday, ect.

Pricing is based on work areas being vacated of all occupants & non-fixed furniture.

Pricing excludes all costs to R&D of bulbs, ballasts, ACM, LBP, CFCs, PCBs, ect.

Pricing excludes all costs for cutting, capping, make-safe, ect. of any and all utilities at the site.

Pricing excludes all costs for excavation, backfill, compaction & pour-back of any concrete.

Pricing excludes all costs for salvage of any materials and components from the site.

If project is awarded to Banner Environmental, GC shall accept all exclusions presented herein or proposal is null & void.

Any & all scrap metal generated by the work shall belong to Banner Environmental.

Progress payments to be made to Banner Environmental every thirty (30) days.

Pricing is valid for 30 days from this proposals date.

Thank you,

Banner Environmental Services, Inc.

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:



DATE: June 24, 2025

TO: Fran Bruttaniti
Town of Stoughton
10 Pearl Street
Stoughton, MA 02072

P: 781-232-9364
Email: fbruttaniti@stoughton-ma.gov

FROM: Hal Monsini
Costello Dismantling Co., Inc.
15 Cranberry Highway, Unit #1
West Wareham, MA 02576

C: 508-243-7854
P: 508-291-2324
F: 508-291-2325
Email: hal@costellodismantling.com

RE: State Theatre

=====

BUDGET PROPOSAL

Costello Dismantling Company, Inc. is pleased to provide this Quotation for the demolition services required at the above-mentioned project. We will supply all labor, materials, equipment and insurance to complete the work as described in our site visit, subject to the conditions as noted in this proposal. We are fully insured for General Liability and Workers Compensation coverage. We have visited the site and are aware of the current access conditions. All salvage to be credited to Costello Dismantling Co., Inc.

This Demolition Scope shall include:

- Demolish and remove the theatre in its entirety
- All necessary staging and protection of adjacent structures
- Removal of all debris from site
- Legal and documented disposal of all materials
- All State and Local permits for the work (minus cost)

This Proposal DOES NOT INCLUDE:

- Any asbestos or hazardous waste, oils or tanks
- Any imported backfill, utility terminations, temporary or permanent fence
- Any permit fees, Police or Fire details

TOTAL PRICE: \$675,458.00

15 Cranberry Hwy | W. Wareham, MA 02576

Office: (508) 291-2324 | Fax: (508) 291-2325

www.costellodismantling.com



L.A. PUOPOLO SERVICES, LLC
DEMOLITION & DISPOSAL DIVISION
14 BIRCH ROAD
MIDDLETON, MA 01949
TEL. (781)799-2485
RE: TOWN OF STOUGHTON
STATE THEATER
DEMOLITION BUDGETARY PACKAGE

Attn: Fran Bruttaniti

fbruttaniti@stoughton-ma.gov

TOWN OF STOUGHTON

RE: STATE THEATER - STOUGHTON

Description of Work:

See attached Engineer Documents and/or Scope Sheet.

Equipment Commitment:

L.A. Puopolo Services LLC will be solely responsible to supply the below Equipment & Labor listed to suffice the needs of the **Town of Stoughton**. These pieces are subject to Hourly or Per Use Pricing, LAPS holds the right to allocate additional Equipment billed at an Hourly Rate.

- 2 Laborer Team with Equipment
- 30-Ton Demolition Excavator
- Abatement PPE & Equipment (Where Applicable)
- Applicable Safety Equipment
- C&D Dumpsters

Introduction:

First and foremost, L.A. Puopolo Services LLC would like to thank you for the Opportunity, Time, and Patience throughout the Price Proposal Process for the Demolition Project at the Stoughton State Theater.. In efforts to convey our confidence and translate it to your property, we would like to explain who we are and how we perform. LAPS is a 2nd Generation Demolition & Disposal Contractor with an expansive Commercial Snow & Ice Management Team. Our roots run deep in the Service Industry as we have set out to service New & Existing Customers with a common set of Goals- *Effective Communication paired with Exceptional Service & Workmanship*. In the recent number of years, among our family we have all uniquely taken part in new roles within the company. With myself, Lorenzo Puopolo, becoming the VP of Demolition & Disposal Operations. What we have set out to Build is quite unique as we have consistently reinvested into our operations, which has in turn allowed us to pour resources in to our customers much like yourself. We understand the Demolition Business and the grueling toll it takes on everyone involved from start to finish, but this is the exact reason why we have sought to make a change in the industry. Being young, relative to the industry, we

have a unique sense of Innovation, Motivation, and Longevity as we are here to make a change, permanently. Considering this, we hope that you we can make an impression enough that yourself and your team take a hard-look into what we are about and how we can ultimately help you. What you can count on from us is our consistently delivery, personal ownership, and unmatched results. Each and every team member of ours is trained to the same Customer first criteria and understands the personal responsibility they hold for every customer. We cannot wait to prove how invaluable we will be to you and your customer.

Price Proposal Structure:

For your review, you will see the Requested Pricing which includes a Demolition Package Price factored to the Specifications forwarded in the Drawing Sets. Additional information or Unforeseen conditions may alter this Proposed Price.

Bid Expiration Date: Thursday, July 31st, 2025 (07/31/2025)

Schedule of Proposal

- A. Schedule A – Bid Package Price
- B. Review – The Next Steps – Bid Expiration Date
- C. Terms & Conditions

Schedule A

Attached is our *Demolition Package Proposal* in accordance to the furnished Bid Set & Drawing to Scope of Work.

PROJECT: STATE THEATER	DEMOLITION PACKAGE TO SCOPE
STOUGHTON, MA - STATE THEATER: <ul style="list-style-type: none">● P E STAMP Demolition plan● DEP. Notifications● Main Building; 6,000 SQ FT APPROX.● Utility Cut & Caps; Water & Sewer● Concrete● Septic or Utility Removal● Clearing; Concrete Slabs, Foundations, Footings, Chimney as indicated.● Removal of Roof Structures, Exterior Brick Walls & Loading Docks● Removal of all interior walls, flooring, ceilings, fixtures and MEP'S● Removal of all site concrete slabs on grade.● Export of Brick, Aggregates, Etc.● Export of C&D Material● All work to be performed Non-Union● All work to be performed in strict accordance of all the Local, State and Federal Safety Regulations● Demolition debris will be recycled / disposed of at approved facilities● Cut & Caps at Building Lines only● One Mobilization● PRICE: \$228,465.26	BASE DEMOLITION PACKAGE: BUDGETARY PRICE PROPOSAL TOTAL: \$228,465.26 <i>*DEPOSIT OF X% IN VALUE TO BE FURNISHED UPON EXECUTION OF CONTRACT*</i> *ALL PRICES PRESENTED ARE BUDGETARY FIGURES AND ARE NOT BINDING, OFFICIAL, OR FINAL NUMBERS QUOTED. NONE OF THE LISTED PRICING IS TO BE EXECUTED IN AN BINDING AGREEMENT OR CONTRACT* *ALL LABOR FURNISHED IN QUOTE IS IN ACCORDANCE TO THE COMMONWEALTH OF MASSACHUSETTS LAW & WORKER COMPENSATION STANDARDS* <i>Exclusions Listed on Next Page</i>

EXCLUSIONS:

- We exclude any and all costs associated with Testing, Processing, Removal and
- Disposal of ACM and other Hazardous Material.
- No Additional ACM / OHM Removals prior to Testing & Confirmation.
- No MEP 'Make Safe'
- No Pest control
- No Pre or Post Surveys
- No Vibration/seismic monitoring
- No Site security
- No Air monitoring
- No Permits
- No Relocating / restacking or resetting items
- No Traffic controls, barricades and/or signs
- No Erosion control/ Tree protection
- No Shoring / shielding / SOE
- Dig Safe by GC
- No Water for dust control
- No removal of AST/UST
- No Street sweeping
- No Weather Protection
- No Dust barriers / curtains
- Retainage released 15 days from completion
- Quote valid for 30 days.

Deposit Fee: Deposit Fee of *X% of Contract Value* is to be Paid on the Execution of the Contract.

Schedule B: Review – The Next Steps – Bid Expiration Date

Thank you again for your diligent time, review, and attention shown towards our organization. We want to take this time to outline what the next steps would look like when LAPS is confidently accepted as your Demolition & Disposal provider. What we would ask is for a diligent review in person or via a phone call of all the Proposed Figures and what is to be Selecting for their Price Schedule throughout Contractual Duration. This Proposal has a signature section for ‘Proposal Acceptance’ which tentatively allocates and reserves the Time, Resources, and Equipment towards the given Property- As well as given time for Legal Counsel to review and execute an agreement. Upon completion of an Agreement, we commit to immediately starting work towards Site Preparation. Prior to further engagement, we ask that both Parties prepare in their best intention to Answer any Questions, Concerns, or Comments. If you have any questions or needs in the immediate future, please do not hesitate to reach out. Our Telephone line is 24/7 – (781)799-2485.

Please Initial the Accepted Schedule of Pricing Listed on this Proposal Above

Bid Expiration Date: **Thursday, July 31st, 2025 (07/31/2025)**

Proposal Acceptance Signature: _____X

Date: _____X

Schedule C: Terms & Conditions

- 1. The Contractor: shall perform the work and services described below in paragraph 3 (the 'Work') at the lands and premises known as TBD (the & 'Premise') for the period commencing TBD and ending TBD unless otherwise terminated in accordance with this Agreement or by agreement of the Parties.*
- 2. Control: the Contractor shall have control of the Work, except as herein provided, and shall provide all the labor, equipment, materials, supervision and services necessary for performance of the Work in accordance with this Agreement and in a good and workmanlike manner.*
- 3. The Work: Pursuant to this Agreement, the Contractor shall provide the following services:*
 - a. TO BE FINALIZED*
- 4. Prior to the commencement date of the Work, as provided in paragraph 3, the Customer or its authorized representative shall designate for the Contractor the location on the Premises where the: TO BE DETERMINED*

The Customer recognizes that the Contractor's performance and indemnification hereunder is strictly contingent upon the Customer's timely payment of the sums due under this Agreement. Failure to remit payment within TBD of the due date or billing date, whichever is earlier, shall be grounds for immediate termination of this Agreement by the Contractor and the Contractor shall not be responsible for any further performance under the terms of this Contract nor shall the Contractor be required to resume services unless the appropriate measures are taken to pre-pay the next payment due ahead of the due date.

This Agreement shall continue in effect for the contract period as provided herein, unless a termination date is otherwise referenced in this Agreement, but may be terminated by either party by giving thirty (30) days prior written notice by Certified or Overnight Mail addressed to the other party. Contractor and Customer reserve the right to terminate this entire Agreement with or without cause; irrespective of said term, Contractor shall be entitled to receiving these payments due for work performed, and in the event that this Agreement is terminated, all obligations to defend, indemnify, and hold harmless shall survive the termination.

15. This Agreement constitutes the whole of the agreement between the Parties and supersedes all prior negotiations, representations or agreements. This Agreement shall be construed according to the Laws of the Commonwealth of Massachusetts.

16. Each party has carefully read and understands the terms and effects of this Agreement and has had the opportunity to seek the assistance of counsel in carefully reviewing the same.

17. Each party has read this Agreement and understands its contents. Each of the individuals executing this Agreement on behalf of the Parties is empowered to exercise that authority and thereby bind each of the Parties.

18. The parties will execute all additional documents and take such additional actions as shall be reasonable and necessary to carry out the provisions of this Agreement.

19. No party shall rely on any statement of any party executing this Agreement, except as expressly stated in this Agreement.

20. In entering this Agreement, each party assumes the risk of mistake. This Agreement is intended to be and is the final and binding agreement between the parties, regardless of any claims of mistake of fact or law.

21. This Agreement, including any exhibits, constitutes the entire agreement among the parties. This Agreement supersedes all prior and contemporaneous oral or written agreement, understandings or discussion.

22. Each party has cooperated in the preparation and drafting of this Agreement. Hence, in any construction to be made of this Agreement, the rule of contra proferentum shall not apply.

23. This Agreement will be executed in two (2) counterparts, each of which shall, for all purposes, be deemed an original and the counterparts, taken together, shall constitute one and the same agreement, even though all the parties may both have executed the same counterpart of this Agreement.

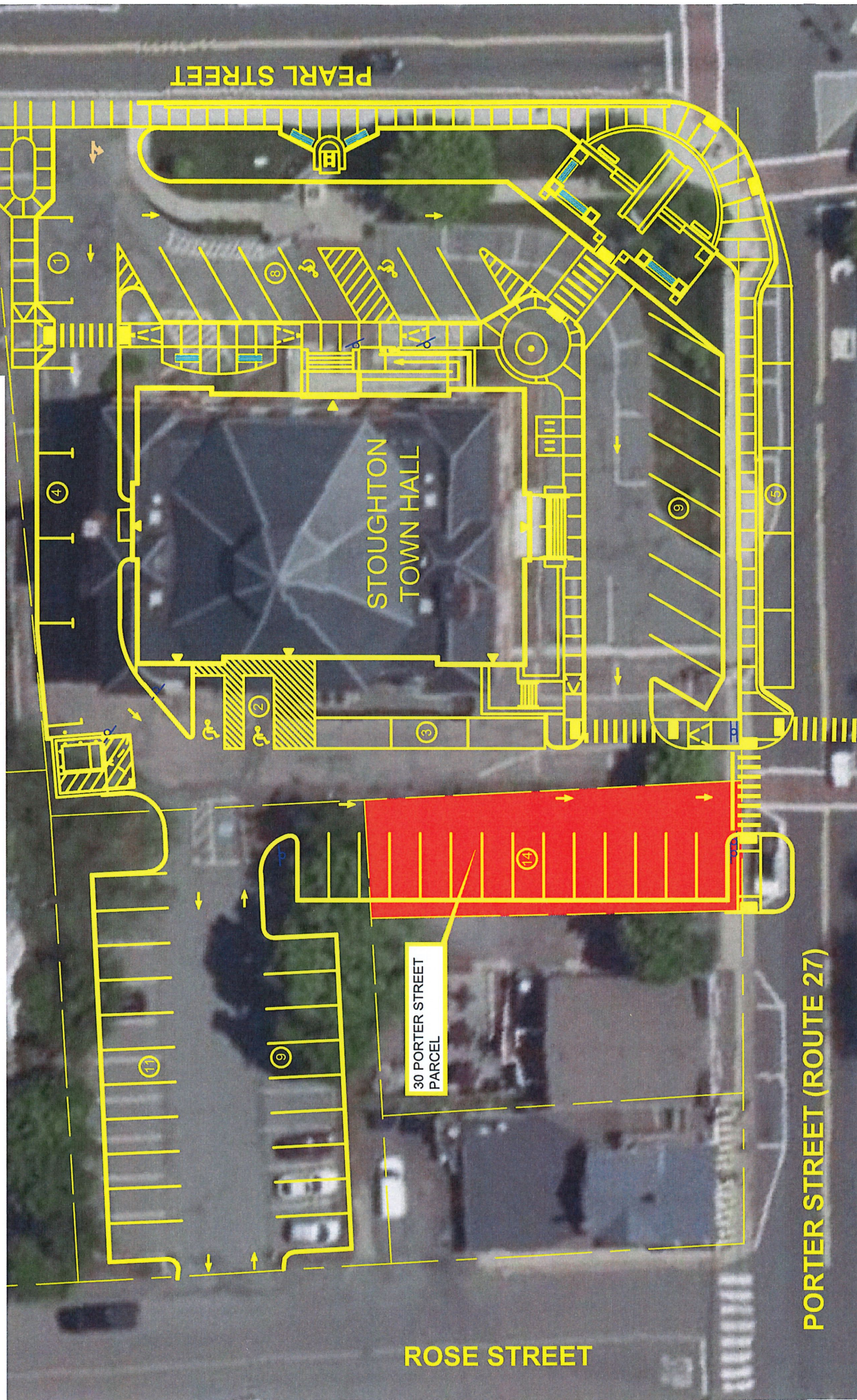
24. Each Party shall be responsible for their own legal expenses and costs in enforcing this Agreement and the collection of any judgment that may be entered, one against the other.

25. The Parties agree to cooperate with each other in executing any document which are reasonably necessary to carry out the terms of this Agreement.

Article 16

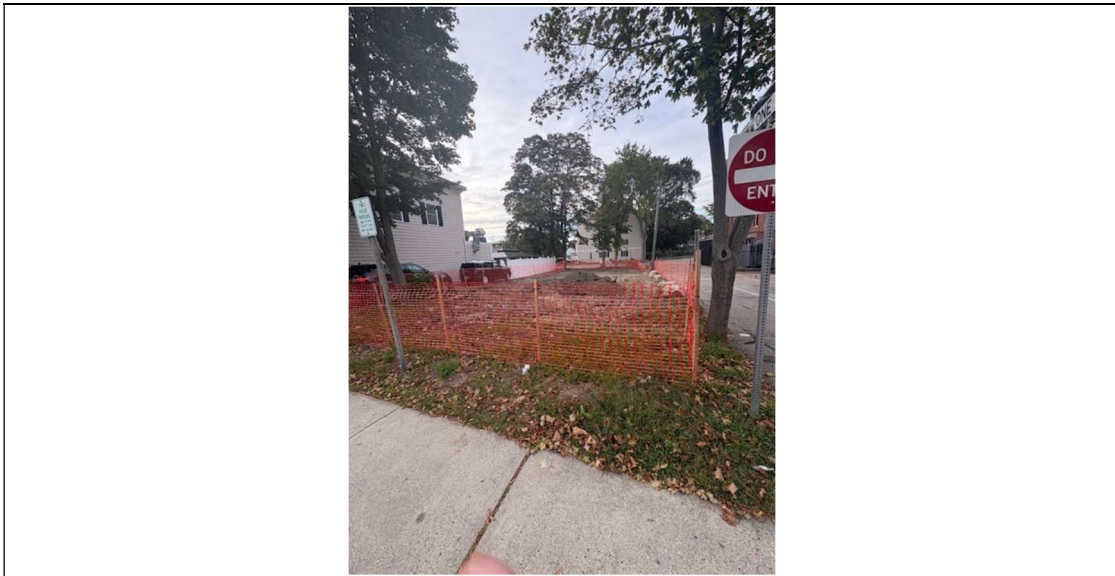
Purchase of 30 Porter Street for Town Parking

PARKING PER ORIGINAL DESIGN = 48 SPACES
PARKING WITH ADDITIONAL PARCEL = 66 SPACES
NET GAIN = 18 SPACES





APPRAISAL REPORT ON:
A VACANT DEVELOPABLE LAND PROPERTY
30 PORTER STREET
STOUGHTON, MASSACHUSETTS



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

Prepared By: Jason H. Dono, MRA
HOWARD S. DONO & ASSOCIATES, INC.
217 West Boylston Street
West Boylston, Massachusetts 01583

As of: September 21, 2025 (date of inspection)



Howard S. Dono, MRA, IFAS, ASA
President /CEO
Joseph R. Evangelista, RA
Senior Partner
Joseph R. Curley, Jr., MBA, MRA, ASA
Senior Vice President
Jason H. Dono, MRA
Vice President

217 West Boylston Street
West Boylston, MA 01583
Telephone (508) 852-1588
Facsimile (508) 852-1376
Email: info@howardsdono.com
Website: howardsdono.com

September 25, 2025

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

RE: Appraisal of 30 Porter Street, Stoughton, MA

File No. 25090036

Dear Ms. Bruttaniti:

We are pleased to submit this appraisal report on the above referenced property. The purpose of this appraisal is to provide a market value opinion of the subject property in "as is" condition.

