

AGENDA-amended
Rehoboth Board of Selectmen
Monday, August 23, 2021
6:00 PM Executive Session
7:00 PM Regular Session
Town Hall-Board of Selectmen's Meeting Room
148 Peck Street

6:00 PM	<i>MGL CHAPTER 30A, §21 (3) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.</i> <i>Topics: MCOP Local 208 Grievance</i>
CONSENT AGENDA	
Approval of Warrants & Minutes:	Warrants: Minutes: Executive Session: N/A Minutes: Regular Session: N/A
OPEN PUBLIC FORUM	
NEW BUSINESS	
Action 1:	<i>Vote to Approve First Amendment to Lease Agreement for Antenna Site-Industrial Tower and Wireless, LLC at 46 Martin Street-See attached for details</i>
Action 2:	<i>Vote to Adopt "Order of Taking" for Temporary and/or Permanent Easements for Reed Street Bridge Project-See attached for details</i>
Action 3:	<i>Vote to Approve Lisa Dias-Cabral-Temporary Tax Collector/Treasurer to be added to the DLS Gateway</i>
Action 4:	<i>Vote to Ratify Approval of Quote for Comm-Tract for Fiber Optic Networking for 340 Anawan Street-See attached for details</i>
Action 5:	<i>7:30PM Public Pole Hearing for National Grid on Pond Street Pole # 5090-84-See attached for details</i>
Action 6:	<i>Vote to Appoint Gerald Schwall as Temporary/Part-Time Director of Finance-See attached for details</i>
Action 7:	<i>7:45 PM Public Pole Hearing for National Grid on Summer Street Pole # 2871-1-84-See attached for details</i>
Action 8:	<i>Vote to Close Fall Special Town Meeting Warrant</i>
Action 9:	<i>Discussion Re: Fall Special Town Meeting, with possible action taken</i>
OLD BUSINESS	
ANNOUNCEMENTS	
OTHER BUSINESS	<i>Any other business which may come before the Board</i>
BOS REPORTS	
EXECUTIVE SESSION-	MGL CHAPTER 30A, §21.
ADJOURNMENT	

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ADJOURNMENT	

8/23/21

7:00 PM Call to Order – Open with Pledge of Allegiance to the Flag

WARRANTS:

Warrant approval:

MINUTES: Regular Minutes: N/A
Executive Minutes: N/A

Announcements:

The Next Selectmen's Meeting will be held on Monday, August 30 at 7 PM at Town Hall.

TOWN ADMINISTRATOR'S REPORT

CINDY IF YOU HAVE ANYTHING TO ADD LIST IT HERE

Reminders:

The Treasurer's office is looking for a Temporary-Part-time Payroll/Office Clerk. We have received 2 applications so far.

Transfer Station is still looking for two Part-Time Monitors and Manager's Position

Highway Dept is looking for a Part-Time Seasonal Worker

Facilities Maintenance Supervisor is looking for a Full-Time Maintenance Technician

For more details, please visit the town website under "Employment Opportunities" and all interested applicants, please send in your application to the Board of Selectmen's office. Thank you.

OPEN PUBLIC FORUM:

8/23/21

NEW BUSINESS:

Action Item (1): Vote to Approve First Amendment to Lease Agreement for Antenna Site-Industrial Tower and Wireless, LLC at 46 Martin Street-See attached for details

Background: (Jim can speak to this) The Interim Town Administrator, Selectman Muri, and the IT Director have worked many months on this agreement with Industrial Tower. As these agreements were first established over 15 years ago, there were some modifications that had to be done. The changes that were made were based on a consultant's input from a few years ago to increase certain co-locaters to agree with the ongoing market. Starting in February 2022, the rent being paid to the town will increase from 2% to 3%, as well. Industrial Tower has been paying the town on a month-to-month basis since this agreement expired in 2019. This First Amendment will expire on February 1, 2034. At that point the Town will have to decide if they will like to put out a RFP for this location since the complete term of 30 years will have been reached at that point.

Motion: Vote to Approve and sign the First Amendment to Lease Agreement for Antenna Site with Industrial Tower and Wireless, LLC at 46 Martin Street.

Moved:		Second:		Vote:	
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Discussion:

FIRST AMENDMENT TO LEASE AGREEMENT FOR ANTENNA SITE

BETWEEN

INDUSTRIAL TOWER AND WIRELESS, LLC

AND

THE TOWN OF REHOBOTH, MA

This **First Amendment** (“**First Amendment**”), made and entered into as of this ____ day of _____, 2021, by and between Industrial Tower and Wireless, LLC, successor in interest to Industrial Communications and Electronics, Inc., with an address at 40 Lone Street, Marshfield, Massachusetts 02050 (“**LESSEE**”), and The Town of Rehoboth, MA with an address at 148R Peck Street, Rehoboth, MA (“**LESSOR**”).

WITNESSETH

WHEREAS, LESSEE entered into a certain ground lease dated January 21, 2003, with LESSOR, for certain real property located at 46 Martin St, Rehoboth, MA (the “Lease” or “Agreement”) and the term of said Lease began on its commencement date of February 1, 2004;

WHEREAS, LESSEE has continued making payments to LESSOR under the Lease, most recently on June 2, 2021 in the amount of \$2,730.66; and

WHEREAS, LESSEE and LESSOR desire to amend and modify certain terms and conditions of the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. This First Amendment shall extend the Lease until February 1, 2034.
2. Article 2 of the Agreement shall be amended to allow for an extension term until February 1, 2034.

Notwithstanding the foregoing, there shall be no further renewals of the Lease, and the Lease term, at most, shall run until February 1, 2034.

By signing this First Amendment, the LESSOR hereby agrees to renew the Lease until February 1, 2034.

3. Article 3, Section A of the Agreement shall be amended to change the annual rent increase from two (2) percent to three (3) percent.

For further clarification the following sentences are struck: “The annual rent shall increase during each subsequent year of the Lease term by Two (2%) Percent (rounded to the nearest whole dollar amount) over the yearly rent for the previous year; and the monthly rent payments shall be increased accordingly. (For example, the annual rent for the second year of the Lease term shall be Eighteen Thousand Three Hundred Sixty (\$18,360.00) Dollars; the yearly rent for the third year of the Lease term shall be Eighteen Thousand Seven Hundred Twenty-Seven (\$18,727.00) Dollars; the yearly rent for the fourth year of the Lease term shall be Nineteen Thousand One Hundred Two (\$19,102.00) Dollars.)” and replaced with:

“The annual rent shall increase during each subsequent year of the Lease term by Three (3%) Percent (rounded to the nearest whole dollar amount) over the yearly rent for the previous year; and the monthly rent payments shall be increased accordingly.”

This 3% annual rent increase shall take affect starting on the next annual term beginning January 21, 2022, and continue for the remainder of the Lease.

4. Article 3, Section B of the Agreement shall be amended as follows:

Strike “10% of the gross compensation for the second and third co-locating carriers;

15% of the gross compensation for the fourth co-locating carrier;

20% of the gross compensation for the fifth and sixth co-locating carriers.”

and replace with: “15% of the gross compensation on the second and third co-locating carriers; 20% of the gross compensation for the fourth co-locating carrier; and 25% of the gross compensation for all subsequent co-locating carriers.”.

5. Article 5, Section A of the agreement shall be amended to allow the LESSOR to put a minimum of 3 antenna at the LESSOR’s provided elevation so long as such do not interfere with the operations of previously located carriers on the tower.
6. The LESSEE shall provide a breakdown of monthly payments received by the LESSEE for each tenant the LESSEE may have on the premises and notify the LESSOR of any changes to existing rental agreements with tenants or new agreements with existing or new tenants.
7. In all other aspects, the Agreement, as amended by the terms hereof, is hereby ratified and confirmed and shall remain in full force and effect.

THE REST OF THIS PAGE IS LEFT BLANK INTENIONALLY

IN WITNESS WHEREOF, LESSOR and LESSEE have duly executed this First Amendment to Lease Agreement the day and year first written above.

LESSEE: INDUSTRIAL TOWER AND WIRELESS, LLC

BY: _____
Michael J. Umano
President

Date: _____

LESSOR: THE TOWN OF REHOBOTH, MA

BY: Its Board of Selectmen

Date: _____

NEW BUSINESS:

Action Item (2): Vote to Adopt “Order of Taking” for Temporary and/or Permanent Easements for Reed Street Bridge Project-See attached for details

Background: At the Annual Town Meeting in May there was an Article in the Warrant pertaining to the Reed Street Bridge Project to appraise the properties in that area for either Temporary and/or permanent taking. The Highway Superintendent, his Administrative Aide, the Interim Town Administrator and Town Counsel along MassDOT have been working together on the next phase of the project. After the appraisals were done on the properties that will be affected by this project, 3 land owners were notified of either temporary land taking, permanent land taking or both. A letter was sent to the BOS from Mr. & Mrs. Perez that they were not satisfied with the process or the appraisal for their property.

Motion Pursuant to the authority granted by G.L. c. 79, the Board of Selectmen has voted to:

Adopt the Order of Taking as approved by Article 20 at the May 11, 2021 Town Meeting, by eminent domain of interests in land consisting of three (3) permanent easements and one (1) temporary easement, all included and depicted on a plan entitled “Massachusetts Department of Transportation, Reed Street Over Palmer River Bridge, said plan prepared by Lamson Engineering Corp., and dated July 17, 2021 and recorded herewith (the “Plan”). The purpose of the Order of Taking will be to secure necessary construction, maintenance and roadway easements associated with a roadway, utility and bridge improvement project in the vicinity of Palmer River Bridge, Rehoboth, Massachusetts, including the construction and maintenance of roadway, utility and maintenance easements.

The specific easements, as shown on the Plan, and the ownership interests associated therewith are identified as follows:

- I. **Two Permanent Easement identified on the Plan as PE-4 and PE-5, said easements located on Reed Street and containing approximately 521 square feet in total. The Board of Selectmen has moved to award damages in the amount of \$700.00 for said easement.**
Property held by Bristol and Warren Water Works;
Bristol Registry of Deeds: Book 10329, Page 290

- II. **A Public Utility Easement identified on the Plan as PUE-2, containing approximately 624 square feet, a temporary Easement identified on the Plan as TE-3, containing approximately 124 square feet, and a Temporary Easement identified on the Plan as TE-6, containing approximately 112 square feet, said easements located on Reed Street. The Board of Selectmen has moved to award damages in the amount of \$7,700.00 for said easements**
Property held by Ruben W. Perez Jr. and Kim E. Perez;
Bristol Registry of Deeds: Book 7387, Page 0230

III. Public Utility Easement identified on the Plan as PUE-1, said easement located on Reed Street, containing approximately 423 square feet. The Board of Selectmen has moved to award damages in the amount of \$1,200.00 for said easement
Property held by Kyle Seyboth;
Bristol Registry of Deeds: Book 26067, Page 108
With mortgagees:
People's United Bank, National Association
Bristol Registry of Deeds: Book 26067, Page 110

Moved:		Second:		Vote:	
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Discussion:

Town of Rehoboth
Commonwealth of Massachusetts

Board of Selectmen

DECISION of the Board of Selectmen and ORDER OF TAKING

Eminent Domain Taking of Easements and Fee interests for roadway construction on Reed Street in the vicinity of the Palmer River Bridge

Board of Selectmen meeting date: August 23, 2021

Member	In Favor	Opposed	Abstained	Not Present
Vadnais	—	—	—	—
Perry	—	—	—	—
Deignan	—	—	—	—
Muri	—	—	—	—
Solas	—	—	—	—

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_____, Chair
Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this ____ day of _____, 2021, before me, the undersigned notary public, personally appeared the above-named _____, in his capacity as Chair of the Rehoboth Board of Selectmen, as aforesaid, who proved to me through satisfactory evidence of identification, being (check whichever applies): drivers' licenses or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatories, or my own personal knowledge of the identity of the above signatories, to be the person whose name is signed on the above document, and acknowledged to me that she signed it voluntarily for its stated purpose.

_____, Notary Public
My Commission Expires:

DATE	DESCRIPTION	SHEET TOTAL
10/1/2011	PROJECT FILE NO. 1011011	1 / 2

PARCEL SUMMARY

PARCEL NO.	PLAN SHEET NO.	TITLE HOLDER	TITLE REFERENCE		CITY	STATE	ACRES (±)		TAXER	TAXES REMAINING	TAXES PROPERTY # (±)	REMARKS
			BOOK	PAGE			PERM.	TEMP.				
PUE-1	2	KYLE SEIBOTH	20067	108	*	*	PERM.	423	*	*	87,120	PERMANENT EASEMENT FOR UPL #2809 AND OVERHEAD WIRES RELOCATION.
PUE-2	2	RUBEN W. PEREZ, JR. & KIM E. PEREZ	7387	220	*	*	PERM.	824	*	*	82,784	814 SF FOR PERMANENT EASEMENT FOR UPL #2809 AND OVERHEAD WIRES RELOCATION. 10 SF FOR PERMANENT EASEMENT FOR HIGHWAY GUARDRAIL END.
PE-3	2	RUBEN W. PEREZ, JR. & KIM E. PEREZ	7387	230	*	*	PERM.	112	*	*	82,784	PERMANENT EASEMENT FOR SEDIMENT FOREBAY
PE-4	2	BRISTOL COUNTY WATER CO	660	549	*	*	PERM.	148	*	*	220,314	PERMANENT EASEMENT FOR SEDIMENT FOREBAY
PE-5	2	BRISTOL COUNTY WATER CO	660	549	*	*	PERM.	373	*	*	220,314	PERMANENT EASEMENT FOR EMBANKMENT SLOPE GRADING
TE-6	2	RUBEN W. PEREZ, JR. & KIM E. PEREZ	7387	230	*	*	TEMP.	124	*	*	82,784	TEMPORARY EASEMENT FOR BRIDGE INSTALLATION AT THE SOUTHEAST CORNER OF THE BRIDGE

LEGEND

PARCEL NO.	IDENTIFICATION	COORDINATES			
		A	B	C	D
PUE-1		N 2755448.8088 E 718853.8727	N 2755445.6490 E 718859.5488	N 2755503.5105 E 718882.3911	N 2755500.4146 E 718868.3624
PUE-2		N 2755503.5105 E 718882.3911	N 2755500.4146 E 718888.3624	N 2755570.5019 E 718713.8577	N 2755586.4650 E 718732.0886
PE-3		N 2755586.4650 E 718732.0886	N 2755583.8113 E 718708.7030	N 2755583.8113 E 718722.5703	N 2755589.0251 E 718774.4028
PE-4		N 2755525.4044 E 718855.0313	N 2755522.0096 E 718813.3482	N 2755548.8088 E 718816.8454	N 2755553.8817 E 718829.8162
PE-5		N 2755708.4650 E 718701.1036	N 2757923.1118 E 718712.7185	N 275937.3459 E 718714.3453	N 2759734.1807 E 718723.8377
TE-6		N 2755584.5635 E 718741.8857	N 2755581.5874 E 718751.4336	N 2758992.7188 E 718745.7883	N 2755596.6897 E 718756.5527

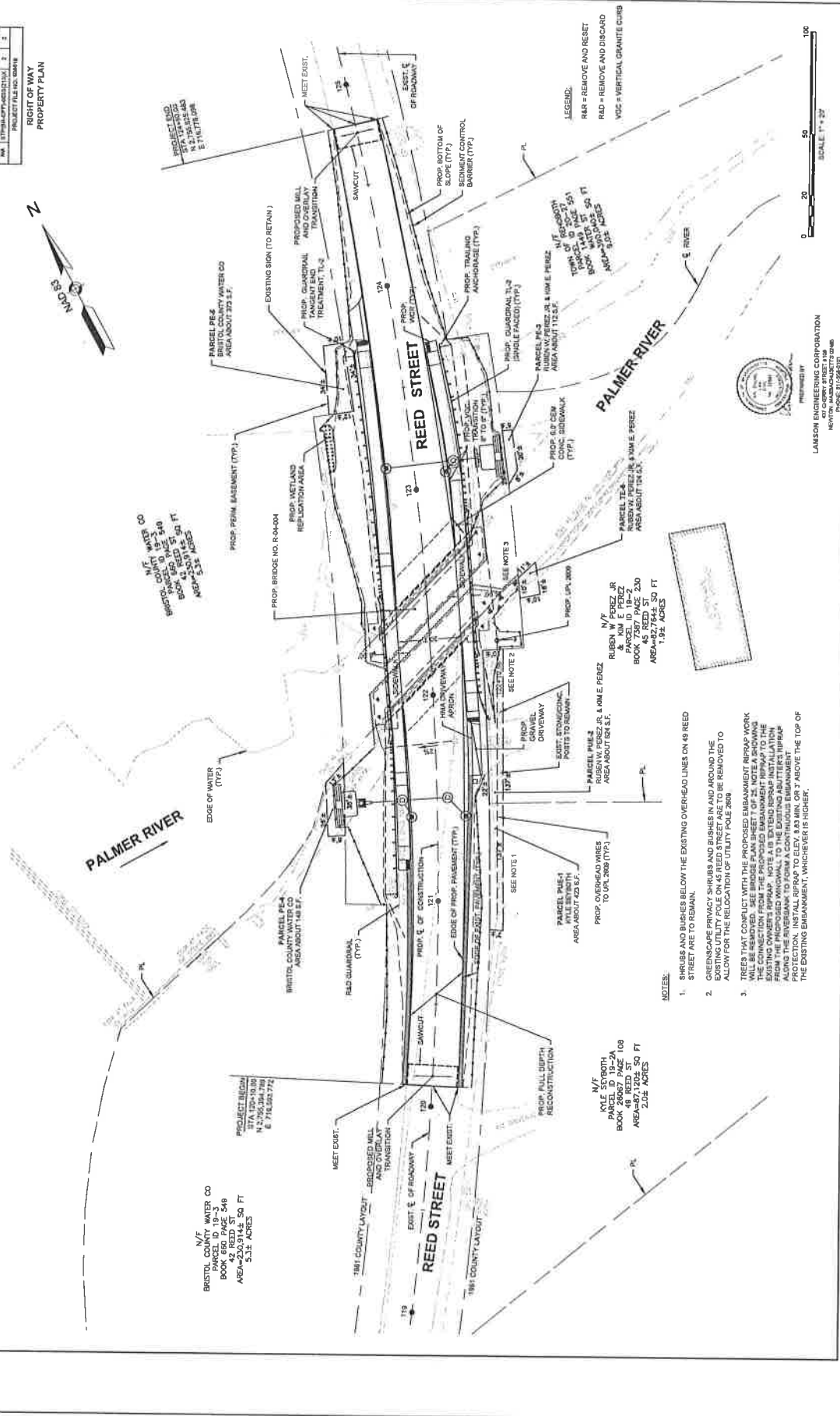


PREPARED BY
 LANKTON ENGINEERING CORPORATION
 407 GERRY STREET, 5TH FLOOR
 NEWTON, MASSACHUSETTS 02459
 PHONE: 617-552-1311

**ROBOROTH
REED STREET
OVER PALMER RIVER
RIGHT OF WAY
PROPERTY PLAN**

DATE	BY	REVISION
11/11/10	MM	1
11/11/10	MM	2
11/11/10	MM	3

PROJECT FILE NO. 000015



LEGEND:
 RMR = REMOVE AND RESET
 RAD = REMOVE AND DISCARD
 VDC = VERTICAL GRANITE CURB



LAMSON ENGINEERING CORPORATION
 100 GERRY STREET, SUITE 100
 ROLLAND, NH 03070
 PHONE 603-929-2700

NOTES:

1. SHRUBS AND BUSHES BELOW THE EXISTING OVERHEAD LINES ON 48 REED STREET ARE TO REMAIN.
2. GREENHOUSE GRASSY ENCLOSURE AND BUSHES IN AND AROUND THE EXISTING UTILITY POLE ON 48 REED STREET ARE TO BE REMOVED TO ALLOW FOR THE RELOCATION OF UTILITY POLE 2008.
3. TREES THAT CONFLICT WITH THE PROPOSED EMBANKMENT IMPROVEMENT WORK WILL BE REMOVED. SEE BRIDGE PLAN SHEET OF 25. NOTE SHOWING EXISTING TREES FROM THE PROPOSED EMBANKMENT IMPROVEMENT TO THE EXISTING EMBANKMENT. THE EXISTING EMBANKMENT IS TO BE REMOVED FROM THE PROPOSED OVERWALL TO THE EXISTING ABUTTERS IMPROVEMENT ALONG THE RIVERSHANK TO FORM A CONTIGUOUS EMBANKMENT. THE EXISTING EMBANKMENT, WHICH IS HIGHER, IS TO REMAIN ABOVE THE TOP OF THE EXISTING EMBANKMENT, WHICH IS HIGHER.