The parcel is identified as 30 Porter Street, Stoughton, MA; Map 54, Lot 220.

The client is the Town of Stoughton. The intended user(s) is the Town of Stoughton. The intended use is for the valuation of the parcel for an acquisition. The appraisal report is not intended for any other use.

The legal interest appraised is the fee simple estate as the property is developable vacant land. The subject property is situated on a 3,093-square foot site located next to Town Hall in the SCD Core Zoning District.

The date as of which the value opinion shall apply is September 21, 2025, the date of our inspection of the subject property.

The property is not currently being marketed for sale to the best knowledge of the appraiser.

We find that if professionally brokered at the appraised value the subject would compete favorably in the marketplace and would experience a marketing period of less than one year given current market conditions and assuming the availability of financing.

The scope of the appraisal is not limited and therefore includes all steps customarily performed by our peers in the valuation of properties such as the subject.

The scope of work is suitable to produce a credible appraisal.

A summary description of the property, the sources of information, and the bases of the estimates are contained in the accompanying sections of this report.



This appraisal assignment has been performed and completed in compliance with USPAP, the Code of Professional Ethics of the Massachusetts Board of Real Estate Appraisers, the American Society of Appraisers, and the specific requirements of the client.

Within the past 3 years we believe neither the appraiser(s) nor Howard S. Dono & Associates, Inc. performed any services related to the subject of this report.

Subject to all conditions and explanations contained in the accompanying report, our market value opinion of the fee simple interest in the subject property in its "as is" condition, expressed in terms of financial arrangements equivalent to cash, as of September 21, 2025, is:

ONE HUNDRED FIVE THOUSAND DOLLARS
(\$105,000.00)

Extraordinary Assumptions and Hypothetical Conditions: Extraordinary assumptions or hypothetical conditions are not required for the completion of the appraisal assignment and we urge the client to read this section of the report.

Reports are delivered electronically as prepared by Howard S. Dono & Associates, Inc. with protected digital signatures and contain all addenda materials. Copies of the report may not represent our actual analyses and conclusion(s) of value, as we have no control over the security of the content once delivered. This report must be considered in its entirety and we assume no liability for the use of this report by anyone other than the intended user, any use other than the intended use, and partial or fraudulent versions of our reports. The accompanying prospective financial analyses are based on estimates and assumptions developed in connection with the appraisal. Some assumptions, however, inevitably may not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analyses may vary from estimates, and the variations may be material. Further, we have not been engaged to evaluate the effectiveness of management, and we are not responsible for future marketing efforts and other management actions upon which actual results will depend.

Respectfully Submitted,

HOWARD S. DONO & ASSOCIATES, INC.

Jason H. Dono, MRA

Vice President, Howard S. Dono & Associates, Inc.

Massachusetts Certified General Real Estate Appraiser #76163

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ADDENDA

- Deed / Plan
- Location Map
- Comparable Data Maps
- Details of Comparable Sales
- Engagement Letter
- Qualifications of Appraiser
- License

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. To the best of our knowledge and belief, the estimates of fact contained in this appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.
2. Jason H. Dono, MRA made a personal inspection of the property that is the subject of this report. Details of the extent of inspection have been incorporated in the body of this report. The owner or designated representative was given the opportunity to accompany the appraiser.
3. The reported analyses, opinions, and conclusions are limited only by the reported contingent and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
5. Neither this appraisal assignment nor my compensation is contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with and is subject to the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Massachusetts Board of Real Estate Appraisers, the American Society of Appraisers, Executive Office of Energy and Environmental Affairs Land Acquisition Policy – Appraisals January, 2015, and conforms to the Uniform Standards of Professional Appraisal Practice (U.S.P.A.P.). The appraisal report complies with USPAP's Jurisdictional Exception Rule.
7. Howard S. Dono, MRA, IFAS, ASA reviewed this report for internal quality control purposes and reviewed the methodology utilized by Jason H. Dono, MRA.
8. The appraisal assignment was not based on a minimum valuation, a specific valuation, or the approval of a loan.
9. The appraiser certifies that he/she is competent to complete the appraisal report in accordance with the competency provision of the Uniform Standards of Professional Appraisal Practice.



APPRAISER'S CERTIFICATION

10. Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Massachusetts Board of Real Estate Appraisers, and the American Society of Appraisers, relating to review by its duly authorized representatives.
11. Within the past 3 years the appraiser(s) and Howard S. Dono & Associates, Inc. have not performed services related to the subject of this report.
12. The property herein described and defined, which is the subject of this appraisal report, was valued as of September 21, 2025 at \$105,000.00 for its fee simple title.

Extraordinary Assumptions and Hypothetical Conditions: Extraordinary assumptions or hypothetical conditions are not required for the completion of the appraisal assignment and we urge the client to read this section of the report.

Jason H. Dono, MRA

Vice President, Howard S. Dono & Associates, Inc.

Massachusetts Certified General Real Estate Appraiser #76163

EXECUTIVE SUMMARY

Property Information

Property Name:	Vacant Developable Land
Address:	30 Porter Street Stoughton, Massachusetts
Tax Identification:	Stoughton, MA Assessor's Map 54, Lot 220
Property Type:	Vacant Developable Land
Occupancy:	Vacant
Owner of Record:	Town of Stoughton
Owner's Representative:	Fran Bruttaniti

Site Characteristics

Land Area:	3,093 square feet per assessment
Zoning Designation:	SCD Core District
Flood Hazard Zone:	Zone X
Conforming:	Legal, conforming
Number of Parcels:	1

Highest and Best Use

As if Vacant:	Commercial Development
As Improved:	N/A – Vacant Land
User:	Investor / Abutter
Excess / Surplus Land:	No

Valuation Information

Property Interest Appraised:	"as is" fee simple estate
Effective Date of Appraisal:	September 21, 2025, date of value
Exposure Time / Marketing Period:	Please see commentary in regards to exposure time.

Market Value Opinion Indications

Cost Approach:	Not Developed
Sales Comparison Approach	\$105,000.00
Income Approach	Not Developed

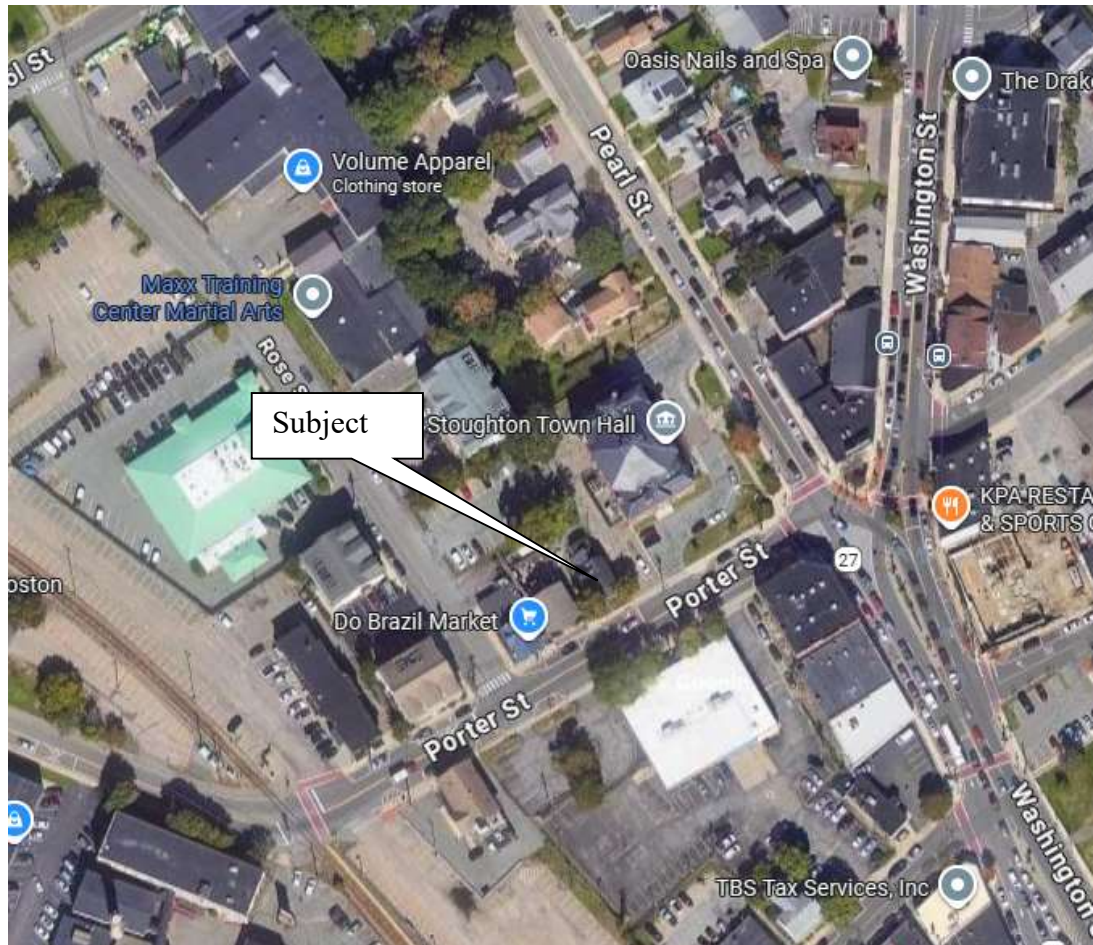
Market Value Opinion Conclusion

Real Estate "as is":	\$105,000.00
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Extraordinary Assumptions and Hypothetical Conditions: Extraordinary assumptions or hypothetical conditions are not required for the completion of the appraisal assignment and we urge the client to read this section of the report.

SUBJECT PHOTOGRAPHS

AERIAL PHOTOGRAPH OF THE IMMEDIATE NEIGHBORHOOD



(Photo is from an online source and may not accurately represent existing conditions as of the effective date of this appraisal)

SUBJECT PHOTOGRAPHS

REPRESENTATIVE SUBJECT PHOTOGRAPH(S)

THE FOLLOWING PHOTOGRAPHS WERE TAKEN ON 09/21/2025 BY JASON H. DONO, MRA.



#1. VIEW OF SUBJECT.

SUBJECT PHOTOGRAPHS

REPRESENTATIVE SUBJECT PHOTOGRAPH



#2. ALTERNATE SUBJECT PHOTOGRAPH.



#3. Street scene photograph.



#4 Alternate Street scene photograph.

GENERAL CONTINGENT AND LIMITING CONDITIONS

This appraisal report, the Letter of Transmittal and the Certification of Value are made expressly subject to the following assumptions and limiting conditions contained in the report which are incorporated herein by reference.

1. No responsibility is assumed for matters legal in nature, nor is any opinion rendered as to title, which is assumed to be marketable. The legal description contained in this report is assumed to be correct.
2. The Appraisers have made no survey of the property and no responsibility is assumed in connection with such matters. The sketches contained in this report were not completed by an engineer and are included only to assist the reader in visualizing the property.
3. No title search was completed in connection with this appraisal report. Therefore, no responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered in this report. The title is assumed to be good and marketable.
4. Information furnished by others is assumed to be true, factually correct, and reliable. A reasonable effort has been made to verify such information but the Appraisers assume no responsibility for its accuracy.
5. All mortgages, liens, encumbrances, leases, and solitudes have been disregarded unless so specified within this report. The property is appraised as though under responsible ownership and competent management.
6. It is assumed in this report that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless non-conformity has been stated, defined, and considered in the appraisal report.

GENERAL CONTINGENT AND LIMITING CONDITIONS

9. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and the improvements is within the boundaries or property lines of the property described and there is no encroachment or trespassing unless noted within this report.
11. In this appraisal report, the existence of potentially hazardous material used in the construction or maintenance of any existing buildings, such as the presence of urea-formaldehyde foam insulation and/or the existence of toxic waste, was not observed by the appraiser. The appraisers, however, are not qualified to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may influence the value of the property. The appraiser urges the client to retain an expert in the field, if desired. Please note the information supplied in the Site Description - Hazardous Substances Section.
12. In this appraisal, compliance with the Americans with Disabilities Act (ADA) accessibility requirements has been considered. Unless otherwise noted in this report, no information was obtained to indicate compliance or lack thereof to ADA accessibility requirements. The appraiser is not qualified to conduct an ADA accessibility assessment and urges the client to retain an expert in this field if desired.
13. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made prior to the completion of this assignment.
14. Possession of this report, or a copy thereof, does not carry within 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.
15. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocation of land and improvements in value must not be used in conjunction with any other appraisal and/or is invalid if so used.

GENERAL CONTINGENT AND LIMITING CONDITIONS

16. Neither all nor any part of the contents of this report or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without the written consent and approval of the Appraisers nor shall the Appraisers, firm or professional organization of which the Appraisers are members or candidates be identified without written consent of the Appraisers.
17. The gross building area and/or land area of the sales considered in the direct sales comparison approach were verified with public records from the Board of Assessors, the real estate brokers, the grantor, and the grantees. However, the appraisers have not conducted field measurements of the comparable sale properties.
18. The term "inspection", or any variation thereof, is commonly used by our peers to mean our visual observation of the accessible areas of the property as real property appraisers and is not intended to represent inspection by a trade professional unless specifically noted. We have not been hired to, nor are qualified to, perform such inspections.
19. Our conclusions of highest and best use are based on the complexity of the assignment, the purpose of the appraisal, and the intended use and user. A full analysis of highest and best use concludes with the identification of the ideal improvement both "as if vacant" and "as currently improvement". Such analyses typically require professionally prepared site plans, architectural renderings, and cost quotes. When such documentation is not provided it is assumed that the client has agreed to a limited analysis of highest and best use.
20. This is an "Appraisal Report" per USPAP and has been prepared at the format request of the client. The requested reporting format appears appropriate for the intended use and user.

SCOPE OF WORK

Prior to accepting this appraisal assignment, the appraiser was fully aware of the type of property to be appraised, the geographical and market area in which the subject property is located, and the nature of the appraisal problem. The appraiser has broad experience in appraising commercial real estate in the subject region. Compliance with the competency provision, as described in the Uniform Standards of Professional Appraisal Practice, is understood. The scope of work is intended to be in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), Executive Office of Energy and Environmental Affairs Land Acquisition Policy – Appraisals January, 2015, the Code of Professional Ethics, the Standards of Professional Appraisal Practice of the Massachusetts Board of Real Estate Appraisers, the American Society of Appraisers, and the specific requirements of the client.

It is the intent of this report to communicate a market value appraisal, in narrative fashion, based upon gathering, presenting, and analyzing various pertinent market data. The depth and extent of the scope of this report reflect the prior agreement of the client and appraiser. This appraisal conforms to Standards 2 of USPAP; as such, it contains discussions of the data, reasoning and analyses involved in the appraisal process while supporting documentation is retained in our work file.

The scope of the appraisal includes all steps customarily performed by our peers in the preparation of the appraisal report for a property such as the subject. These steps include, but are not limited to, the following:

- Inspection of the property to be appraised. An inspection is made to sufficiently describe the subject for valuation purposes. The level of inspection is dictated by the nature of the real estate and the degree of access granted by ownership and/or occupants. Roofs are generally inspected only from easily and safely accessible vantage points. The level of inspection was sufficient for a credible appraisal. *That being said per USPAP, the appraiser personal inspection is defined as a physical observation performed to assist in identifying relevant property characteristics in a valuation service. An appraiser's inspection is typically limited to those things readily observable without the use of special testing or equipment.*
- The site contains 3,093 square feet. This calculation is based upon the assessment.
- The client (the Town of Stoughton) was contacted. Please see the addendum for additional information.
- Analysis of highest and best use by analyzing the subject's physical and geographic characteristics in light of the subject's existing use as vacant developable land.
- Research and analysis of market data; historic, current, and proposed. Research and analysis of same data regionally through MLS, PIN, Banker & Tradesman, Costar.com, Loopnet.com, and extensive in-house files. Our research, unless otherwise noted, covered a period of 3 years.

SCOPE OF WORK

- Development of opinion(s) of value through consideration of the three approaches to value and development of all approaches applicable to valuing a property with the subject's characteristics. An explanation of the exclusion of any approaches must be stated.
- Writing an appraisal report in compliance with the standards of our profession and the specific requirements of the client.
- Software utilized is Microsoft Excel and maintained by Jason H. Dono, MRA.

IDENTIFICATION OF THE SUBJECT PROPERTY AND LEGAL DESCRIPTION

Legal Description

The property is currently a vacant developable tract of land. The property was previously improved with a single-family dwelling that has been razed.

The subject property is identified as 30 Porter Street, Stoughton, MA. Identified as Stoughton, MA Assessor's Map 54, Lot 220.

Property Address / Name	30 Porter Street
Date of Prior Transfer	3/9/2009
Legal Description	Norfolk County Registry of Deeds: 26424-212
Sales Price	\$150,000.00
Grantor	Robicheau, Robert A. & Karen A.
Grantee	Porter Street, LLC
10-Year Sales History	None in the previous ten years

A copy of the deed and recorded plan are included in the addenda of this report and serves as the subject's legal description.

IDENTIFICATION OF THE SUBJECT PROPERTY AND LEGAL DESCRIPTION

An extraordinary assumption is an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinion or conclusions.

A hypothetical condition is a condition that is contrary to what exists, but is supposed for the purpose of analysis.

Neither extraordinary assumptions nor hypothetical conditions are required to complete this analysis.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to provide a market value opinion of the fee simple interest in the subject property's "as is" condition that can be used for an acquisition.

INTENDED USE AND USER

The client is the Town of Stoughton. The intended user(s) is the Town of Stoughton. The intended use is to determine the value of the parcel for an acquisition.

The appraisal report is not intended for any other use. Any other use or user is unintended and Howard S. Dono & Associates, Inc. assumes no liability for its use by anyone other than the client or for any use other than the intended use.

EFFECTIVE DATE OF VALUATION

The property was physically inspected on September 21, 2025, which is the date of our market research. Therefore, the effective date of valuation is September 21, 2025.

LEGAL INTEREST APPRAISED

The subject property is vacant developable land and there are no leases in place. As such the fee simple interest has been appraised.

The legal interest appraised herein is the fee simple estate in the land. A fee simple estate is defined as follows:

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. (*Appraisal Institute, Dictionary of Real Estate Appraisal, 6th edition, 2015, p. 90.*)

DEFINITION OF MARKET VALUE & JURISDICTIONAL EXCEPTION TO USPAP

Definition of Market Value

As indicated previously, the purpose of this appraisal is to estimate the market value of the subject property. The definition of market value per the Uniform Appraisal Standards for Federal Land Acquisitions is:

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property.¹

Jurisdictional Exception to USPAP

Per Uniform Appraisal Standards for Federal Land Acquisitions

Appraisers should not link opinions of value under these standards to a specific opinion of exposure time, unlike appraisal assignments for other purposes under USPAP Standards Rule 1-2(c).²

This requires a jurisdictional exception to USPAP because the federal definition of market value already presumes that the property was exposed on the open market for a reasonable length of time.³

¹1.2.4, Pg. 10, Appraisal Development; Uniform Appraisal Standards for Federal Land Acquisitions 2016.

²1.2.4, Pg. 10, Appraisal Development; Uniform Appraisal Standards for Federal Land Acquisitions 2016.

³1.2.4, Pg. 10, Appraisal Development; Uniform Appraisal Standards for Federal Land Acquisitions 2016.

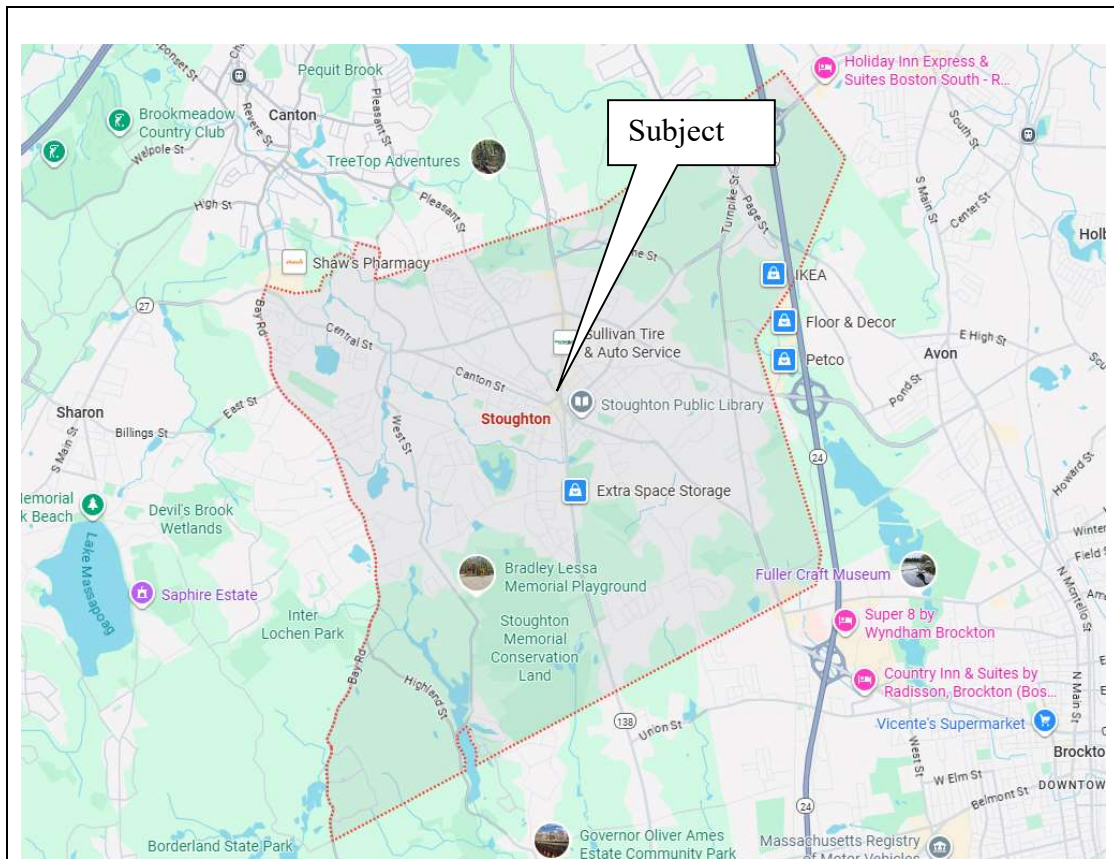
REGIONAL, ECONOMIC AND LOCATION ANALYSIS

The region, economy, and specific location of the subject property are described for the purpose of understanding the influence of these factors on highest and best use and value.

Regional Location

The subject is located in the Town of Stoughton, Norfolk County, Massachusetts.

The subject is located regionally below:



REGIONAL, ECONOMIC AND LOCATION ANALYSIS

General Characteristics / Trends of the Region

Based on 2018-2022 statistics Massachusetts's median household income is \$96,505 compared to the 2017-2021 median of \$89,026. Massachusetts' prosperity radiates from east to west and along its interstate highway system. The greater Boston area is the wealthiest area of the state, and its real estate is generally the most sought after and costly. There is very little developable land remaining east of Interstate 495 as the sprawl of the 1980s and again in the late 1990s resulted in furious land development. Prior to the current housing correction, single-family residential development gave way to condominium development as the favored development option.

More recent data from 2010 through 2023 reflects the following trends for the 14 counties in Massachusetts.

	<u>Massachusetts</u>	<u>Essex</u>	<u>Suffolk</u>	<u>Middlesex</u>	<u>Norfolk</u>	<u>Bristol</u>	<u>Worcester</u>	<u>Hampden</u>
2020 Population	6,984,723	809,829	797,936	1,632,002	725,981	579,200	862,111	465,825
2010 Population	6,547,629	743,167	722,023	1,503,085	670,726	548,285	798,548	463,490
% Change Population 2010-2020	6.68%	8.97%	10.51%	8.58%	8.24%	5.64%	7.96%	0.50%
Land Area (square miles)	7,840	493	58	817	396	553	1,510	618
Density (persons per square mile)	891	1,643	13,722	1,998	1,833	1,047	571	753
Building Permits (2023)	13,214	1,140	2,590	3,994	887	761	1,215	360
Building Permits (2022)	17,692	856	4,069	4,122	2,314	751	2,124	254
% Change Building Permits (22-23)	-25.31%	33.18%	-36.35%	-3.11%	-61.67%	1.33%	-42.80%	41.73%
Median Income (2018-2022)	\$96,505	\$94,378	\$87,669	\$121,304	\$120,621	\$80,628	\$88,524	\$66,619
Median Income (2017-2021)	\$89,026	\$86,684	\$80,260	\$111,790	\$112,089	\$74,290	\$81,660	\$61,310
% Change Median Inc. (2021-2022)	8.40%	8.88%	9.23%	8.51%	7.61%	8.53%	8.41%	8.66%
Source: U.S. Census Bureau								
	<u>Massachusetts</u>	<u>Barnstable</u>	<u>Plymouth</u>	<u>Hampshire</u>	<u>Franklin</u>	<u>Berkshire</u>	<u>Nantucket</u>	<u>Dukes</u>
2020 Population	6,984,723	228,996	530,919	162,308	71,029	129,026	14,225	20,600
2010 Population	6,547,629	215,888	494,921	158,080	71,372	131,219	10,172	16,535
% Change Population 2010-2020	6.68%	6.07%	7.27%	2.67%	-0.48%	-1.67%	39.84%	24.58%
Land Area (square miles)	7,840	394	659	527	699	926	45	103
Density (persons per square mile)	891	581	806	308	102	139	316	200
Building Permits (2023)	13,214	547	1,014	282	66	145	232	81
Building Permits (2022)	17,692	877	1,324	411	75	126	239	140
% Change Building Permits (22-23)	-25.31%	-37.63%	-23.41%	-31.39%	-12.00%	15.08%	-2.93%	-42.14%
Median Income (2018-2022)	\$96,505	\$90,447	\$105,387	\$84,025	\$70,383	\$69,774	\$135,590	\$93,225
Median Income (2017-2021)	\$89,026	\$82,619	\$98,190	\$76,959	\$64,949	\$63,159	\$116,571	\$77,392
% Change Median Inc. (2021-2022)	8.40%	9.47%	7.33%	9.18%	8.37%	10.47%	16.32%	20.46%
Source: U.S. Census Bureau								

REGIONAL, ECONOMIC AND LOCATION ANALYSIS

All counties, except Franklin and Berkshire, experienced population gains from 2010 to 2020.

Overall building permit activity in the state decreased 10.89% from 2021 to 2022 and 25.31% from 2022 to 2023. Counties showing an increase in building permit activity include Essex, Bristol, Hampden and Berkshire Counties from 2022 to 2023.

Median income from 2021 to 2022 increased in the state by 8.40% statewide. All counties experienced an increase in median income from 2021 to 2022.

General Health of the U.S. and Regional Economy in Terms of Real Estate as an Investment

Over the past several years 2019 to 2024 market conditions have been steadily improving as will be detailed further within this section with the inclusion of Banker & Tradesman median sales price statistics.

The following are unemployment rates are provided by the United States Department of Labor (Massachusetts).

Seasonally Unadjusted Unemployment Rate (Source: Bureau of Labor Statistics)														
	Thru	%	Thru	%	Thru	%	Thru	%	Thru	%	Thru	%	Thru	%
National	Jan-20	3.5%	Jan-21	6.3%	Jan-22	4.0%	Jan-23	3.4%	Jan-24	3.7%	Jan-25	4.0%	Jul-25	4.2%
Statewide	Jan-20	2.8%	Jan-21	7.8%	Jan-22	4.0%	Jan-23	3.5%	Jan-24	3.0%	Jan-25	4.2%	Jul-25	4.8%

It should be noted that during the Covid-19 Pandemic unemployment numbers spiked during the first year of the pandemic (April 2020 at 17.4%) and have returned to normalcy similar to the pre-pandemic numbers.

Massachusetts Unemployed Data

Unemployment is currently 4.8% locally (Massachusetts). Local unemployment rates have risen since January 2024.

We do not include the unemployment information to provide the most recent economic data, but rather to provide a benchmark for evaluating how the region compares to the state and nation.

It appears that the state and region mirror the nation with declining overall rates from 2019 to 2024; despite the spike related to the Covid-19 Pandemic beginning in March 2020. The economy from 2016-2019 was doing well prior to the Covid-19 Pandemic at the start of 2020 and so were investments in real property.

As of early 2025 unemployment has steadily declined to pre-pandemic numbers as detailed above.

REGIONAL, ECONOMIC AND LOCATION ANALYSIS

That being said everyone is watching interest rates.

The key rates to consider are the 10-year treasuries and long-term mortgages.

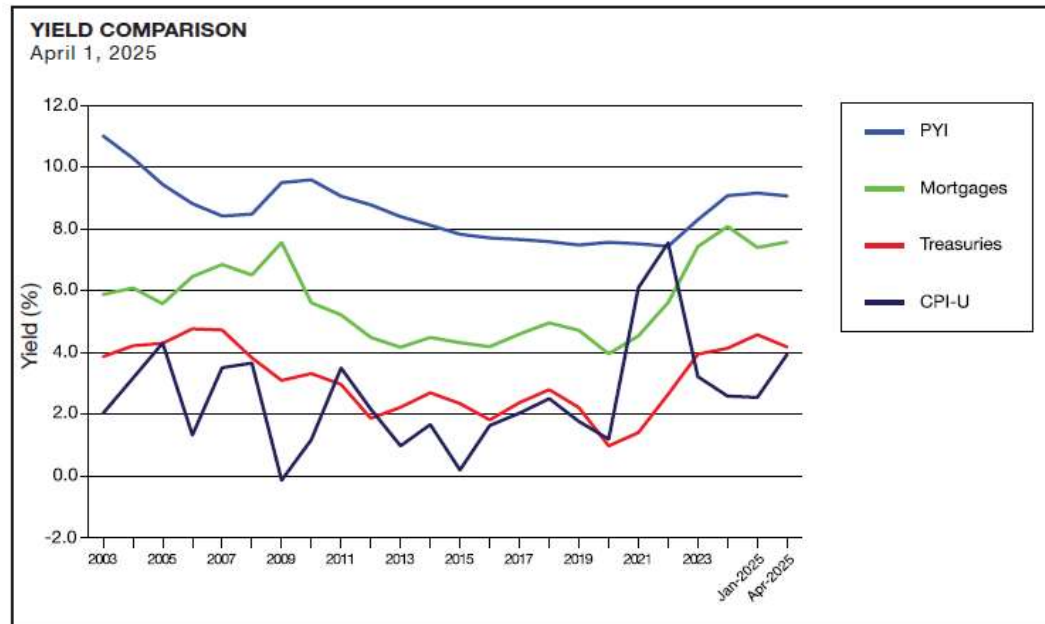
Per the PwC Real Estate Investor Survey Q2 2025, the 10-year treasuries are reported at 4.17% and long-term mortgages are reported at 7.57%.

YIELD COMPARISON

April 1, 2025

	2020 AVERAGE	2021 AVERAGE	2022 AVERAGE	2023 AVERAGE	2024 AVERAGE	2025 JANUARY	2025 APRIL
PwC Yield Indicator (PYI) ^a	7.50%	7.51%	7.43%	8.29%	9.07%	9.15%	9.06%
Long-Term Mortgages ^b	3.95%	4.53%	5.61%	7.42%	8.07%	7.39%	7.57%
10-Year Treasuries ^c	0.97%	1.40%	2.64%	3.94%	4.13%	4.57%	4.17%
Consumer Price Index Change ^d	1.19%	6.09%	7.54%	3.21%	2.58%	2.54%	3.93%
SPREAD TO PYI (Basis Points)							
Long-Term Mortgages	361	298	182	87	100	176	149
10-Year Treasuries	659	611	479	435	494	458	489
Consumer Price Index Change	755	142	(11)	508	649	661	513

a. A composite IFR average of all markets surveyed (excluding hotels, development land, self storage, and student housing).
b. Source: Survey; Select Commercial Funding; Commercial Loan Direct; conventional funding, 60% to 80% LTV loans; fixed rates; 6- to 30-year terms.
c. Source: Federal Reserve; the annual average change is the mean of the four corresponding quarters.
d. Source: U.S. Department of Labor; quarterly changes are annualized based on the index change from the prior quarter; the annual average change is the mean of the four corresponding quarters.



REGIONAL, ECONOMIC AND LOCATION ANALYSIS

The following grids have been reproduced from the most recent on-line statistical grids per Banker & Tradesman.

Norfolk County Median Sales Prices (January 2024 to December 2024)

Sales Price Single Family (\$750,000) and All Properties (\$715,000)

NORFOLK County, MA - Median Sales Price - Calendar Year				
Year	Period	1-Fam	Condo	All
2025	Jan - Aug	\$799,000	\$560,000	\$750,000
2024	Jan - Dec	\$750,000	\$557,500	\$715,000
2023	Jan - Dec	\$705,000	\$549,000	\$675,500
2022	Jan - Dec	\$682,750	\$510,000	\$653,393
2021	Jan - Dec	\$636,900	\$480,000	\$610,000
2020	Jan - Dec	\$567,500	\$435,000	\$542,000

The Norfolk County median price for all properties rose from \$675,500 in 2023 to \$715,000 in 2024. Properties values have risen consistently from 2020 to 2025 (YTD).

Norfolk County Number of Sales (January 2024 to December 2024)

Number Sales Single Family (4,645) and Number Sales All Properties (7,692)

NORFOLK County, MA - Number of Sales - Calendar Year				
Year	Period	1-Fam	Condo	All
2025	Jan - Aug	3,273	1,346	5,248
2024	Jan - Dec	4,645	2,036	7,692
2023	Jan - Dec	4,483	2,098	7,629
2022	Jan - Dec	5,790	2,502	9,520
2021	Jan - Dec	7,015	3,061	11,596
2020	Jan - Dec	6,864	2,601	10,717

The Norfolk County number of sales for all properties rose slightly from 7,629 in 2023 to 7,692 in 2024.

REGIONAL, ECONOMIC AND LOCATION ANALYSIS

Stoughton Median Sales Prices (January 2024 to December 2024)

Sales Price Single Family (\$600,000) and All Properties (\$550,000)

Stoughton, MA - Median Sales Price - Calendar Year				
Year	Period	1-Fam	Condo	All
2025	Jan - Aug	\$650,000	\$402,000	\$555,000
2024	Jan - Dec	\$600,000	\$395,000	\$550,000
2023	Jan - Dec	\$555,200	\$376,500	\$499,000
2022	Jan - Dec	\$540,000	\$380,000	\$500,000
2021	Jan - Dec	\$499,000	\$327,500	\$457,000
2020	Jan - Dec	\$435,000	\$310,000	\$416,000

The Stoughton median price for all properties rose from \$499,000 in 2023 to \$550,000 in 2024. Properties values have risen consistently from 2020 to 2025 (YTD).

Stoughton Number of Sales (January 2024 to December 2024)

Number Sales Single Family (207) and Number Sales All Properties (349)

Stoughton, MA - Number of Sales - Calendar Year				
Year	Period	1-Fam	Condo	All
2025	Jan - Aug	121	61	211
2024	Jan - Dec	207	85	349
2023	Jan - Dec	186	80	332
2022	Jan - Dec	239	90	392
2021	Jan - Dec	303	120	489
2020	Jan - Dec	275	99	435

The Stoughton number of sales for all properties rose slightly from 332 in 2023 to 349 in 2024.

REGIONAL, ECONOMIC AND LOCATION ANALYSIS

Strength of Stoughton when Compared to the Region Residentially

Again, the performance of the residential market is a good barometer of how owner-occupants and investors will respond when comparing Stoughton real estate with alternative investments in competing communities.