N/F
 BRISTOL COUNTY WATER CO
 PARCEL ID 19-3
 BOOK 35-27 PAGE 348
 4.8 REED ST
 AREA=20,914.5 SQ FT
 5.33 ACRES

N/F
 KYLE SCRIBOTH
 PARCEL ID 18-2
 BOOK 45-97 PAGE 230
 48 REED ST
 AREA=97,120.5 SQ FT
 2.23 ACRES

N/F
 RUBEN W PEREZ JR
 PARCEL ID 18-2
 BOOK 45-97 PAGE 230
 AREA=82,784.5 SQ FT
 1.92 ACRES

N/F WATER CO
 BRISTOL COUNTY 19-3
 PARCEL ID 19-3
 BOOK 35-27 PAGE 348
 4.8 REED ST
 AREA=20,914.5 SQ FT
 5.33 ACRES

PALMER RIVER

REED STREET

PALMER RIVER

REED STREET

July 13, 2021

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Rehoboth Mass Board of Selectmen

Chairman Frederick (Skip) Vadnais, Jr.
Vice Chairman-Dave Perry, Jr.
Selectmen George Solas and Selectman Michael Deignan

Mass DOT Project #608618

Dear Selectmen,

We are replying to the letter highway department office administrator sent us on July 27th, 2021 regarding an offer of \$7700.00 for the value your appraiser set on several easements needed according to the engineers on this project. As the most affected party regarding these repairs, it has been difficult to know or understand exactly what will be done, especially on our property.

As longtime Rehoboth residents, we expected better communication and plans set forth. Until recently, last we heard of this project was a year before the 2020 pandemic.

So, from what we gather the amount of square footage you are proposing to compensate us for, towards temporary easement, public utility easement, and public permanent easement according to the letter sent to us, comes to 860 square feet. The area in question is actually larger than that. From our calculations it comes to the square footage of 1,736 square feet, basically a footprint of a good size house.

Area in permanent easement:

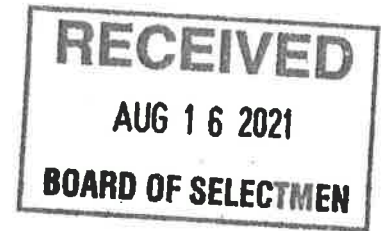
137 x 10=1370 feet

26 x 8 = 206 feet

Area in temporary easement:

10 x 16 = 160 feet

Total easement 1,736 Sq Ft



Copy of letter from
Highway attached
with appraisal info.
for your review.

The letter also misses to address the removal of several trees on our property that offer us much enjoyment and protection. These trees are vital privacy trees, along with creating a buffer from the sound of speeding vehicles passing our house. There's a Sugar Maple tree, 45 foot by 60 inches measured at 4 1/2 feet from the ground that has considerable value. None of this was addressed on the offer sent to us by the Highway Department.

We have included with this letter of appeal for additional compensation, an estimate made by longtime and respected Tree Experts who sent a certified Arborist for the estimate. His assessment on the basic value of this tree alone is \$8000-\$10,000.

We didn't ask for what the value of the other 6 or so trees that will be also removed, but did ask what the cost would be to replace their privacy and sound barrier ability. The appraiser disclosed that it would be impossible to replace any of the trees since their maturity. No nursery would have trees that large, and the best we could do would be to place Arborvites in their place.

His responsePlant eight (8) (6'-8' Arborvites) along top embankment, to replace privacy and sound barrier — \$3,980.00

Honorable Selectmen, the bottom line comes to this. In the first meeting held by the town, we were promised to be updated with changes, plans, and information regarding this project— never happened. Regardless, we hope to amicably work with the town, and allow the purchase of the easements needed for the project to continue. However we also wish to be compensated for the loss of value on our property by the removal of the vital privacy trees, especially a Sugar Maple shade tree that not only offers shade, protection, but aesthetics, and the replacement of some of the privacy we are losing. And lastly, the loss of value, from the loss of land that will be held in easement, permanent or temporary.

I appeal to you all, to raise the town's offer to a more acceptable number. Put yourself in our place, what if you had this on your plate. Again, we will like to amicably work with the town, and move forward.

Thank you for your time, please be in touch if you have questions, or other information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ruben & Kim Perez". The signature is written in black ink and is positioned above the printed name.

Ruben & Kim Perez
Reed St.

CC
Stacy L Vilao, Highway Dept.

Estimate Enclosed



North-Eastern Tree Service, Inc.

1000 Pontiac Avenue Office: 401-941-7204
 Cranston, RI 02920 Fax: 401-941-7271
office@northeasterntree.com www.northeasterntree.com

PROPOSAL

Page 1

Proposal #: 156860

Proposal Date: 8/11/2021
 Customer #: 25421
 SalesRep: JOHN

Mr. Ruben Perez
 45 Reed Street
 Rehoboth, MA 02769

Item#	Description of Services	Quantity	Item Amount
1	Tree Service Tree evaluation: - Of one (1) large Sugar Maple, several Mulberry trees and one (1) smaller Maple - The worth/value of these trees is ranging from \$8,000-\$10,000, when considering not just the privacy they offer, but also the sound barrier they provide. In addition, once the trees are removed, erosion of embankment is inevitable.		0.00

Proposal SubTotal: 0.00
 Discount Amount: 0.00
 State Taxes: 0.00
Proposal Total: \$0.00
 Required Deposit: 0.00

Proposal Accepted By _____

Date: _____

Confirmation above indicates authorization to proceed with the above described work.

Payment is expected upon completion or according to pre-arranged terms. If not paid within thirty (30) days from due date, 1.5% monthly service charges, collection and/or reasonable attorney fees will be charged to the account. Thank you.

HIGHWAY DEPARTMENT
345 ANAWAN STREET, REHOBOTH MA 02769
Tel: (508) 252-3912 – Fax: (508) 252-3421
mcostello@town.rehoboth.ma.us

NOTICE OF OFFER AND TAKING
Reed Street Bridge over Palmer River
Reed Street, Rehoboth, MA 02769: Easement PUE-1

July 16, 2021

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ruben W. Perez Jr. & Kim E. Perez
45 Reed Street
Rehoboth, MA, 02769

Mass DOT Project #608618
Address: Reed Street

Dear Mr. & Ms. Perez Jr.,

As you have been previously notified, the Town of Rehoboth (the “Town”) is undertaking a project that will repair and approve the Reed Street Bridge over the Palmer River (the “Project”). To complete the Project, the Town is required to acquire temporary and permanent easements. The Town seeking donation of these easements, or in the alternative will be taking the same.


Public records indicate you are the owner of a parcel of land on which the Town intends to obtain a temporary & permanent easement as part of the Project. That easement is identified as Map: 19 Lot 2 on a plan of land enclosed herewith and contains approximately 82,764 square feet. We are offering \$7,700.00 for the purchase of the easement, said amount being ascertained by a professional appraisal, a copy of which is also enclosed herewith.

On behalf of the Town, I hereby offer you, as owner of the above-described property, the sum of \$7,700.00, which is the full appraised value of the easement, as set forth in the enclosed appraisal. By virtue of this Notice, the Town is hereby providing you with thirty (30) days within which to consider this offer, as required by law. During that time period, you may contact Michael Costello at 508-252-3912 to ask any questions regarding this matter. During this time, you may also present any information that you feel would be relevant to the valuation of the easement or any other relevant aspect of this matter. For additional information, please also see the *Federal Aid Acquisition Guide for Property Owners*, a copy of which is also enclosed with this Notice. Should you be willing to donate or the easement or provide a deed in exchange for the above-described sum, the Town will prepare the necessary documents for your execution.

If you choose not to voluntarily provide a deed for your property, either by way of a donation or in exchange for the above-described appraised value, the Town will exercise its authority to take the easements pursuant to its eminent domain authority. To this end, the Board of Selectmen, pursuant to G.L. c. 79, hereby provides notice that it will hold a duly posted public meeting, meeting on August 30, 2021, at 7:00 p.m. at Town Offices, 148 Peck Street, Rehoboth, MA at which a taking of the easement will be considered and acted upon.

If you have any questions concerning this matter, please contact me at 508-252-3912.

Sincerely,


Stacy I. Vilao
Office Administrator
Highway Department

JUST COMPENSATION SUMMARY REPORT

Information included in this Summary Report is provided to the owner of real property who has interests in property acquired or to be acquired and shows (as required by Title III, Section 301 (3) of Public Law 91-646 "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970") the basis for the amount established as just compensation.

City/Town: Rehoboth, Massachusetts

Project: Reed Street over Palmer River

Owner: Ruben W. Perez Jr. & Kim E. Perez

Property Location: 45 Reed Street , Rehoboth, MA 02769

Mailing Address: 45 Reed Street , Rehoboth, MA 02769

Project File #: 608618

Assessor's Identification: Map: 19 Lot: 2

Property Description: The property is improved with a single family residence containing 2, 464 square feet of gross living area constructed circa 1995 with a total land area of 82,764 square feet.

PARCEL NO.(S)	AREA(S) - SQUARE FEET	INTEREST(S) ACQUIRED
TE-3	124	Temporary Easement
PUE-2	624	Public Utility Easement
PE-3	112	Public Easement Permanent

JUST COMPENSATION SUMMARY REPORT

- (1) Separately held interest in the real property not being acquired in whole or in part (if applicable): **Not applicable**
- (2) Buildings, structures and other improvements, including fixtures, trade fixtures, and removable equipment in the building, which are considered to be part of the real property for which the offer of Just Compensation is made: **Not applicable**
- (3) Real property improvements, including fixtures not owned by the owner of the land (if none, so state): **Not applicable**
- (4) Types, and approximate quantity, of personal property located on the premises that is not being acquired, where the owner and/or tenant(s) are eligible for a Relocation Payment to relocate the personal property located on the premises being acquired (if not eligible, so state): **Not eligible**
- (5) The Client's determination of Just Compensation is based on the following:
 - (A) The Market Value of the property – the specific impacted area.
 - (B) Just Compensation is not less than the approved appraisal of land damages, based on the interest acquired.
 - (C) Just Compensation disregards any decrease or increase in the Market Value of the property prior to acquisition caused by the project for which the property is being acquired.
 - (D) In the case of separately held interests in the real property, the apportionment of the total Just Compensation for each of those interests has been considered, however it is beyond the scope of the assignment to allocate any of the damages based on these interests. Damages based on the totality of the taking only.
- (6) Estimate of value: **\$7,700**
- (7) Damages to the remaining real property: (if none, so state) **None**
- (8) Final estimate of value: **\$7,700**
- (9) The amount of Just Compensation has been established through the use of acceptable principle applicable to the appraisal of real estate, by considering the three (3) approaches to value, namely the Cost Approach, the Sales Comparison Approach, and the Income Approach, as applicable.