We rate Stoughton regionally as follows:

<i>Competitive position of Stoughton within the region</i>			
Rating Category	Below Avg.	Avg.	Above Avg.
<i>Values</i>	X	X	
<i>Sales Activity Trends</i>		X	
<i>Value Trends</i>		X	

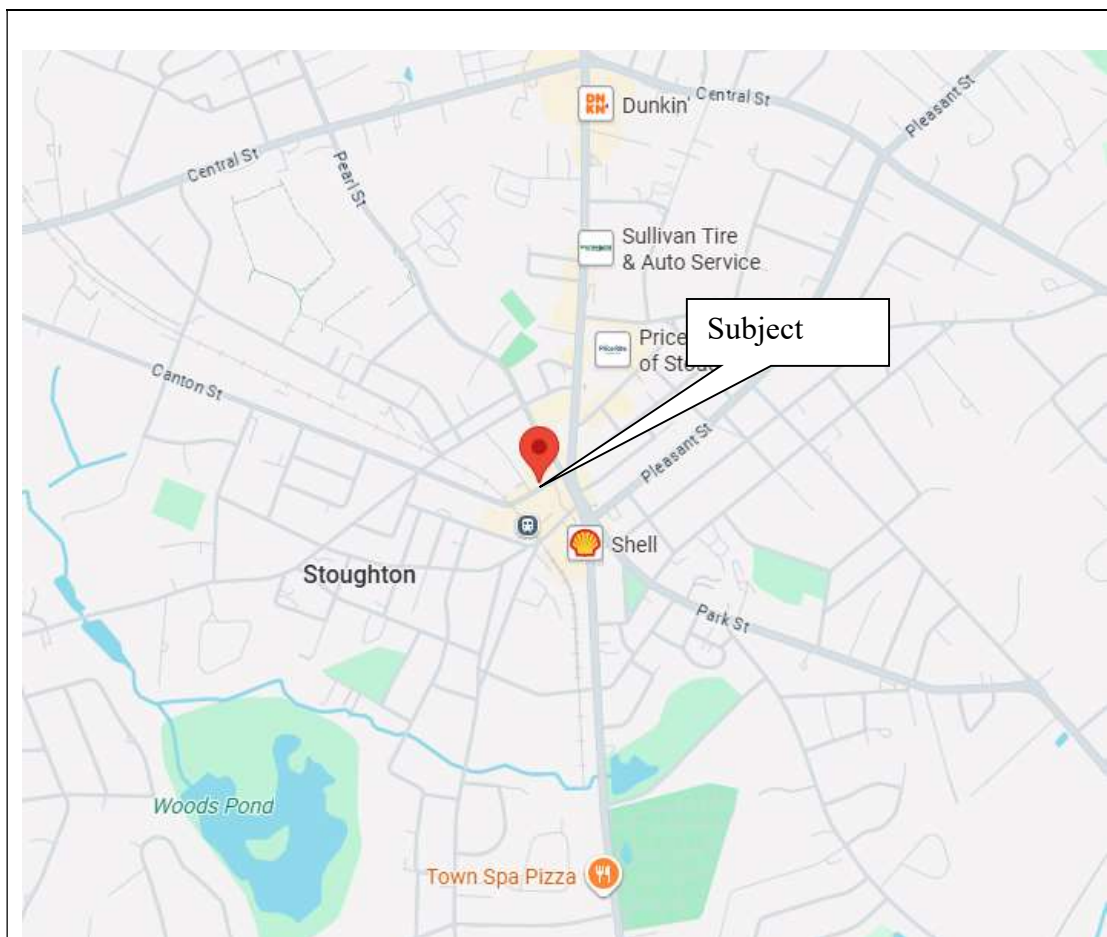
The median income in Stoughton, MA for 2019-2023 is \$104,164 as compared to the median income for Norfolk County from 2019-2023 at \$139,076, according the U.S. Census Bureau.

REGIONAL, ECONOMIC AND LOCATION ANALYSIS



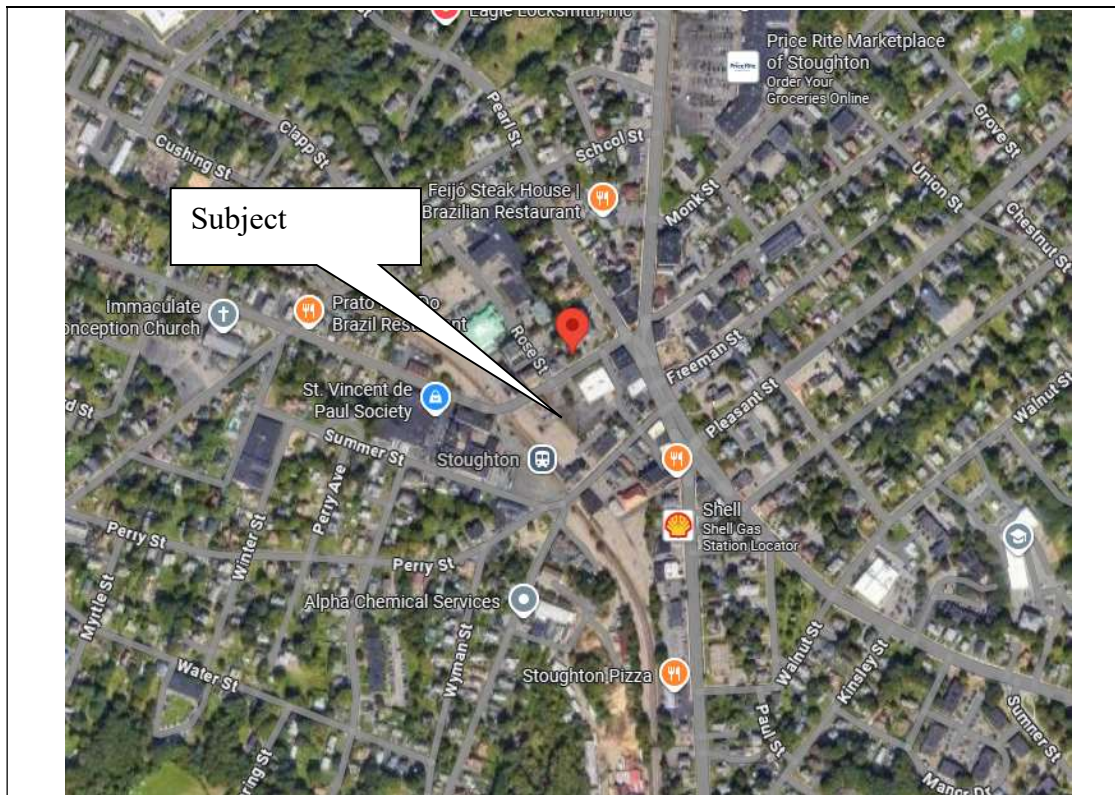
Community Description

Community Mapping



REGIONAL, ECONOMIC AND LOCATION ANALYSIS

The Town of Stoughton is located bordered by Sharon on the west, Brockton and Easton on the south, Avon on the east, and Canton and Randolph on the north. Stoughton is 21 miles south of Boston and 212 miles from New York City. Stoughton is located approximately halfway between Providence, RI, the commercial center of Rhode Island, and Boston, New England's leading port and metropolitan area. Rail and highway facilities connecting these major centers and other communities in the Greater Boston Metropolitan Area are good. As such, Stoughton is a desirable commercial, industrial, and residential location for both the end-user and investor.

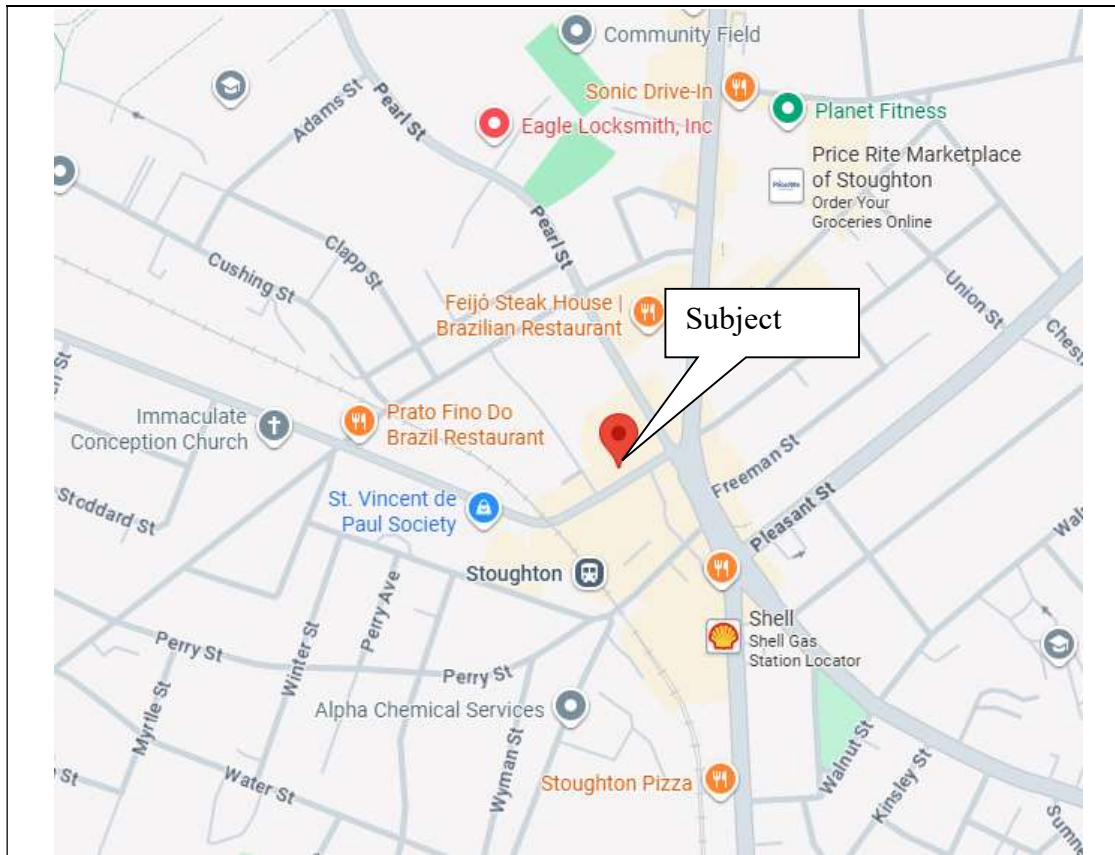


Population and Land Area:

	<u>Massachusetts</u>	<u>Norfolk</u>	<u>Stoughton</u>
2020 Population	7,029,917	725,981	29,281
2010 Population	6,547,629	670,850	26,962
% Change Population 2010-2020	7.37%	8.22%	8.60%
Land Area (square miles)	7,800.96	396.11	16.09
Density (persons per square mile)	901	1,833	1,820
<i>Source: U.S. Census Bureau</i>			

REGIONAL, ECONOMIC AND LOCATION ANALYSIS

Access and Transportation: Principal highways are I-95, I-495, and Route 24, which all run N-S across the state. Secondary highways include Route 138, Route 127 and Route 139. Interstate 95 is the primary north / south access highway serving the region to the west and I-495 to the south. Overall the community has a good highway network both locally and to the region as a whole.



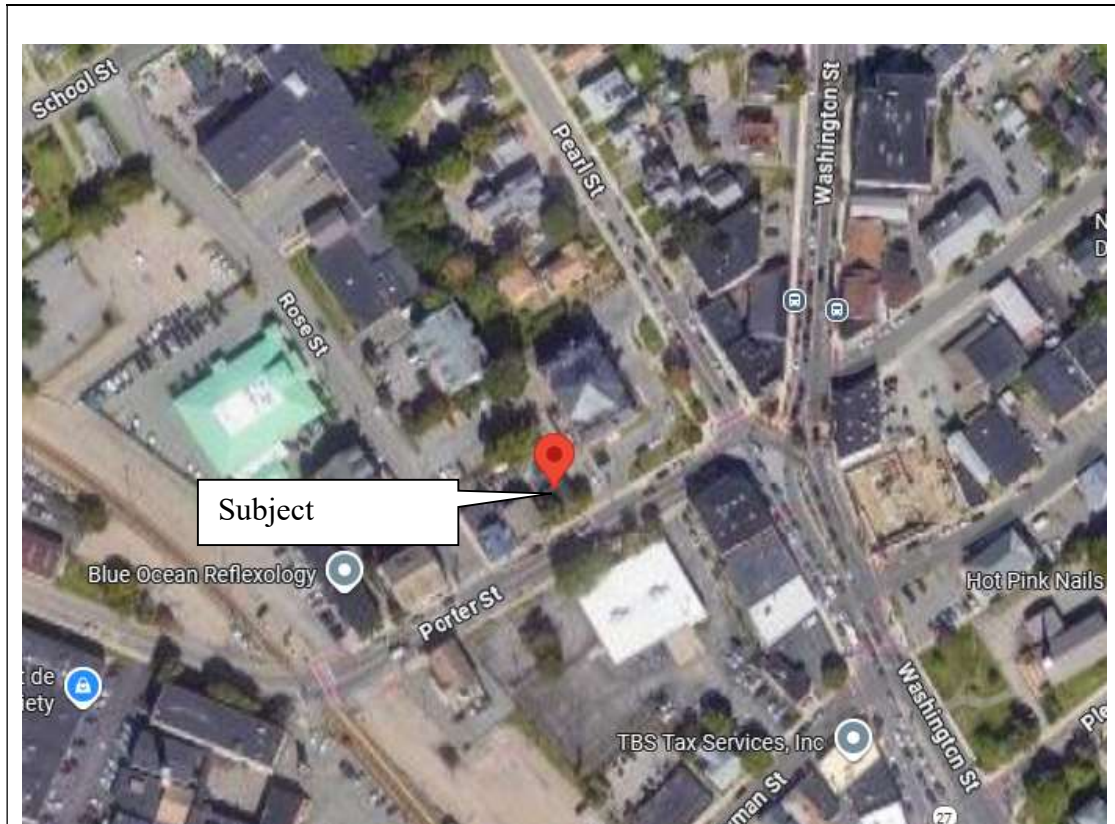
Community Services: The Town of Stoughton does enjoy commuter rail access and enjoys (or has ease of access to) all of the community services desired by residential and non-residential end-users and investors, including an average school system.

Community Governmental and Financial Influence: The community, like most, periodically experiences disagreement between the municipality and taxpayers related to policies and spending. But the community's tax base is broad, and its income and expenses appear stabilized. No atypical changes are expected that will influence the community's value as a residential or commercial location.

REGIONAL, ECONOMIC AND LOCATION ANALYSIS



Neighborhood description & Aerial Mapping



The subject is located in the center of the town and abuts Town Hall. The immediate neighborhood is comprised primarily of commercial uses. The residential uses in the immediate neighborhood are in mixed-use building with retail stores on the first level and apartments on the above floors.

REGIONAL, ECONOMIC AND LOCATION ANALYSIS

Commercial Developable Land Properties Market Analysis

The analyst reviewed regional sales of commercial developable land with a focus on smaller parcels of land on major Routes with access to the downtown area to mimic the characteristics of the subject property. These sales are sited in the Sales Comparison Approach section of the report. Commercial land is both scarce and desirable in eastern Massachusetts which would bring appeal to the subject property.

These sales demonstrate the viable market for commercial developable land.

Overall the subject's location would appeal to an investor.

REGIONAL, ECONOMIC AND LOCATION ANALYSIS

Conclusion

The analyst rates the subject's regional and neighborhood location for its vacant developable land use as follows:

<i>Competitive position of Stoughton within the region</i>			
Rating Category	Below Avg.	Avg.	Above Avg.
<i>Values</i>	X	X	
<i>Sales Activity Trends</i>		X	
<i>Value Trends</i>		X	

<i>Competitive position of the neighborhood within Stoughton</i>			
Rating Category	Below Average	Average	Above Average
<i>Commuter access</i>			X
<i>Community access</i>			X
<i>Compatibility of proximate uses</i>		X	X
<i>Age / Condition of proximate uses</i>		X	
<i>Status of supply & demand</i>		X	
<i>Room for additions to market</i>		X	
<i>Desirability of location for use</i>		X	
<i>Overall inferred marketability of the subject asset to a potential purchaser</i>			
Rating Category	Below Average	Average	Above Average
<i>Marketability rating</i>		X	X

We noted stabilized market area occupancy, no evidence of distressed properties, and no signs of new additions to the subject's competition. Based on our inferred analysis the subject should have good marketability as vacant developable land at an appropriately appraised value.

SITE ANALYSIS

Location

The subject property is identified as 30 Porter Street, Stoughton, MA. Identified as Stoughton, MA Assessor's Map 54, Lot 220.