REVIEW APPRAISAL REPORT

Ruben W. Perez Jr. & Kim E. Perez
45 REED STREET
REHOBOTH, MASSACHUSETTS 02769

Prepared For: Town of Rehoboth

Prepared By: Appraisal & Advisory Consultants
P.O. Box 708
Marshfield, MA 02050
Donald S. Welinsky, MAI - MA Cert General R.E. Appraiser #877

City/Town: Rehoboth, Massachusetts

Project: Reed Street over Palmer River

Owner: Ruben W. Perez Jr. & Kim E. P

Property Location: 45 Reed Street , Rehoboth, MA C

Mailing Address: 45 Reed Street , Rehoboth, MA C

Project File #: 608618

This is the
Appraisal that was
done for M/M Perez.
It goes along w/
their Complaint letter
to the BOS

PARCEL NO.(S)	AREA(S) - SQUARE FEET	INTEREST(S) ACQUIRED
TE-3	124	Temporary Easement
PUE-2	624	Public Utility Easement
PE-3	112	Public Easement Permanent

CITY/TOWN: Rehoboth
 OWNER: Ruben W. Perez Jr. & Kim E. Perez
 PROJECT NO.: 608618
 PROJECT: Reed Street over Palmer River

PARCEL NO.(S): TE-3, PUE-2, PE-3

REVIEW APPRAISER'S CHECKLIST

APPRAISER: Robert R. Platt FIELD REVIEWED: Yes X No
 TYPE OF TAKING: Permanent & Temporary Easements

Compliance		CHECKLIST
Yes	No	
x		1. Owner's name, owner's mailing address, address of property
x		2. Project number, Layout number, Federal Aid Project Number (if applicable)
x		3. Letter of transmittal, dated & signed (fee only)
x		4. Purpose of appraisal, Property rights appraised, Extraordinary Assumptions/Hypothetical Cond.
x		5. Estimated exposure time, Definition of Market Value, Scope of work, Effective date
x		6. Description of location & neighborhood & neighborhood influence, Overview of project
x		7. Grantor, Title Abstract, Utilities, Zoning incl. all information, Assessment, 5-Year sales history
x		8. Photographs properly identified, date taken, & by whom
x		9. Plan showing all parcels to be acquired
x		10. Description of entire property, Floor plans of structures: dimensions & areas (if applicable)
x		11. Highest & Best Use of property at time of taking
x		12. Land Valuation – Comparable sales Analysis
x		a. Comparable sales data form with detailed information, photo, sketch
x		b. Narrative analysis of sale
x		c. Explanation of adjustments
x		d. Map or sketch showing location of sales
N/A		13. Valuation with improvements - Comparable Sales Analysis
		a. Comparable sales data form with detailed information, photo, sketch
		b. Narrative analysis of sale
		c. Explanation of adjustments
		d. Map or sketch showing location of sales
x		14. Description of parcels to be acquired, Work in lieu of damages
x		15. Description of remaining property:
x		i. Effect of layout & construction on remainder
x		ii. Highest and best use after the taking

CITY/TOWN: Rehoboth
 OWNER: Ruben W. Perez Jr. & Kim E. Perez
 PROJECT NO.: 608618
 PROJECT: Reed Street over Palmer River

PARCEL NO.(S): TE-3, PUE-2, PE-3

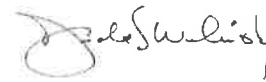
Compliance		CHECKLIST
Yes	No	
x		iii. Special benefits to remainder, if any, justify
x		16. Analysis of Value; Correlation & Final Estimate of Damages
x		17. Appraisers Certification Statement, Assumptions & Limiting Conditions
x		18. Subject Property Deed
N/A		19. List of non-compensable (personal) property (if applicable)
N/A		20. Economic Rental, for Property Management purposes (if applicable)
x		21. Appraiser Contact Letter w/return receipt, Appraiser Affidavit properly filled out
x		22. Allocation of Damages
x		23. Mathematics (Office Checker)

FINAL DETERMINATION OF DAMAGES

Date:	June 19, 2021 Value Date	Appraiser	Reviewer
<input checked="" type="checkbox"/>	Recommended - Accepted & Approved as basis for the establishment of the amount believed to be just compensation.	Value Before Value After Estimate of Value	N/A N/A \$7,700

Accepted - Meets all requirements, but not selected as recommended.

Date: July 15, 2021



Donald S. Welinsky, MAI
 MA Certified Gen. Appraiser No. 877

CITY/TOWN: Rehoboth
OWNER: Ruben W. Perez Jr. & Kim E. Perez
PROJECT NO.: 608618
PROJECT: Reed Street over Palmer River

PARCEL NO.(S): TE-3, PUE-2, PE-3

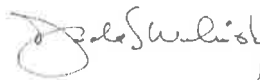
STATEMENT OF THE REVIEW APPRAISER

I, Donald S. Welinsky, MAI, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$7,700** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Robert R. Platt as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated "July 17, 2021" by Lamson Engineering Corporation entitled "Final Row".
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
 - (x) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
 - (x) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: July 15, 2021

Review Appraiser:



Donald S. Welinsky, MAI
MA Certified Gen. Appraiser No. 877

CITY/TOWN: Rehoboth
OWNER: Ruben W. Perez Jr. & Kim E. Perez
PROJECT NO.: 608618
PROJECT: Reed Street over Palmer River

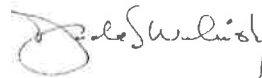
PARCEL NO.(S): TE-3, PUE-2, PE-3

**MASSDOT – HIGHWAY DIVISION, RIGHT OF WAY BUREAU
REVIEWING APPRAISER'S COMMENTS AND ESTIMATE**

Scope of Review: The purpose of this appraisal review is to assist MassDOT in its determination of just compensation for the property rights conveyed through the proposed acquisition of Takings & Easements by furnishing an opinion of market value of the subject property as of the effective date of appraisal. The scope of this assignment consisted of: Initially checked the report for mathematical accuracy, easement description and size of the proposed easement area and requesting modification from the appraiser as required. Individually confirming the proposed easement(s) identification with master list provided by the Project Engineer and requesting modifications as required. Site inspection of the project and individual takings. Confirmation of the market sales based on recorded documents and MLS data base. Examination of the methodology employed to value the proposed encumbrances as consistent with acceptable practice and request modifications as required. Tabulate results, round values by convention, and express minor values predicated on a nominal value if appropriate.

- The subject property is located at 45 Reed Street , Rehoboth, MA 02769.
- The subject property is situated within the General Business Zoning District in Rehoboth.
- The effective date of value for appraisal report under review is June 19, 2021.
- There were no Extraordinary assumptions or Hypothetical conditions necessary in the review assignment.
- Since Town of Rehoboth and/or MassDOT has no 21E studies on this land, the site is appraised as environmentally clean.

FINAL ESTIMATE OF DAMAGES: \$7,700



Donald S. Welinsky, MAI
MA Certified Gen. Appraiser No. 877

CITY/TOWN: Rehoboth
OWNER: Ruben W. Perez Jr. & Kim E. Perez
PROJECT NO.: 608618
PROJECT: Reed Street over Palmer River

PARCEL NO.(S): TE-3, PUE-2, PE-3

ASSUMPTIONS & LIMITING CONDITIONS

- (1) This appraisal review 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.
- (2) 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.
- (3) No survey of the property has been made by the appraisers and no responsibility is assumed in connection with such matters.
- (4) 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.
- (5) Information furnished by others is assumed to be true, factually correct and reliable. A reasonable effort has been made to verify such information but no responsibility for its accuracy is assumed by the Appraisers.
- (6) All mortgages, liens, encumbrances, and leases have been disregarded unless so specified within this report. The property is appraised as though under responsible ownership and competent management.
- (7) It is assumed in this report that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.
- (8) 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.
- (9) It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless a non-conformity has been stated, defined and considered in the appraisal report.
- (10) 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.
- (11) It is assumed that the utilization of the land is within the boundaries or property lines of the property described and there is no encroachment or trespassing unless noted within this report.
- (12) 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 have an effect on the value of the property. The appraiser urges the client to retain an expert in the field, if desired.

CITY/TOWN: Rehoboth
OWNER: Ruben W. Perez Jr. & Kim E. Perez
PROJECT NO.: 608618
PROJECT: Reed Street over Palmer River

PARCEL NO.(S): TE-3, PUE-2, PE-3

- (13) 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.
- (14) 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.
- (15) 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.
- (16) 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.
- (17) 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.
- (18) The 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. Please note, however, that the appraiser has not conducted field measurements of the comparable sale property.
- (19) This APPRAISAL REVIEW REPORT has been prepared at the request of the client. This appraisal is an "Appraisal Review Report" per the Appraisal Standards Board.
- (20) I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.
- (21) That any decrease or increase in the market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

CITY/TOWN: Rehoboth
OWNER: Ruben W. Perez Jr. & Kim E. Perez
PROJECT NO.: 608618
PROJECT: Reed Street over Palmer River

PARCEL NO.(S): TE-3, PUE-2, PE-3

UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE CERTIFICATION

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

The facts and data reported by the review appraiser and used in the review process are true and correct.

The analyses, opinions, and conclusions of this review report are limited only by the Assumptions and Limiting Conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report.

My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

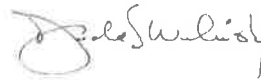
My analyses, opinions, and conclusions were developed and this review report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, 49 CFR 24.104, and MassDOT requirements, regulations and procedures.

I did personally inspect the exterior of the subject property and the general environs.