The site characteristics are summarized as follows:

Property Address	30 Porter Street, Stoughton, MA
Subject Land Area	3,093+/- square feet (assessment)
Number of lots	1
Number of Approved Lots	1
Corner Lot	No
Lighted Intersection	No
Topography	Level
Wetlands	No
Access	33.61 feet of frontage on Porter St.
Easements, rights of way	No adverse easements evident
Overall shape	Rectangular
Parking	N/A
Excess / Surplus Land	No
Water / Sewer	Yes / Yes
Flood Zone	Zone X

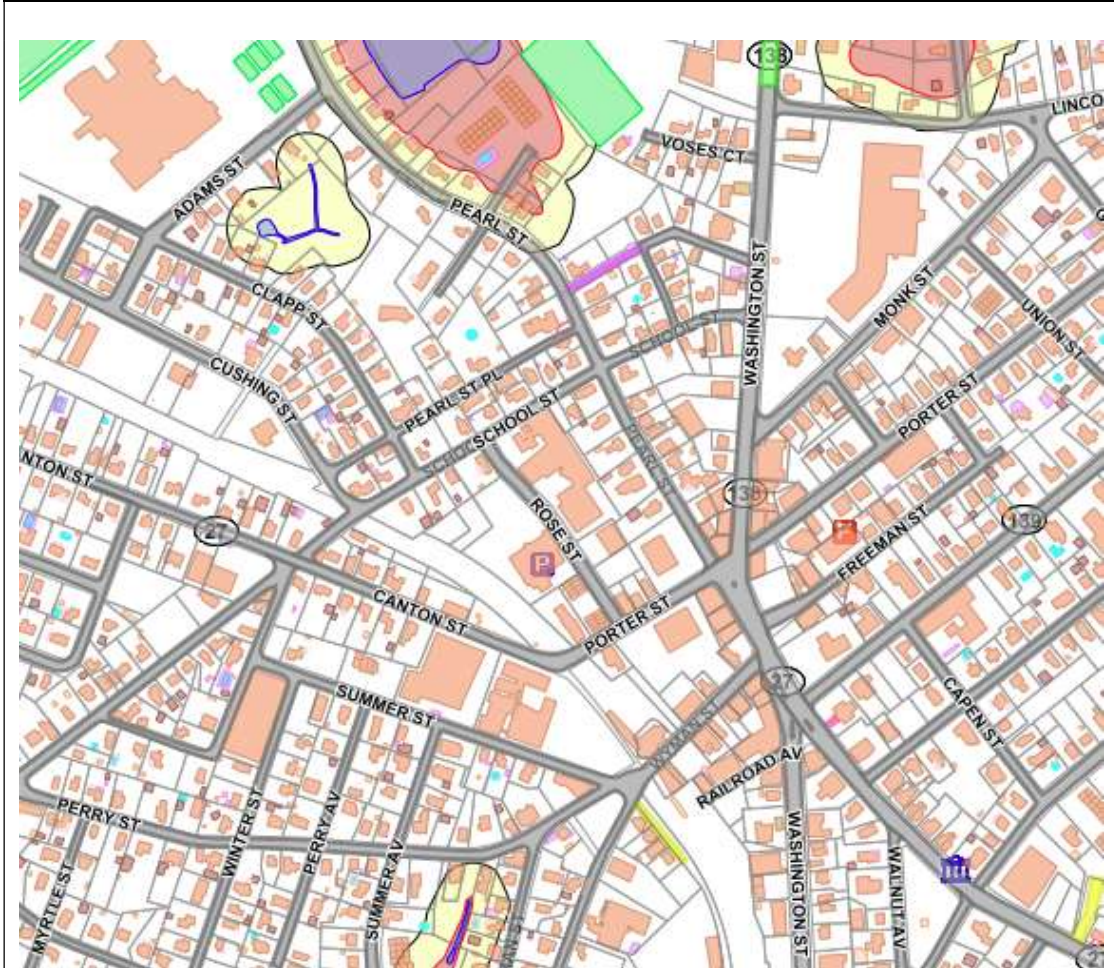
SITE ANALYSIS

Stoughton MA GIS Mapping



SITE ANALYSIS

Mass. Dept. Environmental Protection Wetlands Mapping



The site does not appear to be encumbered by wetlands along the boundaries of the parcel, according to MA DEP wetlands mapping and GIS. The appraiser is not a wetlands expert and would recommend further analysis should the client deem necessary.

SITE ANALYSIS

Excess or Surplus Land

Excess land is defined as land not necessary for the current schedule of use and possessing a separate highest and best use; meaning that it can be subdivided. Surplus land cannot be subdivided and may or may not add value to the current use. There does not appear to be surplus or excess land.

Access and Visibility

As previously detailed the subject's community access is above average considering its downtown location next to Town Hall.

Hazardous Materials

The appraiser made a visual inspection of the site. No evidence of distressed vegetation, no bare, non-vegetative areas, no oily film on standing water, no discolored soils, and no unusual odors. The appraiser does not know if a 21E environmental site assessment has been performed. The appraiser knows of no buried tanks on the subject property. However, the appraiser is not qualified to detect such substances and urges the client to retain an expert in this field if desired.

The analyst searched the Massachusetts Department of Environmental Protection website list of contaminated sites and did not find any listing for the subject property.

Easements, Encroachments and Deed Restrictions

There are no apparent adverse easements, encroachments, and deed restrictions.

Utilities

Town water, sewer, gas, electricity are available to the site.

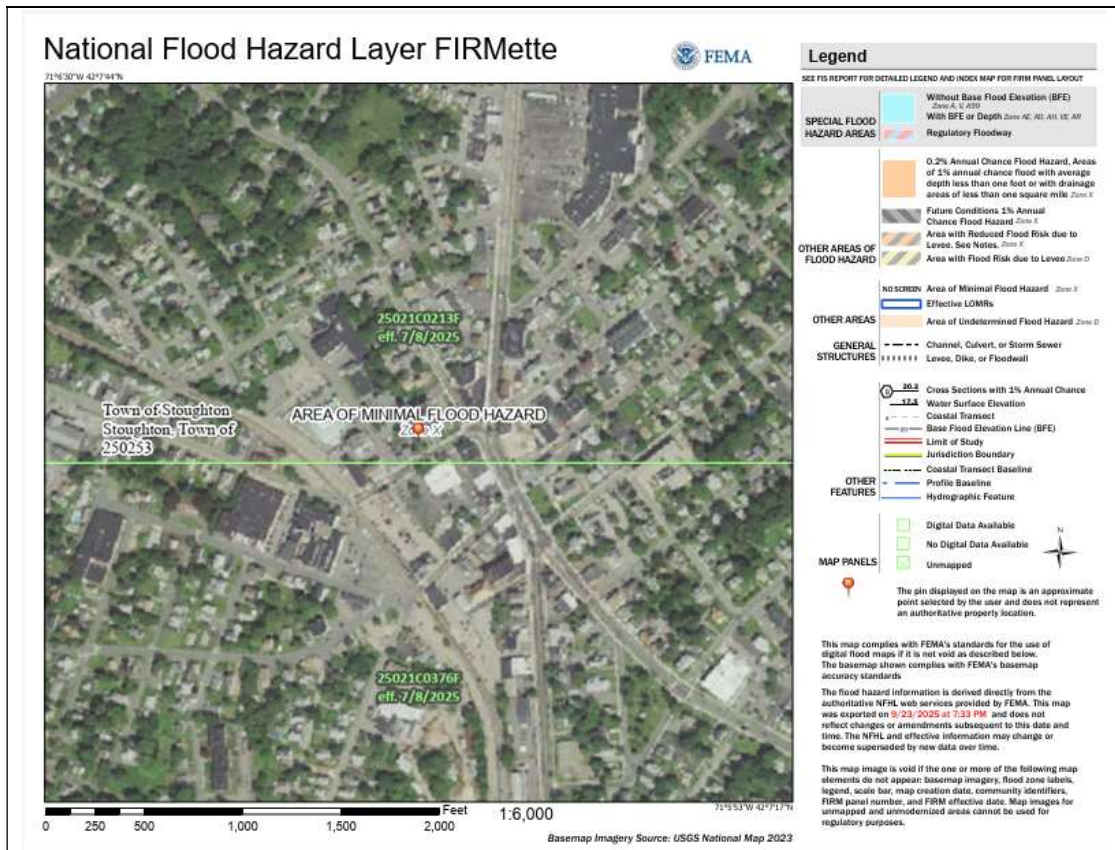
SITE ANALYSIS

Flood Hazard Data

The subject property is indicated on Flood Insurance Map Number 25021C0213F, dated July 8, 2025.

As such, it appears that the subject property is located in Zone X. However, the appraiser is not qualified to detect such districts and urges the client to retain an expert in this field if desired.

Flood Map



SALES AND LISTING HISTORY & OCCUPANCY AND USE HISTORY

Sales and Listing History

The subject property is not currently being marketed for sale to the best knowledge of the appraiser.

No transfers in the previous 10 years.

Occupancy History & Use History

The property is currently a vacant commercial developable parcel of land. The property was previously improved with a single-family dwelling that has since been razed.

ASSESSED VALUE AND ANNUAL TAX LOAD

Tax and Assessment Data

The subject property is identified as 30 Porter Street, Stoughton, MA. Identified as Stoughton, MA Assessor's Map 54, Lot 220.

Address	30 Porter Street, Stoughton, MA
Map/Lot	Map 54, Lot 220
State Use Code	Single-family dwelling
Land Assessment	\$200,800.00
Building Assessment	\$157,300.00
Total Assessment	\$358,100.00
Tax Rate 2025	\$12.38 per \$1,000.00 valuation
Taxes	\$4,433.28

Based on our analysis the appraised property appears to be over-assessed and does not reflect the recent demolition of the single-family dwelling previously on the property.

ZONING REGULATIONS

Zoning

The subject property is situated in the SCD Core district within the Town of Stoughton. There has been no recent rezoning of the subject property.

Property Address	30 Porter Street, Stoughton, MA
Zoning	SCD Core
Land Area Requirements	2,500 square feet
Frontage Requirements	20 feet
Conforming	Conforming
Use	Vacant Land
Permitted	Yes
Conforming	Legal conforming use, legal conforming lot

The subject site appears to be a legal, conforming parcel.

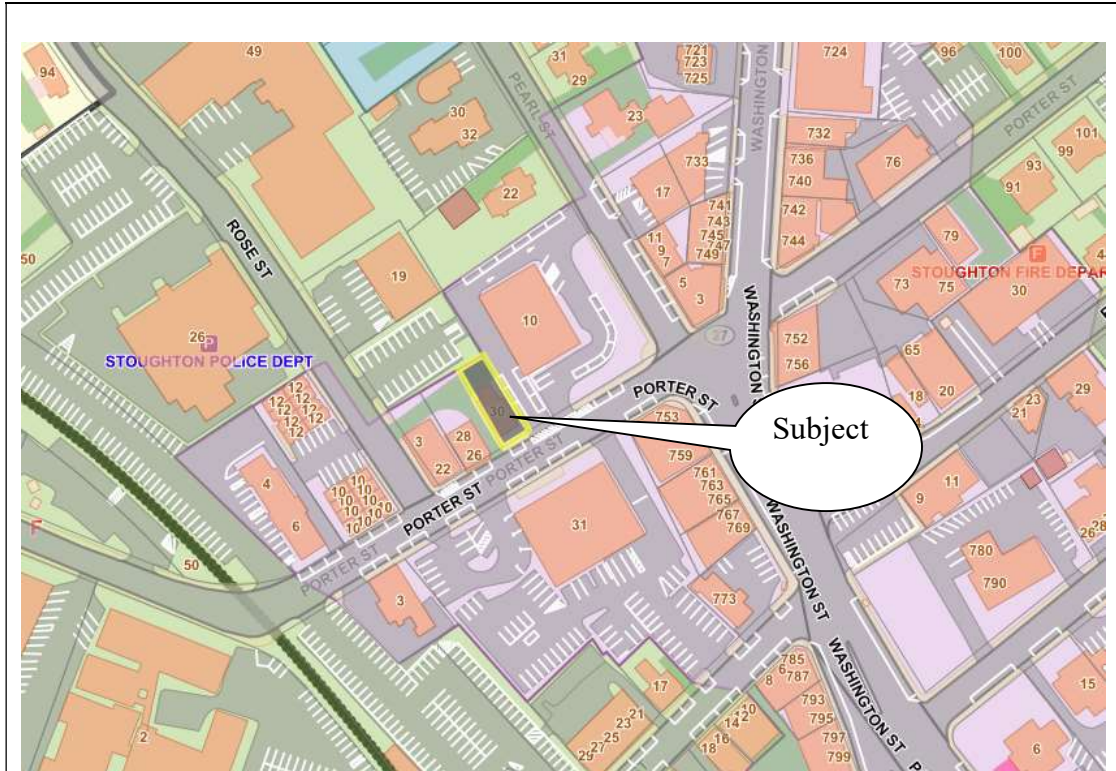
The subject's vacant developable land use is a legal, conforming use.

As such the subject is considered a legal, conforming use on a legal, conforming parcel.

ZONING REGULATIONS



Stoughton Zoning Map



ZONING REGULATIONS

Zoning Dimensions (Stoughton)

SCD Table of Dimensional Regulations			
Requirement	Core	Flex	Transition
Minimum lot area (square feet)	2,500	3,500	5,000
Minimum lot width (feet)	20	20	20
Minimum lot frontage (feet)	20	20	20
Minimum lot depth (feet)	60	75	75
Minimum front yard (feet)	0(1)	10(1)	15(1)
Minimum side yard (feet)	0(2)	5	10(3)
Minimum rear yard (feet)	0(4)	10(4)	10(4)
Maximum height (feet)	45(5)	45	35
Maximum stories (number)	4(5)	4	3
Maximum building area (%)	90	80	50
Minimum open space (%)	0	10	40

ZONING REGULATIONS

Zoning Uses (Stoughton)

SCD Table of Use Regulations				
Principal Uses		Stoughton Center District		
		Core	Flex	Transition
A. Residential				
1.	One-family detached dwelling	N	N	Y
2.	Two-family dwelling	N	Y	Y
3.	Entirely residential multifamily dwelling	N	Y	Y
4.	Conversion of any existing (as of September 8, 1970) structure to entirely residential multifamily dwelling provided the total number of units in the converted dwelling structure shall not exceed four dwelling units	N	Y	Y
5.	Conversion of any existing (as of September 8, 1970) structure to entirely residential multifamily dwelling provided the total number of units in the converted dwelling structure exceeds four dwelling units	N	PB	PB
6.	Nursing, rest or convalescent home	PB	PB	PB
7.	Bed-and-breakfast establishment	N	PB	PB
8.	Mixed-use development	Y	Y	PB
B. Community and Exempt Facilities				
1.	Use of land or structures for religious purposes	Y	Y	Y
2.	Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y
3.	Public park, conservation area and preserved open spaces	Y	Y	Y
4.	Town building except equipment garage	Y	Y	Y
5.	Historical association or society	Y	Y	Y
6.	Child-care center or school aged child-care program	Y	Y	Y
7.	Essential services	PB	PB	PB
8.	Multifamily senior housing	Y	Y	Y
C. Agricultural				
1.	Agriculture, horticulture, and floriculture uses protected under MGL c. 40A, § 3	Y	Y	Y

ZONING REGULATIONS

D. Retail, Trade, and Restaurant				
1.	Retail, small	Y	Y	Y
2.	Retail, large	N	PB	N
3.	Eating and drinking places (including alcoholic beverages) not including drive-in establishments or fast order food establishments	Y	Y	PB
4.	All other drive-in or drive-through facilities, provided the principal use is allowed	N	PB	N
5.	Fast order food establishments	PB	PB	N
6.	ZIP car or similar facility for short-term leasing of vehicles as a primary use	N	PB	PB
7.	Hotels and motels	N	PB	N
8.	Personal and consumer service establishment	Y	Y	Y
9.	Funeral establishment	N	Y	Y
10.	Membership club	Y	Y	Y
11.	Professional and business offices and services	Y	Y	Y
12.	Temporary business use of trailer during time of construction	Y	Y	Y
13.	General service establishment	Y	Y	Y
14.	Theater, auditorium, or similar place of public assembly, indoor	Y	N	N
15.	Other amusement and recreation service, outdoor	PB	PB	N
16.	Other amusement and recreation service, indoor	PB	PB	N
17.	Communications and television tower	N	BA	N
18.	Parking lot, commercial	N	PB	PB
19.	Parking structure, commercial	N	PB	N
20.	Parking lot, off-site	N	Y	Y
21.	Parking lot or structure, municipal	PB	PB	PB
22.	Trade, professional or other school conducted as a private gainful business	PB	PB	PB
23.	Medical office or urgent care center, without in-patient services, small	Y	Y	Y
24.	Medical office or urgent care center, without in-patient services, large	N	Y	N
25.	Mixed-use development, nonresidential	Y	Y	PB
26.	Body piercing, massage, except in the case of massage, as an accessory use in association with a gym or sports facility, or medical practice, or weight room or training facility or swimming pool	N	N	N
27.	Tattoo parlor	N	N	N

ZONING REGULATIONS

E. Wholesale, Transportation and Industrial				
1.	Bakery, including the sale of bakery products on the same premises	Y	Y	N
2.	Railway express service	PB	Y	N
3.	Bus or railroad passenger terminal	Y	Y	N
4.	Other transportation service	PB	PB	N
5.	Research offices or establishments devoted to research and development activities	Y	Y	N
6.	Printing and publishing provided the gross floor area does not exceed 6,000 square feet	Y	Y	N
7.	Artisan and craft workshops *Upper stories only, or in the rear of a ground floor, so long as a use permitted on the ground floor (such as retail) is located at the front of the building	Y*	Y	N
8.	Artisan food and beverage production *Upper stories only, or in the rear of a ground floor, so long as a use permitted on the ground floor (such as retail) is located at the front of the building	Y*	Y	N
9.	Adult entertainment establishments (See Section 8.1)	PB	N	N
F. Accessory Uses				
1.	Home occupation (See Section 3.2.2)	Y	Y	Y
2.	Telephone use for business	Y	Y	Y
3.	Family day-care home, small	Y	Y	Y
4.	Family day-care home, large	N	N	PB
5.	Accessory building such as a private garage, playhouse, greenhouse, tool shed, private swimming pool, or similar accessory structures. Subject to provisions of Section 3.3.	N	Y	Y
6.	Accessory private garage for not more than 3 noncommercial motor vehicles. Except on a farm, not more than one noncommercial motor vehicle may be 3/4 ton or more rated in size	Y	Y	Y
7.	Accessory storage of commercial vehicles which are more than 3/4 ton rated in size	PB	PB	PB
8.	Accessory storage of a trailer, unregistered automobile or boat provided: it shall either be stored within a principal or accessory building or not less than 25 feet from any front lot line or within the side yards and it shall not be used for dwelling or sleeping purposes, and further provided: the number stored at any one time shall be limited to two trailers, one unregistered automobile and two boats	N	Y	Y
9.	Accessory repair and storage facilities in any retail sales or consumer establishment provided: it shall not occupy more than 25% of the gross floor area	Y	Y	Y
10.	Up to three lodging units in an existing dwelling	N	Y	Y
11.	Accessory petrochemical storage and pumping facilities for use by the principal use and not as a separate business but not in the Aquifer Protection District	N	Y	N
12.	Removal of gravel, sand, or other earth material incidental to and in connection with the construction of a building on a lot (See Section 3.3)	PB	PB	PB
13.	Electric charging station, Level Two	Y	Y	Y
14.	Donation box (books only)	PB	PB	N

HIGHEST AND BEST USE

Real estate is valued in terms of its highest and best use. Highest and best use may be defined as the most probable, possible, and permissible use for which the property may be used and is capable of being used. The Appraisal Institute defines highest and best use as follows:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of use – that is adequately supported and results in the highest present value.⁴

HIGHEST AND BEST USE, AS THOUGH VACANT

In estimating highest and best use, the appraiser goes through essentially four stages of analysis, which are described as follows:

Legally Permissible: The current SCD Core zoning does permit the use of the subject within the guidelines of the zoning ordinance. The most common use under the subject's zoning district is commercial development. This use is supported by the surrounding neighborhood given the residential uses surrounding the subject property. The subject does conform to the minimum zoning requirements for land area and frontage.