No one provided significant professional assistance to the person signing this review report.

The report under review contains adequate relevant data to arrive at an estimate of value. Adjustments to the data appear proper and reasonable. The methods and techniques used in the appraisal are consistent with proper appraisal practices. The analyses, opinions, and conclusions are appropriate and reasonable.

In my opinion, this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Massachusetts State Law and any laws, policies, regulations and procedures applicable to appraisal of right-of-way for such purposes in the Commonwealth of Massachusetts, and MassDOT - Highway Division policy as it relates to the appraisal of right-of-way.



Donald S. Welinsky, MAI
MA Certified Gen. Appraiser No. 877

268A 23. SUPPLEMENTAL PROVISIONS; STANDARDS OF CONDUCT

- (a) In addition to the other provisions of this chapter, and in supplement thereto, standards of conduct, as hereinafter set forth, are hereby established for all state, county, and municipal employees.
- (b) No current officer or employee of a state, county or municipal agency shall knowingly or with reason to know:
- (1) accept other employment involving compensation of substantial value, the responsibilities of which are inherently incompatible with the responsibilities of his public office;
 - (2) use or attempt to use his official position to secure for himself or others unwarranted privileges or exemptions which are of substantial value and which are not properly available to similarly situated individuals;
 - (3) act in a manner which would cause a reasonable person, having knowledge of the relevant circumstances, to conclude that any person can improperly influence or unduly enjoy his favor in the performance of his official duties, or that he is likely to act or fail to act as a result of kinship, rank, position or undue influence of any party or person. It shall be unreasonable to so conclude if such officer or employee has disclosed in writing to his appointing authority or, if no appointing authority exists, discloses in a manner which is public in nature, the facts which would otherwise lead to such a conclusion.
- (c) No current or former officer or employee of a state, county or municipal agency shall knowingly, or with reason to know:
- (1) accept employment or engage in any business or professional activity which will require him to disclose confidential information which he has gained by reason of his official position or authority;
 - (2) improperly disclose materials or data within the exemptions to the definition of public records as defined by section seven of chapter four and were acquired by him in the course of his official duties nor use such information to further his personal interest.
- (d) Any activity specifically exempted from any of the prohibitions in any other section of this chapter shall also be exempt from the provisions of this section. The state ethics commission, established by chapter two hundred and sixty-eight B, shall not enforce the provisions of this section with respect to any such exempted activity.
- (e) Where a current employee is found to have violated the provisions of this section, appropriate administrative action as is warranted may also be taken by the appropriate constitutional officer, by the head of a state, county or municipal agency. Nothing in this section shall preclude any such constitutional officer or head of such agency from establishing and enforcing additional standards of conduct.
- (f) Upon qualification for office following an appointment or election to a municipal agency, such appointed or elected person shall be furnished by the city or town clerk with a copy of this section. Each person shall sign a written acknowledgment that he has been provided with such copy.

Added by St.1962, c.779,s1, Amended by St.1975, c.508; St.1982, c.612, s14; st. 1983, c.409; St. 1986, c.12, s2.

JUST COMPENSATION SUMMARY REPORT

Information included in this Summary Report is provided to the owner of real property who has interests in property acquired or to be acquired and shows (as required by Title III, Section 301 (3) of Public Law 91-646 "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970") the basis for the amount established as just compensation.

City/Town: Rehoboth, Massachusetts

Project: Reed Street over Palmer River

Owner: Ruben W. Perez Jr. & Kim E. Perez

Property Location: 45 Reed Street , Rehoboth, MA 02769

Mailing Address: 45 Reed Street , Rehoboth, MA 02769

Project File #: 608618

Assessor's Identification: Map: 19 Lot: 2

Property Description: The property is improved with a single family residence containing 2,464 square feet of gross living area constructed circa 1995 with a total land area of 82,764 square feet.

PARCEL NO.(S)	AREA(S) - SQUARE FEET	INTEREST(S) ACQUIRED
TE-3	124	Temporary Easement
PUE-2	624	Public Utility Easement
PE-3	112	Public Easement Permanent

JUST COMPENSATION SUMMARY REPORT

- (1) Separately held interest in the real property not being acquired in whole or in part (if applicable): **Not applicable**
- (2) Buildings, structures and other improvements, including fixtures, trade fixtures, and removable equipment in the building, which are considered to be part of the real property for which the offer of Just Compensation is made: **Not applicable**
- (3) Real property improvements, including fixtures not owned by the owner of the land (if none, so state): **Not applicable**
- (4) Types, and approximate quantity, of personal property located on the premises that is not being acquired, where the owner and/or tenant(s) are eligible for a Relocation Payment to relocate the personal property located on the premises being acquired (if not eligible, so state): **Not eligible**
- (5) The Client's determination of Just Compensation is based on the following:
 - (A) The Market Value of the property – the specific impacted area.
 - (B) Just Compensation is not less than the approved appraisal of land damages, based on the interest acquired.
 - (C) Just Compensation disregards any decrease or increase in the Market Value of the property prior to acquisition caused by the project for which the property is being acquired.
 - (D) In the case of separately held interests in the real property, the apportionment of the total Just Compensation for each of those interests has been considered, however it is beyond the scope of the assignment to allocate any of the damages based on these interests. Damages based on the totality of the taking only.
- (6) Estimate of value: **\$7,700**
- (7) Damages to the remaining real property: (if none, so state) **None**
- (8) Final estimate of value: **\$7,700**
- (9) The amount of Just Compensation has been established through the use of acceptable principle applicable to the appraisal of real estate, by considering the three (3) approaches to value, namely the Cost Approach, the Sales Comparison Approach, and the Income Approach, as applicable.

8/23/21

NEW BUSINESS:

Action Item (3): Vote to Approve Lisa Dias-Cabral-Temporary Tax Collector/Treasurer to be added to the DLS Gateway

Background: In order for approvals and/or sign offs from the Treasures/Tax Collector's office to continue on the DLS Gateway Portal, Lisa needs a vote from the Board.

Motion: Vote to Approve Lisa Dias-Cabral to create a sign in on the DLS Gateway Portal for future Town approval needs.

Moved:		Second:		Vote:	
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Discussion:

8/23/21

NEW BUSINESS:

Action Item (4): Vote to Ratify Approval of Quote for Comm-Tract for Fiber Optic Networking for 340 Anawan Street-See attached for details

Background: During Selectmen's Updates last week, Selectman Solas motioned to accept a quote from Comm-Tract for the fiber optic network needs for 340 Anawan Street Building. This vote needs to be ratified as copies of the quotes were not available and the action was not on the agenda for discussion.

Motion: Vote to Ratify the approval of the Comm-Tract quote for \$5710 for fiber optic networking needs for 340 Anawan Street. And to allow the Director of IT to sign the quote.

Moved:		Second:		Vote:	
---------------	--	----------------	--	--------------	--

Discussion:



Town of Rehoboth
 Scope of Work – ITC 68
 Fiber Optic Municipal Area Network
 Addition of 340 Anawan Street

Prepared by:	Comm-Tract 235 Summer Road Boxborough, MA 02453	Contact:	Bryan Hopkins
		Telephone:	(781) 890-5070 x6952
		Email:	bhopkins@comm-tract.com
Date:	July 19 th 2021		

Bid No.	Rehoboth Add – 340 Anawan V.01
ITC 68:	VC 6000166632
SPIN:	143008129
FCC Registration:	0024175408

Bill To:		Ship To:	
Company:	Town of Rehoboth	Company:	Town of Rehoboth
Address:	148R Peck Street Rehoboth, MA 02769	Address:	148R Peck Street Rehoboth, MA 02769
Contact Name:	Derek Rousseau	Contact Name:	Derek Rousseau
Phone:	(508) 212-4213	Phone:	(508) 212-4213
Fax:	(508) 252-5342	Fax:	(508) 252-5342
Email:	Derek@rehobothtv.org	Email:	Derek@rehobothtv.org

Description of Work

This Scope of Work (SOW) that follows was developed in coordination with the Town of Rehoboth IT Department personnel and utilizes existing engineering information regarding the fiber optic municipal area network design and configuration. The following SOW is for the addition of the 340 Anawan Street site to the network.

Comm-Tract proposes to provide and re-install the following fiber optic network lateral to the Senior Center:

A. Site: 340 Anawan Street:

1. Provide and install a (1) 12 count single mode fiber (SMF) lateral from the backbone splice case to the site.
2. Terminate SMF on new housing and coupler panel inside the new building in a new Customer installed rack, or on new wall mount enclosure.
3. Test assigned fiber strands back to the Police Network Hub.

B. Overview of the Lateral Fiber Re-Installation:

1. The network addition will be fully complete to the site including all fiber splicing at the pole location



Town of Rehoboth
Scope of Work – ITC 68
Fiber Optic Municipal Area Network
Addition of 340 Anawan Street

for the fiber lateral into the site, the fiber entrance cable, the fiber termination panels, the connectors, and all other materials for a complete and fully functional fiber termination in the communications room of each individual site.

2. The network's passive optical design will accommodate all types of wireless, and/or Ethernet connectivity for future additional requirements on the core network.
3. The Public Safety Network Hub communications room will utilize the existing (1) high-density Corning SC/APC Single-mode rack mount patch panel.
4. The remote site will have (1) 12- fiber Corning SC/APC Single-mode wall or rack mount panel.
5. Both the backbone and lateral fiber cables will be field terminated using Corning SC/APC single-mode connectors.
6. All backbone fibers throughout the network will be fusion spliced using Corning approved machines.
7. All optical testing will conform to industry standards, and the Customer shall receive OTDR traces and Power Meter Test results at both 1310nm and 1550nm in electronic copy.

C. Notes

1. Pricing assumes the Town will utilize existing municipal rights agreements for aerial pole attachments.
2. Pricing does not include Police Details.
3. Customer is responsible for providing trash receptacle for disposal of non-hazardous waste items such as shipping boxes, fiber cable scrap, and wooden fiber reels.

D. Picture of Building:





Town of Rehoboth
Scope of Work – ITC 68
Fiber Optic Municipal Area Network
Addition of 340 Anawan Street

**Bill of Materials and Labor
Description**

To be provided with final submittals for the project.