Physically Possible: As detailed in the site analysis section of this report, the subject's shape, dimensions and land area makes commercial development of the subject property physically possible. The subject property is relatively small but does conform to the zoning minimum zoning requirements.

Economically Feasible: Commercial development is economically feasible in the present economic climate.

Maximum Profitability: The maximum profitability of the subject property, if vacant, would be for sale to an investor or abutter.

⁴ Appraisal Institute, The Appraisal of Real Estate, 14th edition, 2013, p. 333.

HIGHEST AND BEST USE

HIGHEST AND BEST USE, AS IMPROVED.

The subject property is an unimproved parcel of land; therefore, a highest and best use analysis as improved is inapplicable to the appraisal problem.

Highest and Best Use Conclusion:

As vacant land, the subject property would appear to be a legal, conforming parcel.

If vacant, the highest and best use would be for sale to an investor or abutter for commercial development. An abutter would likely pay a premium for the parcel for assemblage.

LARGER PARCEL ANALYSIS

Determination of the Larger Parcel

The Uniform Appraisal Standards for Federal Land Acquisitions 2016 defines the larger parcel as that tract or those tracts, of land that possess a unity of ownership and have the same, or an integrated, highest and best use.

Per the Uniform Appraisal Standards for Federal Land Acquisitions 2016 two physically separate tracts may constitute a single larger parcel, or a single contiguous physical tract may constitute multiple larger parcels.

Considerations in determining the larger parcel are contiguity, or proximity as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.

Current ownership does not appear to own any other proximate properties, and the subject property has its own highest and best use as commercially developable land.

Conclusion of the Larger Parcel Analysis

In our opinion the larger parcel is identified as 30 Porter Street, Stoughton, MA Map 54, Lot 220.

As such, the larger parcel is appraised accordingly.

SALES COMPARISON APPROACH

The appraisal process attempts to replicate the actions and motivations of the most likely purchaser of the subject property. Therefore, in order to identify the appropriate approach to valuing the subject, it is necessary to identify its most probable purchaser.

The subject property consists of vacant developable land and is situated on a 3,093-square foot site.

Based on the subject's characteristics, the subject would be purchased by an investor.

The following summarizes the applicability of the three approaches to value and states what approaches were developed in this appraisal:

Cost Approach	Inapplicable	Not Developed
Sales Comparison Approach	Applicable	Developed
Income Capitalization Approach	Inapplicable	Not Developed

Neither our appraisal peers nor market participants give consideration to the cost approach in evaluating vacant land.

Although vacant land may be able to generate income, neither our appraisal peers nor market participants give consideration to the income capitalization approach in evaluating vacant developable land.

The Sales Comparison Approach is the sole basis of valuation in this analysis.

SALES COMPARISON APPROACH

EXPOSURE TIME / MARKETING TIME

The subject property is not currently being marketed for sale to the best knowledge of the appraiser.

The property has not been marketed for sale within the past five years on the MLS, PIN.

Jurisdictional Exception to USPAP

Per Uniform Appraisal Standards for Federal Land Acquisitions

Appraisers should not link opinions of value under these standards to a specific opinion of exposure time, unlike appraisal assignments for other purposes under USPAP Standards Rule 1-2(c).⁵

This requires a jurisdictional exception to USPAP because the federal definition of market value already presumes that the property was exposed on the open market for a reasonable length of time.

⁵1.2.4, Pg. 10, Appraisal Development; Uniform Appraisal Standards for Federal Land Acquisitions 2016.

SALES COMPARISON APPROACH

Scope of Data Research

We performed an intensive search to find comparable sales for which pertinent data was available. We concentrated on sales within the past 5 years, beginning with Stoughton itself, expanding to abutting communities, and then regionally. Our first source of information was the sales reports generated by the Board of Assessors and also the online reports of Banker & Tradesman. Multiple Listing Service (MLS, PIN), Costar.com and our extensive in-house files were also used.

Quantity and Quality of Data

The residential real estate market generally lags behind the economy so identifying recent sales is now, more than ever, critical to a credible development of this approach. Finding very recent sales that mirror both the subject's physical and geographic characteristics is difficult and proved to be the greatest challenge and weakness of any valuation. Still, we believe we located a sufficient number of verified sales to provide a credible opinion by this approach.

Comparable Sales Selection

Ultimately, we selected the most recent and comparable local and regional sales with which we had the greatest familiarity.

The sales utilized in this analysis are commercially developable land with similar characteristics to the subject property.

Detail sheets of these sales considered in the valuation of the subject property are contained within the addendum of this report.

SALES COMPARISON APPROACH

These sales are the most recent comparable sales available for which sufficient information was available to apply this approach. The sales prices, terms and motivations for the sales were studied and verified to the best of our ability. These sales are now compared to the subject property for the purpose of identifying and measuring the differences for geographic and physical characteristics.

Properties such as the subject are purchased on a price per square foot of land area. The below grid is for 3,093 square feet of commercially developable land.

Adjustment Grid

	<i>Subject</i>	<i>Sale #1</i>	<i>Sale #2</i>	<i>Sale #3</i>
	<i>30 Porter Street Stoughton, MA</i>	<i>3 & 23 Morton Street Stoughton, MA</i>	<i>533 North Main Street Randolph, MA</i>	<i>390 Bay Road & 482 Foundry Road Easton, MA</i>
Type of Property	Commercial Land	Commercial Land	Commercial Land	Commercial Land
Sale Price		\$650,000	\$150,000	\$1,025,000
Lump Sum Adjust.		\$0	\$0	\$0
Interest Transferred		Fee simple	Fee simple	Fee simple
		0%	0%	0%
Financing/Sales Concessions		None known	None known	None known
		0%	0%	0%
Date of Sale	21-Sep-25	23-Jul-25	28-Aug-24	11-Oct-24
		0%	0%	0%
Adj. Price/square foot		\$30.44	\$12.76	\$31.15
Location	Good	Good	Good	Good
		0%	0%	0%
Land Area (square feet)	3,093	21,353	11,760	32,910
		20%	10%	10%
Frontage (feet)	33.61	149.55	210.47	392.0
		0%	0%	0%
Site Constraints / Approvals	No / No	No / Yes	No / No	Yes / No
		-10%	0%	0.70%
Zoning	SCD - Core	SCD - Flex	B	BUS
		0%	0%	0%
Utilities	Water, Sewer, Gas, & Elec.	Water, Sewer, Gas, & Elec.	Water, Sewer, Gas, & Elec.	Water, Sewer, Gas, & Elec.
		0%	0%	0%
Gross Adjustment		30%	10%	11%
Net Adjustment		10%	10%	11%
Adj. Price per square foot		\$33.48	\$14.03	\$34.48

SALES COMPARISON APPROACH

Analysis of Adjustments to Sales

Qualitative adjustments were made to the individual comparable sale properties to account for geographical and physical disparities between the subject and sale properties. Paired sales analyses fall short of providing credible quantitative adjustments due to insufficient sales data. As such, qualitative adjustments were made recognizing the disparity between the subject property and the comparable sales as follows:

Expenses Post-Closing: This category accounts for expense that the buyer incurred in order to overcome site and improvement conditions in order to bring the property to conditions the marketplace segment generally expects, that add cost to the buyer. Typically, this is applied as a lump sum adjustment.

Property Rights Appraised: This category generally reflects the difference between the subject property and comparable sales in the bundle of rights transferred. No adjustments are made to the comparable sales.

Conditions of the Sale: All sales were considered arm's length transfers. No adjustments are applied to the comparable sales.

Date of Sale: No adjustments are appropriate in this analysis as the sales utilized transferred in 2024 and 2025.

Location: No adjustments are appropriate in this analysis.

Land area: Economy of scale adjustments are applied to all the comparable sales utilized in this analysis. A larger parcel typically sales for a lower price per acre and a smaller parcel typically sales for a higher price per acre; therefore, economy of scale adjustments are appropriate in this analysis and are applied at 10% per 10,000 square feet (rounded) difference in land area.

Frontage: No adjustments are appropriate as the comparable sale is already adjusted downwards for its overall location being an island with limited access.

Site Constraints: Comparable Sale 3 is adjusted upwards as demolition of 1,452 square foot dwelling was required. Demolition costs are estimated at \$5.00 per square foot and applied as a percentage adjustment.

Approvals: Comparable Sale 1 is adjusted downwards as it transferred with approvals in place for the development of 17 apartment units.

Zoning/Utilities: No adjustments are appropriate in this analysis.

SALES COMPARISON APPROACH

Analysis of Active Listings

There are no current active listings that would illuminate the demand or value of the subject property.

SALES COMPARISON APPROACH

Conclusion Sales Approach

The adjusted sales prices range from \$14.03 to \$34.48 per square foot as detailed on the grid below. The sales data is relative and required considerable opinions and judgments on the part of the analyst, and no active listings provide support for either the demand or value of the subject. Given the overall size and downtown location of the subject property, it is appropriate to gravitate toward the high end of the indicated range.

	Unadjusted Sale Price	Adjusted Sale Price
Sale #1	\$30.44	\$33.48
Sale #2	\$12.76	\$14.03
Sale #3	\$31.15	\$34.48
Average	\$24.78	\$27.33
Unadjusted Range	\$12.76 to \$31.15	
Adjusted Range	\$14.03 to \$34.48	
Final Per Square Foot Value Conclusion		
\$34.00		
Indicated Value of 3,093 Square Feet of Commercial Developable Land		
\$105,162.00		
Indicated Value (Rounded)		
\$105,000.00		

After analysis, the appraiser selected \$34.00 per square foot as most indicative of market value of the subject property. This \$34.00 per square foot value was applied to the subject property's 3,093± square foot parcel of commercially developable land to provide a market value opinion of \$105,162.00 (rounded to \$105,000.00).

Given the above value indications, our market value opinion of the fee simple interest in the subject property, as indicated by the Sales Comparison Approach in “as is” condition, as of September 21, 2025, is:

ONE HUNDRED FIVE THOUSAND DOLLARS

(\$105,000.00)

RECONCILIATION AND FINAL OPINION OF VALUE

Reconciliation is the process of analyzing and reviewing the strengths and weakness of all three approaches to value in order to arrive at a final opinion of value.

Sales Comparison Approach:	\$105,000.00
Income Approach:	Not Developed
Cost Approach:	Not Developed
Concluded Value:	\$105,000.00

The strengths and weaknesses of each approach to value are analyzed as follows:

Sales Comparison Approach	
Applicability	Approach reflects actions of the market.
Quantity of Data	The number of sales was adequate.
Quality of Data	Sales were confirmed.
Sensitivity to Analyst's Opinions	Analysis required considerable judgments by the appraiser, but still produces a credible value indication.
Credibility of Value Indication	Strong.
Weighting of Value Indication	All weight is given to this approach.

The sales comparison approach is given all weigh in this analysis. The comparable sales approach reflects market participants actions in the market place for developable vacant land.



RECONCILIATION AND FINAL OPINION OF VALUE

CONCLUSION: Therefore, based upon the information gathered and the analysis thereof, our market value opinion of the fee simple interest in the subject property “before acquisition”, expressed in terms of financial arrangements equivalent to cash, as of September 21, 2025, the date of inspection, is:

ONE HUNDRED FIVE THOUSAND DOLLARS

(\$105,000.00)

Extraordinary Assumptions and Hypothetical Conditions: Extraordinary assumptions or hypothetical conditions are not required for the completion of the appraisal assignment and we urge the client to read this section of the report.

Jason H. Dono, MRA

Vice President, Howard S. Dono & Associates, Inc.

Massachusetts Certified General Real Estate Appraiser #76163

ADDENDA



Deed

Bk 26424 Pg 212 \$22614
03-09-2009 @ 09:40a

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
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 Northwestern side of Porter Street, and bounded:

NORTHEASTERLY By land of the Town of Stoughton, ninety-eight (98) feet;

NORTHWESTERLY By land now or formerly of Irving G. Warren, Twenty-nine and eight tenths (29.8) feet;

SOUTHWESTERLY By land now or formerly of Nellie K. Standish, Ninety-six and sixty-three and one hundredths (96.63) feet;

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.

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.

CANCELLED
DEDHAM
MAR 09 2009
NORFOLK

03/09/09 09:40AM 01
000000 \$15000
FEE \$654.00
CASH \$150654.00

30 PORTER ST. STOUGHTON

Bk 26424 Pg213 #22614

NOT
Property Address: 30 Porter Street, Stoughton, MA
OFFICIAL
EXECUTED AND SEALED this 6 day of March, 2009. COPY


ROBERT A. ROBICHEAU


KAREN A. ROBICHEAU



Bk 26424 Pg214 #22614

NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC
OFFICIAL COPY OFFICIAL COPY
NONFOLK , SS. March 6, 2009

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

NONFOLK , SS. March 6, 2009

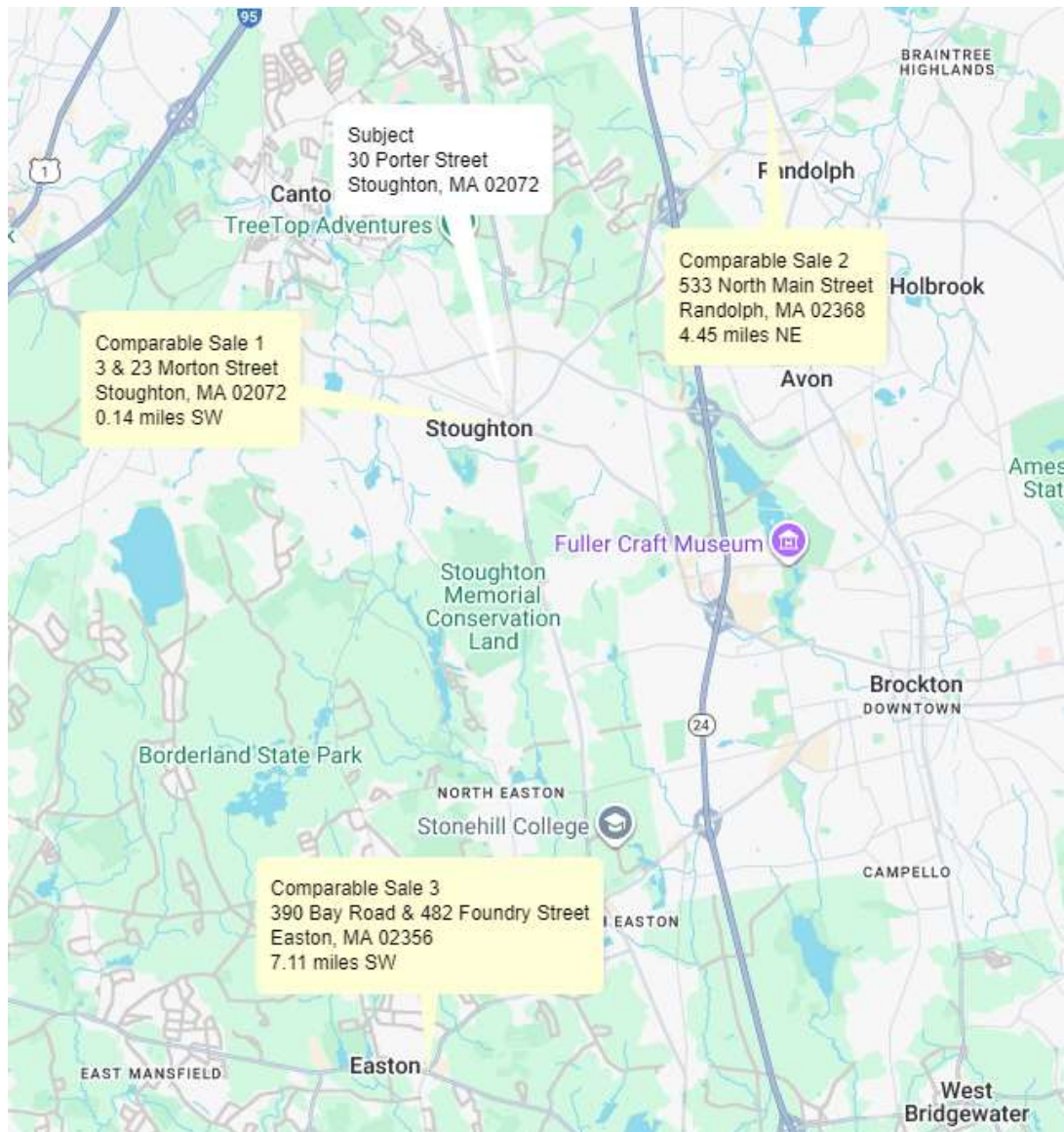
On this 6 day of March, 2009, before me, the undersigned notary public, Robert A. Robicheau, personally appeared and proved to me through satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or other state or federal government document bearing a photographic image, ☐ 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. McCarter
David W. McCarter, Notary Public
My commission expires 3/26/15

Location Map with North Arrow



Comparable Sales Location Map



Sales Comparison Approach – Commercially Developable Land

Comparable Sale #1

Property Location:	3 & 23 Morton Street, Stoughton, MA
Property Type:	Commercial Developable Land
Date of Sale:	7/23/2025
Sales Price / Price Per Square Foot:	\$650,000 / \$30.44
Land Area / Frontage:	21,353± sf / 149.55.0± feet per plan
Assessors Reference:	54-421 & 422
Assessment:	\$195,100 (FY 2025)
Zoning:	SCD – Flex
Grantor:	H&R Construction Corporation
Grantee:	Roma Realty Trust
Norfolk County Deed Ref.:	42619-362
Financing:	None noted
Sales History	None in five years
Data Source:	Deed, Assessor, MLS, PIN, Broker

COMMENTS: The property was marketed within the MLS, PIN as #73274177 on 8/6/2024 for \$850,000 and was on the market for a total of 78 days. The property transferred on 7/23/2025 for \$650,000.

Per the broker, town water, sewer, and gas are available to the site.

The property transferred with approvals in place for 17 apartment units. The plans state there will be 13 1-bedroom units and 4 2-bedroom units.

The lots are close to the downtown area of Stoughton.

Comparable Sale #1 Map and Photo



Comparable Sale #2

Property Location:	533 North Main Street, Randolph, MA
Property Type:	Commercial Developable Land
Date of Sale:	8/28/2024
Sales Price / Price Per Acre:	\$150,000 / \$12.76
Land Area / Frontage:	11,760± square feet / 210.47± feet per assessment
Assessors Reference:	38-I-3938
Assessment:	\$207,035 (FY 2025)
Zoning:	B
Grantor:	Sure Oil and Chemical Corporation
Grantee:	533 North Main Street, LLC
Norfolk County Deed Ref.:	41969-147
Financing:	None noted
Sales History	None in five years
Data Source:	Deed, Assessor, MLS, PIN, Broker

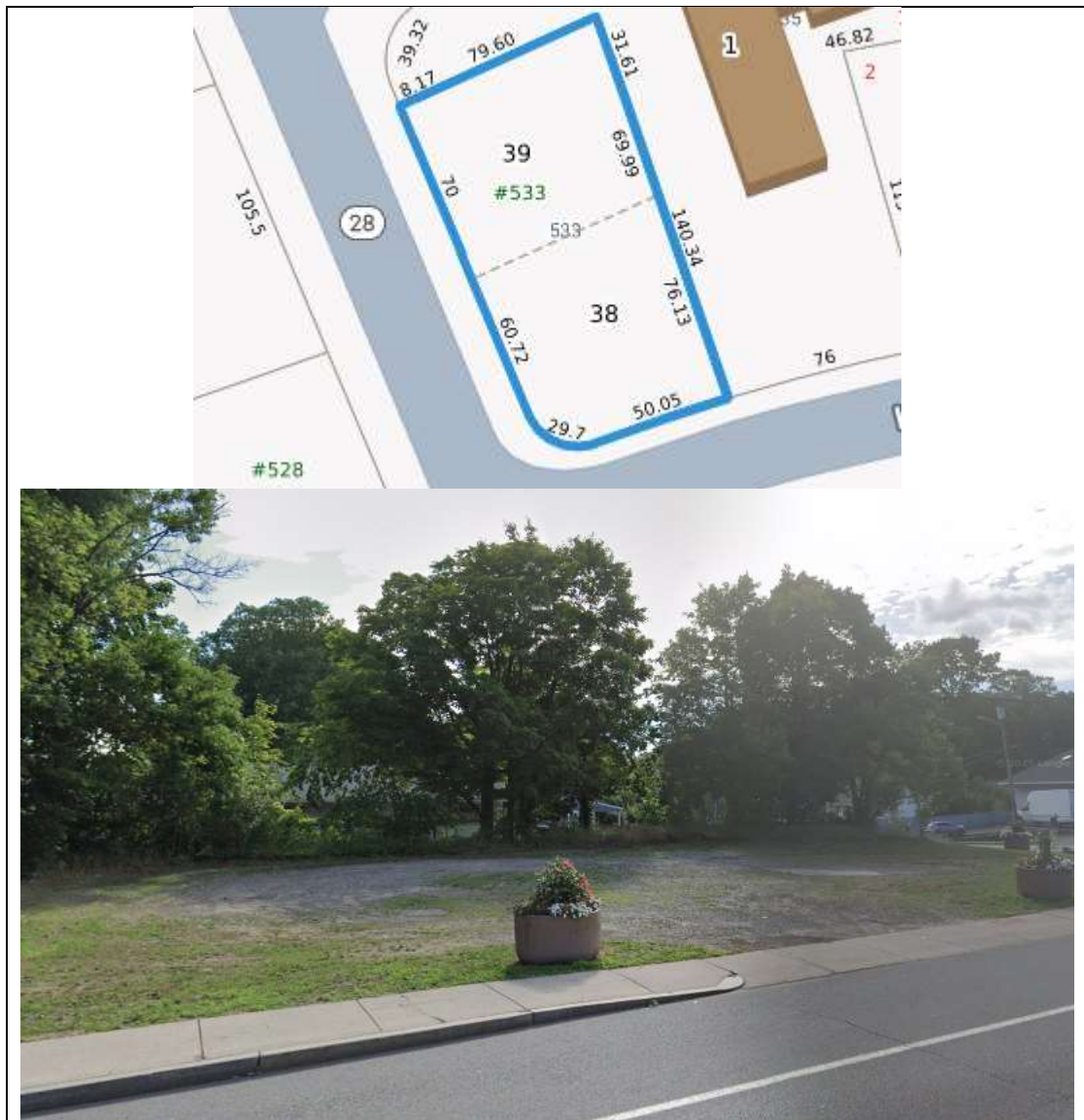
COMMENTS: The property was marketed within the MLS, PIN as #73077412 on 2/8/2023 for \$225,000 and was on the market for a total of 48 days. The property transferred on 8/28/2024 for \$150,000.

Per the broker, town water, sewer, and gas are available to the site.

The site is currently vacant.

The lot is located on Route 28 with increased exposure to traffic and visibility at a corner lot.

Comparable Sale #2 Map and Photo



Comparable Sale #3

Property Location:	390 Bay Road & 482 Foundry Street, Easton, MA
Property Type:	Commercial Developable Land
Date of Sale:	10/11/2024
Sales Price / Price Per Acre:	\$1,025,000 / \$31.15
Land Area / Frontage:	32,910± square feet / 392.0± feet per assessment
Assessors Reference:	45U-30 & 29A
Assessment:	\$747,800 (FY 2025 - Combined)
Zoning:	BUS
Grantor:	Christopher E. Pernock Jr. Trust & Estate of Bennie Alice Moore
Grantee:	Gen2 New England Properties, LLC
Bristol Northern County Deed Ref.:	29057-134 & 29055-299
Financing:	Texas Partners Bank: \$20,000,000
Sales History	None in five years
Data Source:	Deed, Assessor, MLS, PIN, CoStar

COMMENTS: No professional marketing was discovered by the analyst. The property transferred on 10/11/2024 for \$1,025,000.

Per the town, town water, sewer, and gas are available to the site. The property at 482 Foundry Street was improved with a single-family dwelling of 1,452 square feet at the time of the transfer. The dwelling has been razed.

The site is currently under construction. There are permits currently in place to construct a Taco Bell fast food restaurant on the site.

The lot is located on Route 106 with increased exposure to traffic and visibility at a corner lot and signalized intersection.

Comparable Sale #3 Map and Photo





Engagement Letter

HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants



Howard S. Dono, MRA, IFAS, ASA
President / CEO
Joseph R. Evangelista, RA
Senior Partner
Joseph R. Carley, Jr., MBA, MRA, ASA
Senior Vice President
Jason H. Dono, MRA
Vice President

217 West Boylston Street
West Boylston, MA 01583
Telephone (508) 852-1588
Facsimile (508) 852-1376
Email: info@howardsdono.com
Website: howardsdono.com

September 16, 2025

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

RE: 30 Porter Street
Stoughton, MA

Dear Ms. Bruttaniti:

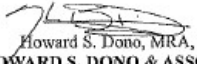
Thank you for your interest in Howard S. Dono & Associates, Inc. and the opportunity to provide the appraisal services required for the above project. Per your request, one (1) property requires appraisal to allow for the potential acquisition of 30 Porter Street. If acceptable to you, the total contract amount to provide the required appraisal shall be \$3,950.00. The report will be delivered on or before September 30, 2025.

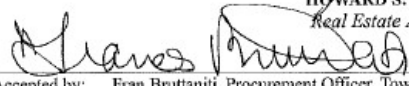
We will forward to you, our client, an electronic PDF version of the Appraisal.

The function (intended use) of the report is to provide the Town of Stoughton with the market value of the above property. The documentation will be adequate for the Town of Stoughton to purchase the property.

This proposal is valid for 2 days. Full payment is due within 30 days of the delivery of the reports.

Thank you for this opportunity and your anticipated cooperation.


Howard S. Dono, MRA, IFAS, ASA
HOWARD S. DONO & ASSOCIATES, INC.
Real Estate Appraisers & Consultants

 9-17-2025
Accepted by: Fran Bruttaniti, Procurement Officer, Town of Stoughton

Qualifications of the Appraisers

HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants
217 West Boylston Street, W. Boylston, MA 01583
Office (508) 852-1588, Facsimile (508) 852-1376

QUALIFICATIONS OF JASON DONO, MRA

EDUCATION:

Roger Williams University, Bristol, RI
Bachelor of Science Business Management, 2020

Massachusetts Board of Real Estate Appraisers:

Basic Appraisal Principles, 2016
Basic Appraisal Procedures, 2016
15-Hour USPAP, 2017
Advanced Residential Applications & Case Studies, 2018
Residential Report Writing & Case Studies, 2019

Appraisal Institute:

General Appraiser Report Writing & Case Studies, 2018
General Appraiser Income Approach/Part 1, 2019
General Appraiser Income Approach/Part 2, 2019
General Appraiser Market Analysis and Highest & Best Use, 2019
General Appraiser Sales Comparison Approach, 2019
General Appraiser Site Valuation and Cost Approach, 2019
Real Estate Finance, Statistics, & Valuation Modeling, 2019

Seminars:

Supervising Beginning Appraisers: Plan for Success, 2016
USPAP Update Seminar, 2018, 2020, 2022 & 2024
Appraising Easements, 2023
Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications, 2022

LICENSES:

Massachusetts Certified General Real Estate Appraiser #76163

ORGANIZATIONS:

Massachusetts Board of Real Estate Appraisers: MRA Designated Member

EXPERIENCE:

Howard S. Dono & Associates, Inc. Vice President

2015 – Present. Duties include: Fee appraisals for bank financing, development analysis, real estate tax appeals, estate and probate matters, relocation and other personal consumer uses. Thorough knowledge of the three accepted approaches to value: Direct Sales Comparison Approach, Cost Approach, and Income Capitalization. Appraisal experience includes all types of residential and non-residential property with a specialty in right-of-way/eminent domain acquisitions. Thorough knowledge of both state (MassDOT) and federal appraisal standards and requirements for right-of-way/eminent domain acquisitions. Experience as a MassDOT Appraiser and Review Appraiser, Community Compliance Division, Uniform Standards for Federal Land Acquisitions (Yellow Book) assignments, and E.E.A. assignments. FHA approved appraiser.

Howard S. Dono & Associates, Inc. Appraisal Assistant

Assisted the President / CEO performing property inspections, researching appraisal report writing for conventional bank financing purposes as well as FHA/VA financing, probate, estate planning/settlements, relocation, eminent domain, and other personal consumer uses.

License



Article 17

Accept Donation of Five Parcels of
Land off Mill Street



TOWN OF STOUGHTON

-Engineering Department-

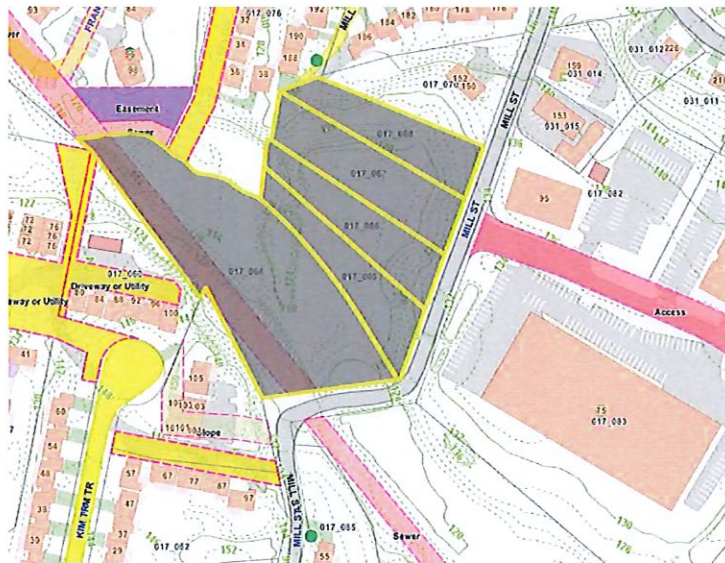
Town Hall
10 Pearl Street, 2nd Floor
Stoughton, MA 02072

MEMORANDUM

TO: Select Board
FROM: Marc J. Tisdelle, Assistant Town Manager/ Town Engineer 
CC: Town Manager
DATE: December 4, 2024
RE: Potential Acquisition of Five Parcels of Land on Mill Street
(017_064, 017_065, 017_066, 017_067 & 017_068)

Members of the Board,

This memo is in response to an email sent to the Select Board inquiring if the Town would have interest in acquiring (by donation or purchase) 5 parcels of land owner by Mill 75 Associates, LLC located on Mill Street. See image below.



Although the parcels highlighted above contain wetland resource areas and challenging topography, it is our opinion that it would be advantageous to the Town to acquire the parcels. The section of Mill Street adjacent to these parcels has an abrupt "S-turn" which is difficult for large trucks and emergency vehicles to maneuver through. Additionally, parcel 017_064 has a sewer easement containing a major sewer trunk line serving the Town. If the Town owned these parcels it would allow for expanded access to the sewer easement, if needed, and would potentially allow for re-alignment of Mill Street to flatten the curves and provide safer access.

We therefore, recommend the Board to pursue acquisition of these parcels.

DONATION AGREEMENT

This **AGREEMENT** (the “Agreement”) made of the ____ day of _____, 2025 by and between **MILL 75 ASSOCIATES LLC**, with a mailing address of _____, (the “Donor”) and the **TOWN OF STOUGHTON**, a body corporate and politic of the Commonwealth of Massachusetts, with a place of business at Town Hall, 10 Pearl Street Stoughton, MA 02072 (the “Town”).

The Donor owns land located at 75 Mill Street Stoughton, Massachusetts, which are a portion of land described in a deed recorded in the Norfolk County Registry of Deeds in Book 32358, Page 132 and as shown as Parcels 017-64, 017-65, 017-66, 017-67, and 017-68 in the Town of Stoughton’s Assessors Database collectively (the “Property”).

Now therefore, the Donor and the Town agree as follows:

1. PROPERTY AND TITLE

The Donor wishes to deed said Property to the Town for nominal consideration as a gift, and the Town wishes to accept said Property to use for general municipal purposes.

2. BROKER(S)

The parties hereto recognize **NO BROKERS** negotiated the transfer of the Property, and no brokerage commission is due as a result of this gift. Each party shall hold the other harmless in the event of a claim made through either of them for any such commission.

3. CONDITION OF PROPERTY

Donor makes no representations or warranties, either express or implied, written or oral or otherwise, as to condition of the Property. The Town acknowledges and agrees that it is accepting the Property in its present condition, "AS IS", "AS SEEN", and "AS SHOWN" and with all faults.

4. CLOSING

The donation of the Property (the “Closing”) shall take place on or before _____ 2025, unless the Donor and the Town otherwise agree in writing. All documents and instruments required for the Closing shall be delivered to the other party on or before the Closing.

- a) Donor’s Deliveries. Donor shall deliver at the Closing the following original documents, each executed and, if required, acknowledged:
 - i. a Quitclaim Deed to the Property (the “Donor Deed” or “Deed”);

- ii. A completed form filed with the Department of Revenue pursuant to G.L. c. 62C §49A, which shows proof it was filed prior to the conveyance of the Premises.
 - iii. A completed Certification of Good Faith evidencing this Agreement has been obtained in good faith and without collusion or fraud.
- b) Closing Costs. The Town shall pay all recording fees and the fees and disbursements of its counsel.
 - c) Adjustments. Adjustments for real estate property taxes, and water and sewer charges, if any, will be made as of the date of closing

5. EFFECT

This Agreement shall be binding upon and inure to the benefit of the successors and permitted assigns of the respective parties.

6. CAPTIONS

The captions preceding the paragraphs in this Agreement are for ease of reference only and shall be deemed to have no effect whatsoever on the meaning or construction of the provisions of this Agreement.

7. NOTICES

All Notices required or permitted to be given hereunder shall be given by certified mail, postage prepaid, or by overnight delivery service, by email, or shall be personally served, to Town and Donor at the following address:

TOWN: Town of Stoughton
 Town Hall
 10 Pearl Street
 Stoughton, MA 02072
 Attention: Town Manager

With a copy to: Joseph Ruotolo, Jr., Esq.
 Town Counsel
 Mead, Talerman & Costa, LLC
 730 Main Street, Suite 1F
 Millis, MA 02054
 Email: joe@mtclawyers.com

DONOR: _____

With a copy to:

All notices shall be deemed received three (3) days after posting (if mailed), one (1) business day after deposit with the delivery service (if sent by overnight delivery), when transmitted (if sent by email; provided that the notifying party shall also send a courtesy copy of such notice pursuant to one of the other methods allowed hereunder) or when delivered (if personally delivered). Either party may change the above addresses by written notice to the other. Any notice delivered by counsel to a party will be deemed notice from such party.

8. ACCESS

The Town or the Town's agents shall have a right of access to the property prior to the closing upon reasonable notice to Donor and provided that such access shall be for a reasonable number of times and of reasonable duration and shall be coordinated through and be in the presence of Donor or Donor's representative. Donor agrees that the Town may engage in any investigation of the Premises, at Buyer's sole expense, for the purpose of evaluating the site to determine the status of the Property. If the Town is not satisfied with the results of its investigation for any reason, the Town shall notify the Donor prior to the Closing whereupon this Agreement shall be terminated and neither party shall have further recourse in law or in equity.

9. CONTINGENCY

The obligations of Town are contingent upon the satisfaction of each of the following conditions:

- (a) The Town's receipt of all municipal approvals, including, without limitation, the approval of this Agreement, Town Meeting approval, and satisfaction of all requirements of applicable laws necessary for the consummation of the transaction contemplated hereby, to the Town of Stoughton's satisfaction; and
- (b) Title to the premises is insurable, for the benefit of the Town, by a title insurance company, in a fee owner's policy of title insurance at normal premium rates, in the American Land Title Association form currently in use, subject only to those printed exceptions to title normally included in the "jacket" to such form or policy. In the event an owner's policy of title insurance can only be written with so-called affirmative coverage against a known title defect, then BUYER shall have the right (based on opinion and judgment of counsel) to deem such title unmarketable in which event this Agreement shall be terminated.

(the following pages are the signature pages)

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the day and year first above written.

Mill Associates, LLC

By: _____, Manager

[The Remainder of this Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the day and year first above written.