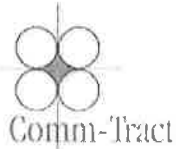
Town of Rehoboth
Scope of Work – ITC 68
Fiber Optic Municipal Area Network
Addition of 340 Anawan Street

Warranty Information - Technical and Compliance Notes:

The Comm-Tract provided manufacturers warranty and technical compliance with design and installation standards information is provided below as associated with this scope of work.

- Comm-Tract is an approved Extended Warranty Provider (EWP) for Corning Cable Systems.
- The 25 Year Corning EWP Warranty commencing on the date of an accepted installation by the Customer covers all Corning Cabling Systems products and covers the repair, and/or replacement of all installed components including, but not limited to fiber cable, fiber connectors, fiber patch panels, fiber jumpers and patch cords, and other materials as installed.
- The repair and/or replacement of any component in the certified and approved network solution as provided and installed by Comm-Tract under the EWP Warranty is provided at no cost to the Customer 25-year period of the EWP Warranty.

- Comm-Tract adheres to the following design and installation standards relative to the scope of work as provided.
- BICSI Design and Installation Applicable Standards
- Telecommunications Industry Association (TIA) Applicable Standards
- Electronics Industry Association (EIA) Applicable Standards
- ANSI/TIA/EIA – 568 Standards
- ANSI/TIA/EIA – 569 Standards
- TIA/EIA 604 Fiber Optic Standards
- TIA-492 Fiber Optic Installation Standards
- TSB-149 Fiber Optic Workmanship Standards
- IEEE 802.3 Standards



Town of Rehoboth
 Scope of Work – ITC 68
 Fiber Optic Municipal Area Network
 Addition of 340 Anawan Street

Pricing and Terms

Customer agrees to the following payment schedule:

30% Initial Payment upon Delivery of Materials:	\$ 1,713.00
65% of Material and Labor Purchase price on Monthly Project Progress:	\$ 3,711.50
5% Final Balance upon Implementation and Acceptance by Customer:	\$ 285.50

- The Project Price shall be subject to adjustment in the event of any mutually agreed upon written changes made to the Scope of Work.
- Prices are valid for 90-days.
- The Project Price does not include licensing of pole or underground facilities.
- The Project Price does not include police details.
- The Project Price does not include licensing or permitting if applicable.
- The Project Price does not include any new underground construction.
- The Project Price does not include any applicable taxes.
- The Project Price includes shipping charges.
- The Project Price assumes access to each location is free and clear.
- The Project Price includes updated CAD/Engineering and ArcGIS engineering drawings.
- Comm-Tract will perform during normal business hours – Monday through Friday, 8:00 a.m. to 5:00 p.m., unless otherwise specified in the Description of Work.
- Customer hereby agrees to the terms and conditions set forth in the Scope of Work by signing below or issuing a Purchase order referencing this Scope of Work.
- This Scope of Work is governed by the terms and conditions of the Commonwealth of Massachusetts ITC 68 blanket contract.

Site Surveys, Design and Engineering:	Included
Materials:	Included
Labor:	Included
Certification and Warranty:	Included
Total	\$ 5,710.00

Customer Name:	
Authorized Signature:	
Name:	
Date:	

8/23/21

NEW BUSINESS:

Action Item (5): 7:30PM Public Pole Hearing for National Grid on Pond Street Pole # 5090-84-See attached for details

Background: A representative from National Grid will be present to answer any questions the Board may have on the Pole Location. The petition is to install new stub Pole # 5090-84 on Pond Street.

Motion: Vote to open the Public Hearing for National Grid Pole # 5090-84 on Pond Street:

Roll Call:

Motion: Vote to Close or continue the Public Hearing:

Roll Call:

Motion: Vote to Approve National Grid to install stub Pole 5090-84 on Pond Street Plan # 30363559

Moved:		Second:		Vote:	
---------------	--	----------------	--	--------------	--

Discussion:

Deborah Arruda

*Pole Hearing
Laura's request*

From: Bacon, Timothy J. <Timothy.Bacon@nationalgrid.com>
Sent: Tuesday, August 17, 2021 7:54 AM
To: Laura Schwall; Paluch, Wendy Andrea
Cc: Skip@HomesteadFarmRehoboth.com; Deborah Arruda
Subject: RE: EXT || FW: Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Laura,

I am waiting for a response from our Accts Payable Dept, but it appears the WR# 27980121 was closed to charges – between when Wendy submitted the request and it was processed – this will be fixed today and I will expedite the check request. I apologize for the delay.

Tim

From: Bacon, Timothy J.
Sent: Tuesday, August 17, 2021 6:49 AM
To: Laura Schwall <lschwall@rehobothma.gov>; Paluch, Wendy Andrea <Wendy.Paluch@nationalgrid.com>
Cc: Skip@HomesteadFarmRehoboth.com; Deborah Arruda <darruda@rehobothma.gov>
Subject: Re: EXT || FW: Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

Hello Laura - sorry I just got this email. I will follow up with our Accts Payable Dept this morning.

Thank you
Tim

Get Outlook for iOS

From: Laura Schwall <lschwall@rehobothma.gov>
Sent: Monday, August 16, 2021 6:57:25 PM
To: Bacon, Timothy J. <Timothy.Bacon@nationalgrid.com>; Paluch, Wendy Andrea <Wendy.Paluch@nationalgrid.com>
Cc: Skip@HomesteadFarmRehoboth.com <Skip@homesteadfarmrehoboth.com>; Deborah Arruda <darruda@rehobothma.gov>
Subject: RE: EXT || FW: Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

Hello Tim and Wendy ~ The Board of Selectmen will be meeting tonight to hold a public pole hearing for Pleasant/Davis Street Plan #30152179. Do we have an update on the \$40 payment? Thank you ~ Laura

Laura L. Schwall, CMC/CMMC
Town of Rehoboth, Certified Town Clerk
Election Administrator
Chief Records Access Officer
Municipal Hearing Officer
Burial Agent, Registrar,
E-911 Municipal Liaison

Census Liaison, Notary Public

& Justice of the Peace

148 Peck Street
Rehoboth, MA 02769

Phone: 508-252-6502 x-3110
Fax: 508-252-5342
E-Mail: LSchwall@RehobothMA.gov

From: Laura Schwall

Sent: Thursday, August 5, 2021 6:01 PM

To: Bacon, Timothy J. <Timothy.Bacon@nationalgrid.com>; Paluch, Wendy Andrea <Wendy.Paluch@nationalgrid.com>

Cc: Skip@HomesteadFarmRehoboth.com; Deborah Arruda <darruda@rehobothma.gov>

Subject: RE: EXT || FW: Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

Thank you Tim ~ I appreciate your help ~ Laura

Laura L. Schwall, CMC/CMMC

Town of Rehoboth, Certified Town Clerk

Election Administrator

Chief Records Access Officer

Municipal Hearing Officer

Burial Agent, Registrar,

E-911 Municipal Liaison

Census Liaison, Notary Public

& Justice of the Peace

148 Peck Street
Rehoboth, MA 02769

Phone: 508-252-6502 x-3110
Fax: 508-252-5342
E-Mail: LSchwall@RehobothMA.gov

From: Bacon, Timothy J. <Timothy.Bacon@nationalgrid.com>

Sent: Thursday, August 5, 2021 6:01 PM

To: Laura Schwall <lschwall@rehobothma.gov>; Paluch, Wendy Andrea <Wendy.Paluch@nationalgrid.com>

Cc: Skip@HomesteadFarmRehoboth.com; Deborah Arruda <darruda@rehobothma.gov>

Subject: RE: EXT || FW: Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

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Wendy

RoseAnn requested payment back in Sept 2019. Can you get me the Vendor number so I can look into why this has not been processed.

Thank you

Tim

From: Laura Schwall [<mailto:lschwall@rehobothma.gov>]

Sent: Thursday, August 05, 2021 5:11 PM

To: Paluch, Wendy Andrea <Wendy.Paluch@nationalgrid.com>

Cc: Bacon, Timothy J. <Timothy.Bacon@nationalgrid.com>; Skip@HomesteadFarmRehoboth.com; Deborah Arruda

<darruda@rehobothma.gov>

Subject: RE: EXT || FW: Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

Hello Wendy and Timothy ~ I hope all is well. As per our discussion on July 14, we have not received the \$40 poll location fee for 18 Lake Street-Rehoboth Poll#2983 from National Grid. Therefore, I am following up on my July 14, 2021, June 3&4, 2021 e-mail (below) and August 21, 2019 letter (copy of letter e-mailed 6/3/21 and 7/14/21) requesting National Grid's \$40 payment for Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street; originally requested almost 2-years ago. Today I received notification, from the Board of Selectmen's Office, that there are four poll hearings coming up for National Grid on August 16 and August 23. Therefore, as per the Board of Selectmen, Town will need the \$40 payment for Lake Street pole location prior to processing the four proposed polls. Thank you for your help in this matter. I look forward to hearing from you soon ~ Laura

Laura L. Schwall, CMC/CMMC

Town of Rehoboth, Certified Town Clerk

Election Administrator

Chief Records Access Officer

Municipal Hearing Officer

Burial Agent, Registrar,

E-911 Municipal Liaison

Census Liaison, Notary Public

& Justice of the Peace

148 Peck Street

Rehoboth, MA 02769

Phone: 508-252-6502 x-3110

Fax: 508-252-5342

E-Mail: LSchwall@RehobothMA.gov

From: Paluch, Wendy Andrea <Wendy.Paluch@nationalgrid.com>

Sent: Wednesday, July 14, 2021 10:23 AM

To: Laura Schwall <lschwall@rehobothma.gov>

Cc: Bacon, Timothy J. <Timothy.Bacon@nationalgrid.com>

Subject: RE: EXT || FW: Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you I will take care of it now

From: Laura Schwall <lschwall@rehobothma.gov>

Sent: Wednesday, July 14, 2021 10:16 AM

To: Paluch, Wendy Andrea <Wendy.Paluch@nationalgrid.com>

Cc: Bacon, Timothy J. <Timothy.Bacon@nationalgrid.com>

Subject: EXT || FW: Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

Hello Wendy – Attached please find the documentation I forwarded Timothy on June 3rd ~ thank you for your assistance. Please stay safe ~ Laura

Laura L. Schwall, CMC/CMMC

Town of Rehoboth, Certified Town Clerk

Election Administrator

Chief Records Access Officer

**Municipal Hearing Officer
Burial Agent, Registrar,
E-911 Municipal Liaison
Census Liaison, Notary Public
& Justice of the Peace**
148 Peck Street
Rehoboth, MA 02769

Phone: 508-252-6502 x-3110
Fax: 508-252-5342
E-Mail: LSchwall@RehobothMA.gov

From: Paluch, Wendy Andrea <Wendy.Paluch@nationalgrid.com>
Sent: Wednesday, July 14, 2021 10:03 AM
To: Laura Schwall <lschwall@rehobothma.gov>; Bacon, Timothy J. <Timothy.Bacon@nationalgrid.com>
Subject: RE: EXT || Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Laura,

If you have an invoice could you please send it to me and I will request a check from our AP. This must have been before I was hired for this job because someone else requested a check for this and it doesn't look like she received it.