TOWN OF STOUGHTON
By and through the Select Board

Name:

Name:

Name:

Name:

Name:

DRAFT

Article 18

Historic Foundation &
Stone Walls Preservation at Bird Street
Conservation Area

Town of Stoughton, Massachusetts
Community Preservation Committee
Full Application to Request CPA Funds

IMPORTANT: Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at bKassler@Stoughton-MA.gov to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by August 15****, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to bKassler@Stoughton-MA.gov at **least 7 days prior to your CPC presentation**. Applications received via email **by September 15**** will be eligible for recommendation at the next Annual Town Meeting in the spring.

(**Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13 of the Project Narrative on the next page.)

Check one or more Project Categories as applicable:

☐ Community Housing ☒ Historic Preservation ☐ Open Space ☐ Recreation

Project Name: Bird St-Foundations and Stonewall historic preservation/enhancement

Project Location: Street Address: Bird St,

Assessor's Map & Lot #: 051-048

Legal Property Owner of Record: Stoughton Conservation Commission

Project Sponsor(s)/Organization: Stoughton Conservation Commission

Contact Name: Gerry McDonald, Con Com-Chair

Telephones: 781-341-4955

Email: mchop2@msn.com

Mailing Address: 14 McPherson Rd, Stoughton, MA 02072

Project Sponsor's Signature: *Gerald McDonald* **Date:** 8/1/2025

PROJECT COST: (Note: If projected budget is for more than three years, describe further in Project Narrative)

	First FY	Second FY	Third FY	Total
Total Project Cost	115,000			115,000
Amount of Other Funding				
Sources of Other Funding				
CPA Funds Requested:	115,000			115,000

Is this request contingent on other funding?

☐ Yes ☒ No

(If yes, explain in response to Question 5 below)

CPC Application Narrative:
Bird Street Conservation Land
Historic Enhancements/Preservation of Foundations/Stone Walls

1. Project/Purpose: The purpose of this project is to enhance the prominence of Historical features at the Bird Street Conservation Area. It is proposed to clean out debris from the large foundation of the former Bird Barn. And to improve access to the barn area by way of brush/tree removal. It is also proposed to selectively remove brush and trees along adjacent/nearby stone walls. The ADA path will be extended to the foundation. Signage to note the history of the structures will likely be added.

2. Community Character: The Town takes great pride in its history. And great care in preserving its history. This project will allow an existing town owned parcel to better celebrate its agricultural history. Community Character is improved by improving the connection to history provided by our open spaces and archeological resources.

3. Community Need: The Conservation Commission (and Historical Commission) feel this project will provide a great benefit to the town. It enhances Open Space and Historical assets.

4. Town Goals:

2018 Open Space and Recreation Plan: Section 4,F,1-Scenic Heritage Landscapes:
2022 Community Preservation Plan, Chapter 4 "Historic Preservation", Goal 4:
STABILIZE AND INTERPRET ARCHEOLOGICAL RESOURCES
AND DOVETAIL WITH RECREATIONAL OPPORTUNITIES

Stoughton has a host of archeological resources throughout the town, including a variety of early 19th century industrial remains, a quarry, stone walls, and resources within existing town-owned properties. The CPC would encourage stabilization of town-owned archeological resources, and interpretive signs and trails that incorporate opportunities for passive recreation on conservation lands, in addition to increased education and awareness of the significance of these resources.

5. Leverage Funds: No other funds sources are expected. We expect a small amount of support for project management from the Town's engineering and purchasing departments.

6. Community Support: The Conservation Committee held a meeting on May 22, 2025 and voted for its approval. The Open Space Committee (OSC) held a meeting on May 14, 2025 and voted for its approval. The Historical Commission held a meeting on July 12, 2025 and voted for its approval.

7. Permits: It is not expected that any Permits will be needed.

8. Budget: See attached

9. Costs: Principal cost is for contracts to perform tree and waste/trash removal

10. Maintenance: It is not expected that any special maintenance would normally be needed. The areas to be acted on flow into and will be added to the areas that the Town's DPW department mows regularly and as needed. (Fields are maintained annually by Con Com contracts)

11. Project Schedule: It is expected that with CPC and Town Meeting approval, the Conservation Commission, Engineering and Procurement department could bid out and start work in the winter of 2025/2026.

12. Financials: NA

13. Experience: The Conservation Commission will be working with the Stoughton Engineering and Procurement departments. These town employees have extensive experience successfully assisting various town departments, committees and Task Forces on projects of the type proposed. The Conservation Commission chair and vice chair will be directly involved in all aspects of planning and execution. The Town's DPW might also be engaged, if their time and resources allow. They have provided timely and valuable services on similar projects.

Gerry McDonald

Conservation Commission, Chair

Bird St: Historic Barn Foundations and Stone Walls

	<u>sub-Projects</u>	<u>Materials/Equip</u> estimated	<u>Contracted</u> estimated	<u>Total</u> estimated
	Phase 1: Access			
1	Brush Clearing: Foundation Area			
	Landscaping / Tree Contractor	\$ -	\$ 8,000	\$ 8,000
				\$ 8,000
	Phase 2: Clean-up			
1	Tree / Brush / debris removal: Foundation Area			
	Landscaping / Tree Contractor, debris removal	\$ -	\$ 19,000	\$ 19,000
				\$ 19,000
2	Brush / Tree Clearing: Stone walls			
	DPW: Forestry dept	\$ -	\$ -	\$ -
	Landscaping / Tree Contractor	\$ -	\$ 8,000	\$ 8,000
				\$ 8,000
	Phase 1 & 2			\$ 35,000
	Phase 3: Detail work			
1	Brush Clearing: Foundation / Stonewalls			
	Con Com	\$ 2,000	\$ -	\$ 2,000
	Battery powered chain saw, and battery powered brush tool for hand work: con com/volunteers			
	DPW: Forestry dept	\$ -	\$ -	\$ -
	Landscaping Contractor	\$ 2,000	\$ 11,000	\$ 13,000
	Including stone dust path from top to bottom (safety)			
	Sub-Total			\$ 15,000
2	Fencing / historical info signage	\$ -	\$ 5,000	\$ 5,000
	3 rail wooden fence at top of foundation wall (safety)			
3	ADA: path to top of foundation	\$ -	\$ 20,000	\$ 20,000
	(6 ft wide, stone dust)			
	from existing path to to of wall			
	Phase 3			\$ 40,000
	Phase 4:			
1	Tree & Brush removal: Stonewalls			
	DPW: Forestry dept	\$ -	\$ -	\$ -
	Landscaping / Tree Contractor	\$ -	\$ 14,000	\$ 14,000
				\$ 14,000
	Phase 4			\$ 14,000
	sub-Total			\$ 89,000
	25% Contingency			\$ 22,250
	Total			\$ 111,250

Article	\$ 115,000
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**Historical Narrative:
Bird Street Conservation Land
Barn Foundation**

RE: CPC Application

Benjamin Bird came to Stoughton from Dorchester in the mid-1700's, purchased the land off what is now Bird St., and immediately was involved in a proposal for the Third Precinct, now Stoughton to separate from the First Precinct, now Canton. That proposal failed. Benjamin's son, Lemuel Bird, a Stoughton Revolutionary War vet inherited the farm and lived there for more than eighty years. **During the time of the Bird ownership hundreds of yards of stone walls were built and a massive three-level barn with a large stone foundation was constructed.** Lemuel Bird was at the center of the church controversy in the 1820's, which saw the Congregational Church in Stoughton Center become Unitarian-Universalist. Later the property was sold to Teddy Connors by Bird heirs. Teddy Connors, an Irish immigrant, with the help of several of his nephews ran a dairy farm for many years, which sold milk to George Malcolm's Store, later Andy's, where the milk was bottled and some of it delivered by a young Ken Bird, Forrest Bird's cousin. Apparently, by then, the old barn had fallen or burned and Teddy Connors built a new barn on concrete foundations to the East of the house. Joanne Blomstrom was a key player in the Town purchasing the land in the 1960's, and this purchase became the cornerstone of what has become a town jewel, the Bird St. Conservation Area.

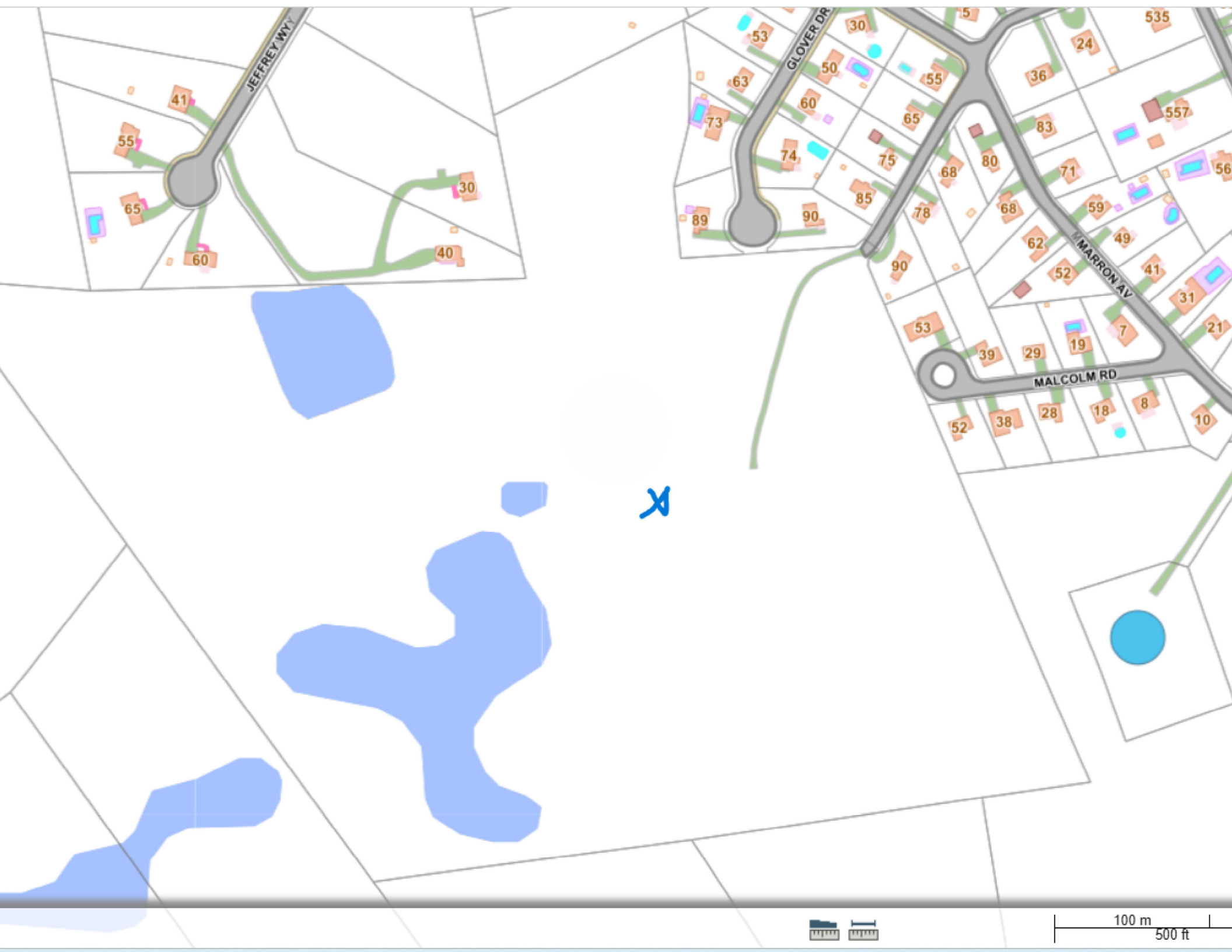
Dwight MacKerron
Stoughton Historical Society
May 29, 2025













Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

Stoughton Historical Commission

10 Pearl St. Stoughton, MA 02072

July 12, 2025

The Stoughton Historical Commission enthusiastically supports the proposal to clear out of the ancient Lemuel Bird barn cellar hole at the Bird Street Conservation Area. When this project is complete, the Historical Commission will initiate new signage to tell the public more about this historical treasure.

Dwight Mac Kerron Chairperson

May 23, 2025

Mr. Michael Barrett, Chair
Stoughton Community Preservation Committee
10 Pearl Street
Stoughton, MA 02072

RE: Conservation Commission: CPC Application
Bird Street Conservation Land
Historic Enhancements/Preservation-Foundations/Stonewalls

Dear Chairman Barrett

The Conservation Commission (Con Com) has voted to move forward with the CPC application as provided and considered the draft plan as was provided. Con Com feels this project will greatly improve the scenic value of the area. Exposing stone walls that have become overgrown along these entranceway fields will enhance the visitor experience. Improving access to farming structures (foundations) will provide visibility to the area's agricultural history.

The plan and work under this application will be done in consultation and coordination with the Historical Commission, or their designee.

We note that this proposed project fits the CPC's own "Historic Preservation" goal 4: STABILIZE AND INTERPRET ARCHEOLOGICAL RESOURCES AND DOVETAIL WITH RECREATIONAL OPPORTUNITIES.

Please consider this letter as our full support for the project and CPC application.

Best regards,

Gerald McDonald, Chair
Conservation Commission

May 14, 2025

Mr. Gerald McDonald, Chair
Stoughton Conservation Commission
10 Pearl Street
Stoughton, MA 02072

RE: Conservation Commission: CPC Application
Bird Street Conservation Land
Historic Enhancements/Preservation-Foundations/Stonewalls

Dear Chairman McDonald

The Open Space Committee (OSC) has reviewed the CPC application as provided and considered the draft plan as was provided. We value actions that enhance our existing town owned open spaces. The plan as outlined should enhance the scenic value of the area. It will also provide visibility to its agricultural history.

We also feel this proposal ties in well with our 2018 Open Space and Recreation Plan. (Section 4, F, 1-Scenic Heritage Landscapes). We also note that this proposed project fits the CPC's own "Historic Preservation" goal 4: STABILIZE AND INTERPRET ARCHEOLOGICAL RESOURCES AND DOVETAIL WITH RECREATIONAL OPPORTUNITIES.

Please consider this letter as our full support for the project and CPC application.

Best regards,

John Linehan, Chair
Open Space Committee

Article 20

School Safety & Security Measures

STOUGHTON PUBLIC SCHOOLS

31 PIERCE STREET
STOUGHTON, MA 02072
www.stoughtonschools.org

MEMORANDUM

TO: Marc Tisdelle, Assistant Town Manager

FROM: Dr. Joseph Baeta, Superintendent of Schools
Heidi Perkins, Assistant Superintendent of Finance & Operations

Cc: Stoughton School Committee

DATE: September 9, 2025

RE: **Fall Town Meeting Capital Article Request**

On behalf of the School Committee please see the proposed articles for the Fall 2025 Town Meeting below:

1. To see if the Town will raise and appropriate a sum of money for the purpose of enhancing safety and security at Stoughton Public Schools, which may include but is not limited to: the installation of fencing, traffic control gates, or any other safety or security purpose as determined by the Superintendent, and to include labor, materials, and any other incidental costs.

To fund this article, we propose to close remaining funds in the following articles and use the sum to equal the amount of the proposed article above:

School Parking Lots	A35 of the May 2024 ATM	\$ 17,455.99
HVAC Service	A13 of the November 2024 STM	\$ 4,531.05
Firewall	A30B of the May 2024 ATM	\$ 30,175.76
School Vestibules	A34 of the May 2024 ATM	\$ 54,459.90
Phone Equipment	A13 November 2024 STM	\$ <u>1,111.84</u>
Total		\$107,734.54

NOTES:

Scope of Work:

(A) Finish and install 1/2"

93 L.E.N. FT. OF 8" H GALV (M640) Chain Link

Chain Link, to include;

(2) 15' DD gates w/prop case

(1) 12 DD gate w/prop case

to include vinyl wing tip

privacy slats (color TBD - to match existing "red")

(B) Finish and install

1-346' OF 4" H GALV chain link,

to include;

(1) 4' Pedestrian gate

(1) 10' DD gate w/care handle

CUSTOMER SIGNATURE:

S

SALES ASSOCIATE:

Scott Chaiy

508 930-1978

1010 Turnpike Street

Canton, MA 02021

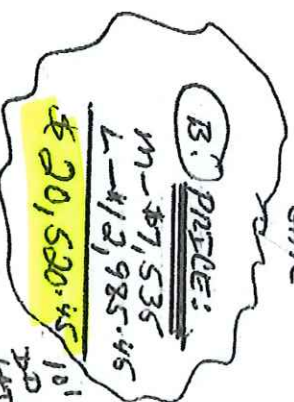
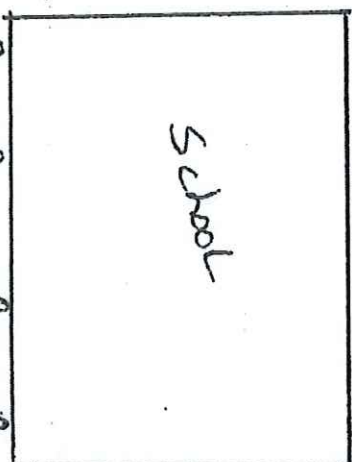
781-821-5900

toll free 800-288-1184

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Plan View (ATS)



★ Prevailing Wages Apply ★
★ NO TAX-SCHOOL EXEMPT ★

NAME: SToughton School - Drivers

ADDRESS: 131 Pine St.

CITY-STATE-ZIP: SToughton, MA. 02072

QUOTE ONLY - VALID FOR 30 CALENDAR DAYS - CONTACT OFFICE TO PROCEED WITH WORK.

DATE: 11/18/24

HOME PHONE: (508) 326-9666

CELL PHONE: -

EMAIL: D- Rego@stoughton-schools.org

CHECKLIST

- ADD'L DRAWINGS
- CAD
- STAINED
- CUSTOM COLOR
- CLEAR FENCE LINE
- ROCK / LEDGE
- TREES/STUMPS IN FENCE LINE
- FENCE ON WALL
- CORE DRILLING
- BRING COMPRESSOR
- JACK HAMMER
- ROCK DRILL
- TAKE DOWN EXISTING FENCE/STACK
- DISPOSE OF FENCE
- STEP SECTIONS
- EXTRA LONG POSTS
- RACK SECTIONS
- TOP OF FENCE LINE STRAIGHT
- CEMENT PATIO
- PAVED AREAS
- WIRE OF FENCE INSIDE
- WIRE OF FENCE OUTSIDE
- UNDERGROUND PIPE OR CABLES
- GRADES
- DIRECTION →
- ← DIRECTION
- PHOTOS
- NEED FINAL MEASUREMENTS
- SPECIAL INSTRUCTIONS