From: Laura Schwall <lschwall@rehobothma.gov>
Sent: Wednesday, July 14, 2021 9:52 AM
To: Bacon, Timothy J. <Timothy.Bacon@nationalgrid.com>; Paluch, Wendy Andrea <Wendy.Paluch@nationalgrid.com>
Subject: RE: EXT || Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

Hello Timothy and Wendy ~ I hope this e-mail finds you, your family and staff well. I am following up on our June 3rd e-mail (below) and August 21, 2019 letter requesting payment for Pole #2983 – Plan No. 27980121-18 Lake Street. We received the \$40 payment for our May 26, 2021 request (Pole #3886-50 – Plan #29816997 – 290 Plain Street) but not the 2019 Lake Street payment, which we have been waiting for since 2019. We appreciate your help with this matter. Please stay safe ~ Laura

Laura L. Schwall, CMC/CMMC

Town of Rehoboth, Certified Town Clerk
Election Administrator
Chief Records Access Officer
Municipal Hearing Officer
Burial Agent, Registrar,
E-911 Municipal Liaison
Census Liaison, Notary Public
& Justice of the Peace
148 Peck Street
Rehoboth, MA 02769

Phone: 508-252-6502 x-3110
Fax: 508-252-5342
E-Mail: LSchwall@RehobothMA.gov

From: Bacon, Timothy J. <Timothy.Bacon@nationalgrid.com>
Sent: Friday, June 4, 2021 7:28 AM
To: Laura Schwall <lschwall@rehobothma.gov>; Paluch, Wendy Andrea <Wendy.Paluch@nationalgrid.com>
Subject: FW: EXT || Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Laura,

Thank you and best wishes to your family as well!

Hello Wendy,

See attached Pole approved petition and looks like you'll need request a check for them, as well.

Thank you
Tim

From: Laura Schwall
Sent: Thursday, June 3, 2021 4:48 PM
To: Timothy.Bacon@nationalgrid.com
Subject: Rehoboth Pole #2983-Plan No. 27980121-18 Lake Street

Hello Timothy ~ I hope this e-mail finds you, your family and staff well. I am writing to request your assistance regarding a 2019 Poll Location, which Rehoboth has not received payment from National Grid. I understand the 18 Lake Street project, Pole #2983, Plan #27980121 occurred before your time, (original letter - August 21, 2019 sent to Angela Birch); however, I am hoping you can help resolve the situation. I have attached a copy of the letter and pertinent information on Pole #2983-18 Lake Street, Rehoboth for your reference. Also attached please find an e-mail that references a George Markopoulos from National Grid who was also involved with the project, should you need additional information. After your review, please forward the \$40 Poll Location fee, as soon as possible, so we may close out the file. Please also reference 18-Lake Street Pole #2983 on the check if at all possible. We appreciate your help in this matter. Thank You. ~ Laura

Laura L. Schwall, CMC/CMMC

Town of Rehoboth, Certified Town Clerk

Election Administrator

Chief Records Access Officer

Municipal Hearing Officer

Burial Agent, Registrar,

E-911 Municipal Liaison

Census Liaison, Notary Public

& Justice of the Peace

148 Peck Street
Rehoboth, MA 02769

Phone: 508-252-6502 x-3110

Fax: 508-252-5342

E-Mail: LSchwall@RehobothMA.gov

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You may report the matter by contacting us via our [UK Contacts Page](#) or our [US Contacts Page](#) (accessed by clicking on

the appropriate link)

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

For the registered information on the UK operating companies within the National Grid group please use the attached link: <https://www.nationalgrid.com/group/about-us/corporate-registrations>

Office of
SELECTMEN
148 Peck Street
Rehoboth, MA 02769



Tel.: (508) 252-3758
Fax: (508) 252-5342

July 27, 2021

National Grid
Attn: Rob Leonida
Supervisor, Distribution Design
280 Melrose Street
Providence, Rhode Island 02907

Re: Pole Hearing – Plan # 30363559
Pond Street

Dear Mr. Leonida:

The Board of Selectmen has scheduled a public hearing for Monday, August 23, 2021 at 7:30 PM at the Rehoboth Town Hall, 148 Peck Street, Rehoboth regarding the petition by National Grid to install a new stub Pole 5090-84 on Pond Street.

Enclosed is a copy of the abutters' notification.

Sincerely,

A handwritten signature in black ink, appearing to read "Cindy McDonough", with a long horizontal flourish extending to the right.

Cindy McDonough
Assistant to the Town Administrator

CM/chc

Enclosure

Town Copy



Town of Rehoboth
Board of Selectmen
148 R Peck St
Rehoboth, MA 02769

July 15, 2021

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID, covering NATIONAL GRID pole location(s)

If you have any questions regarding this permit, please contact:

Please notify National Grid's Wendy Paluch of the hearing date / time at 401-784-4267 or wendy.paluch@nationalgrid.com

If this petition meets with your approval, please return an executed copy to:

Wendy Paluch: 280 Melrose Street-3rd floor, Providence, RI

*phoned Wendy
7/28/21*

10:35 AM

Very truly yours,

Robert Leonida
Supervisor, Distribution Design

Enclosures

PETITION FOR POLE LOCATIONS

Return to
Norid

July 15, 2021

To the Town Council of
Rehoboth, Massachusetts

MASSACHUSETTS ELECTRIC COMPANY requests permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said company may deem necessary, in the following public way or ways;

Pond St

Install new stub Pole 5090-84


Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain pole and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked:

MASSACHUSETTS ELECTRIC COMPANY

Plan No. **30363559** Dated **7/1/2021**

Your petitioner agrees to reserve space for one crossarm at a suitable point on each of said poles for the fire, police, telephone and telegraph signal wires belonging to the municipality and used exclusively for municipal purposes.

MASSACHUSETTS ELECTRIC COMPANY

By: *Robert Roanicka*
Manager of Distribution Design 

ORDER FOR POLE LOCATIONS

July 15, 2021

To the Board of Selectmen
of the Town of Rehoboth, Massachusetts

Notice having been given and public hearing held, as provided by law, **IT IS HEREBY ORDERED:**
that **MASSACHUSETTS ELECTRIC COMPANY** be and they are hereby granted locations for and permission
to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as
said Company may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of
said Company dated the
15th day of July, 2021

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

Poles shall be of sound timber, and reasonably straight, and shall be set substantially at the points indicated upon
the plan marked--

MASSACHUSETTS ELECTRIC COMPANY

Plan No. **30363559** Dated **7/1/2021** filed with this order

There may attached to said **MASSACHUSETTS ELECTRIC COMPANY** not to exceed twenty wires, and all
of said wires and cables shall be placed at a height of not less than eighteen feet from the ground.

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

Pond St

Install new stub Pole 5090-84

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

I hereby certify that the foregoing order was adopted at a meeting of the

_____, 2021

Clerk of Selectmen

Received and entered in the records of location orders
of the City of Rehoboth, Massachusetts

Book: _____ Page: _____

Attest: _____
Town Clerk

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

MASSACHUSETTS ELECTRIC COMPANY

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

And that thereupon said order was duly adopted.

Selectmen of the Town of

Rehoboth, MA

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the _____ of the Town of _____, Massachusetts, on the _____ day of _____, and recorded with the records of location orders of provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: _____
Town Clerk

Pole & UG Petition/Permit Request Form

City Rehoboth, MA WR# 30363559
Town of (circle one)

Install 1 SO Poles on Pond St
(quantity) (circle one) (street name)

Remove _____ SO Poles on _____
(quantity) (circle one) (street name)

Relocate _____ SO Poles on _____
(quantity) (circle one) (street name)

Beginning at a point approximately 0 feet _____ of the centerline
(distance) (compass heading)
of the intersection of Pond St and Wilmarth Bridge Rd
(street name)

and continuing approximately 165 feet in a Northern direction.
(distance) (compass heading)

Install underground facilities:

Street(s) _____

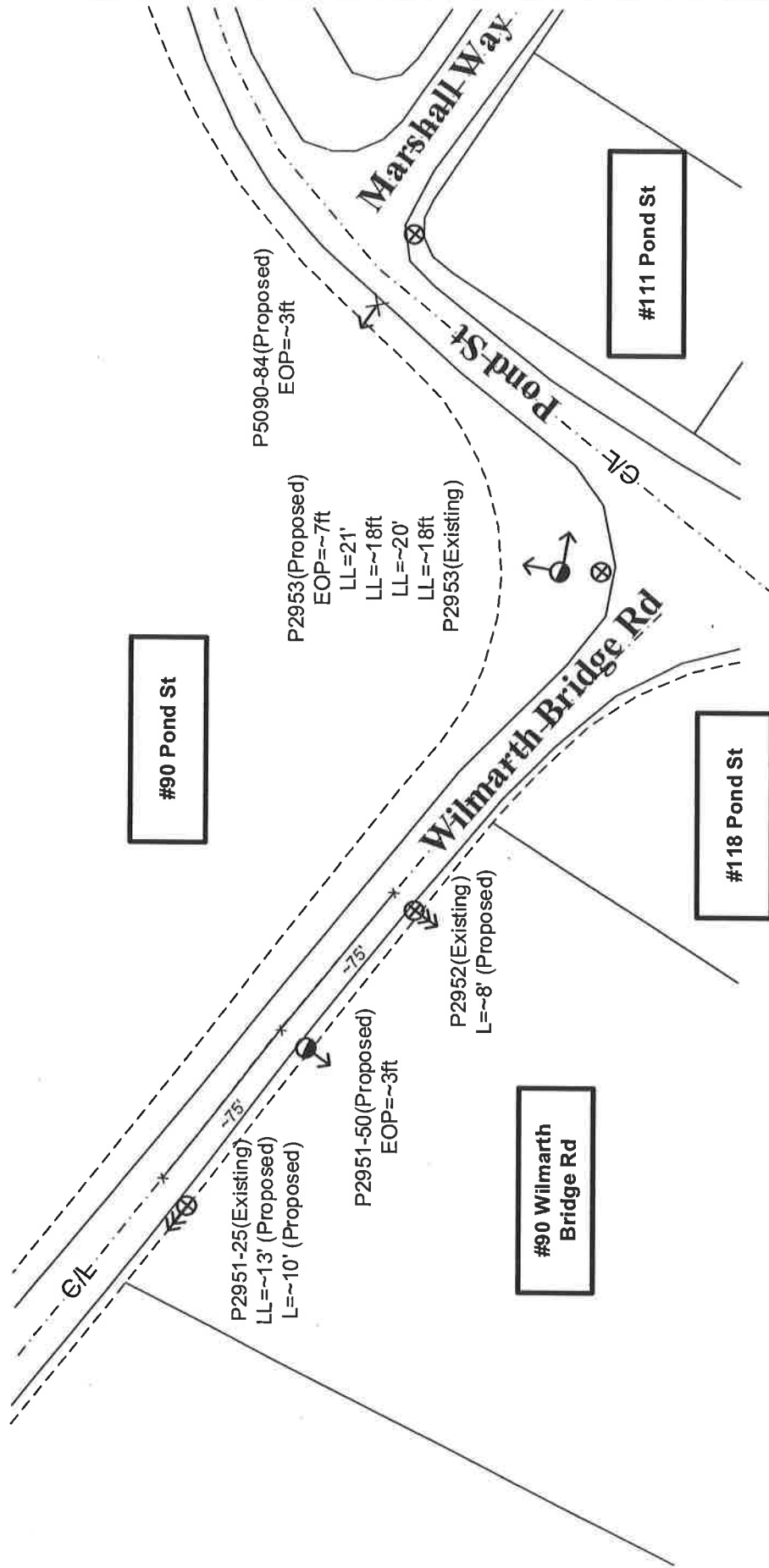
Description of Work:

Install new stub pole 5090-84

ENGINEER Ryan Moskos

DATE 7/1/2021

PETITION SKETCH
TOWN OF REHOBOTH
BRISTOL COUNTY



Legend	
Proposed JO Pole	⊙
Existing JO Pole	⊗
Proposed SO Pole	×
Center Line	-----
Property Line	-----
Road	—————
Proposed Anchor	→

The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.

ControlPoint
TECHNOLOGIES

Designer: Ryan Moskos
ControlPoint Technologies, Inc.
200 Ledgewood Place, Rockland, MA
781-423-3066

nationalgrid			
Petition Sketch for New Poles 2951-25, 5088-84 and relocation of Pole 2953 Summer St, Rehoboth, MA			
Not To Scale	Drawn By: RM	WR# 30363559	DATE 5/12/21
SHEET 1 OF 1			

8/23/21

NEW BUSINESS:

Action Item (6): Vote to Appoint Gerald Schwall as Temporary/Part-Time Director of Finance-See attached for details

Background: At last Monday's meeting the Board voted and signed an employment contract with Gerry as Temporary/Part-Time Director of Finance. Gerry will continue his work on Covid-19 related issues and reporting and will work with the Board on the ARPA Grant.

Motion: Vote to Appoint Gerald Schwall as Temporary/Part-Time Director of Finance, effective 8/16/2021-6/30/2022.

Moved:		Second:		Vote:	
---------------	--	----------------	--	--------------	--

Discussion:



Office of
SELECTMEN
148 Peck Street
Rehoboth, MA 02769

Tel.: (508) 252-3758
Fax: (508) 252-5342

Date: August 16, 2021

Dear: Mr. Schwall

Congratulations on your appointment as indicated below. Please present yourself, along with this form, to the Town Clerk prior to undertaking your duties. At that time, you will take the OATH OF OFFICE and receive copies of the OPEN MEETING LAW and CONFLICT OF INTEREST LAW.

You should be aware that no action can be taken by you in your position until you have taken the Oath of Office. Also, should you ever have reason to resign, your resignation should be directed to the Town Clerk.

NAME: Gerald Schwall
7 Lorimar Lane
Rehoboth, MA 02769

Telephone No:
Email Address:

POSITION: Director of Finance (Temporary/Part Time)

Effective: 8/16/2021-6/30/2022

New Appointment X
Reappointment

Frederick E. Vadnais, Jr., Chairman

David A. Perry, Jr., Vice Chairman

James Muri, Clerk

CLASSIFICATION:

Regular

Special X

George M. Solas, Sr., Member

Michael P. Deignan, Member

REHOBOTH BOARD OF SELECTMEN

OATH OF OFFICE: I, Gerald Schwall having been appointed as the Director of Finance (Temporary/Part Time) for the Town of Rehoboth, swear to perform the duties and responsibilities of the office in a loyal and faithful manner to the best of my ability.

Sworn to before me this ____ day of _____, 2021

SIGNATURE

TOWN CLERK

I hereby acknowledge the receipt of Sections 23B and 23C of Section 3, of Chapter 303 of the General Laws of the Commonwealth of Massachusetts - Governmental Bodies - Meetings Regulated and the text and summary of the General Laws - Section 23 of Chapter 268A - The Conflict of Interest Law.

SIGNATURE

8/23/21

NEW BUSINESS:

Action Item (7): 7:45 PM Public Pole Hearing for National Grid on Summer Street Pole # 2871-1-84-See attached for details

Background: A representative from National Grid will be present to answer any questions the Board may have on the Pole Location. The petition is to install new stub Pole # 2871-1-84 on Summer Street.

Motion: Vote to open the Public Hearing for National Grid Pole # 2871-1-84 on Summer Street:

Roll Call:

Motion: Vote to Close or continue the Public Hearing:

Roll Call:

Motion: Vote to Approve National Grid to install stub Pole 2871-1-84 on Summer Street Plan # 30363559

Moved:		Second:		Vote:	
--------	--	---------	--	-------	--

Discussion:

Office of
SELECTMEN
148 Peck Street
Rehoboth, MA 02769



Tel.: (508) 252-3758
Fax: (508) 252-5342

July 28, 2021

Michael R. Costello
Highway Department
345 Anawan Street
Rehoboth, MA 02769

Re: Pole Hearing – Plan # 30363559
Summer Street

Dear Mike:

Please review the enclosed petition from National Grid to install a new stub pole 2871-1-84 on Summer Street. Please forward all comments to the Selectmen's Office before August 23, 2021.

The hearing is scheduled for August 23, 2021 at 7:45 PM at the Rehoboth Town Hall.

Sincerely,

Cindy McDonough
Assistant to the Town Administrator

CM/chc

Enclosure

Cc: Police Chief ✓
Tree Warden ✓

Town Copy



Town of Rehoboth
Board of Selectmen
148 R Peck St
Rehoboth, MA 02769

July 15, 2021

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID, covering NATIONAL GRID pole location(s)

If you have any questions regarding this permit, please contact:

Please notify National Grid's Wendy Paluch of the hearing date / time at 401-784-4267 or wendy.paluch@nationalgrid.com

If this petition meets with your approval, please return an executed copy to:

Wendy Paluch: 280 Melrose Street-3rd floor, Providence, RI

*phoned Wendy
7/28/21
10:35 AM*

Very truly yours,

Robert Leonida
Supervisor, Distribution Design

Enclosures

PETITION FOR POLE LOCATIONS

Return to
NGrid

July 15, 2021

To the Town Council of
Rehoboth, Massachusetts

MASSACHUSETTS ELECTRIC COMPANY requests permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said company may deem necessary, in the following public way or ways;

Summer St

Install new stub pole 2871-1-84

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain pole and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked:

MASSACHUSETTS ELECTRIC COMPANY

Plan No. 30363559 Dated 7/1/2021

Your petitioner agrees to reserve space for one crossarm at a suitable point on each of said poles for the fire, police, telephone and telegraph signal wires belonging to the municipality and used exclusively for municipal purposes.

MASSACHUSETTS ELECTRIC COMPANY

By: *Robert Leonida*
Manager of Distribution Design *LP*

ORDER FOR POLE LOCATIONS

July 15, 2021

To the Board of Selectmen
of the Town of Rehoboth, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED:
that **MASSACHUSETTS ELECTRIC COMPANY** be and they are hereby granted locations for and permission
to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as
said Company may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of
said Company dated the
15th day of July, 2021

All construction under this order shall be in accordance with the following conditions:--
Poles shall be of sound timber, and reasonably straight, and shall be set substantially at the points indicated upon
the plan marked--

MASSACHUSETTS ELECTRIC COMPANY

Plan No. **30363559** Dated **7/1/2021** filed with this order

There may attached to said **MASSACHUSETTS ELECTRIC COMPANY** not to exceed twenty wires, and all
of said wires and cables shall be placed at a height of not less than eighteen feet from the ground.

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

Summer St

Install new stub pole 2871-1-84

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

I hereby certify that the foregoing order was adopted at a meeting of the

_____, 2021

Clerk of Selectmen

Received and entered in the records of location orders
of the City of Rehoboth, Massachusetts

Book: _____ Page: _____

Attest: _____
Town Clerk

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

MASSACHUSETTS ELECTRIC COMPANY

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

And that thereupon said order was duly adopted.

Selectmen of the Town of

Rehoboth, MA

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the _____ of the Town of _____, Massachusetts, on the _____ day of _____, _____, and recorded with the records of location orders of provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: _____
Town Clerk

Pole & UG Petition/Permit Request Form

City Rehoboth, MA WR # 30363559
Town of (circle one)

Install 1 SO JO Poles on Summer St
(quantity) (circle one) (street name)

Remove _____ SO JO Poles on _____
(quantity) (circle one) (street name)

Relocate _____ SO JO Poles on _____
(quantity) (circle one) (street name)

Beginning at a point approximately 0 feet _____ of the centerline
(distance) (compass heading)
of the intersection of Pond St and Summer St
(street name)

and continuing approximately 165 feet in a Western direction.
(distance) (compass heading)

Install underground facilities:

Street(s) _____

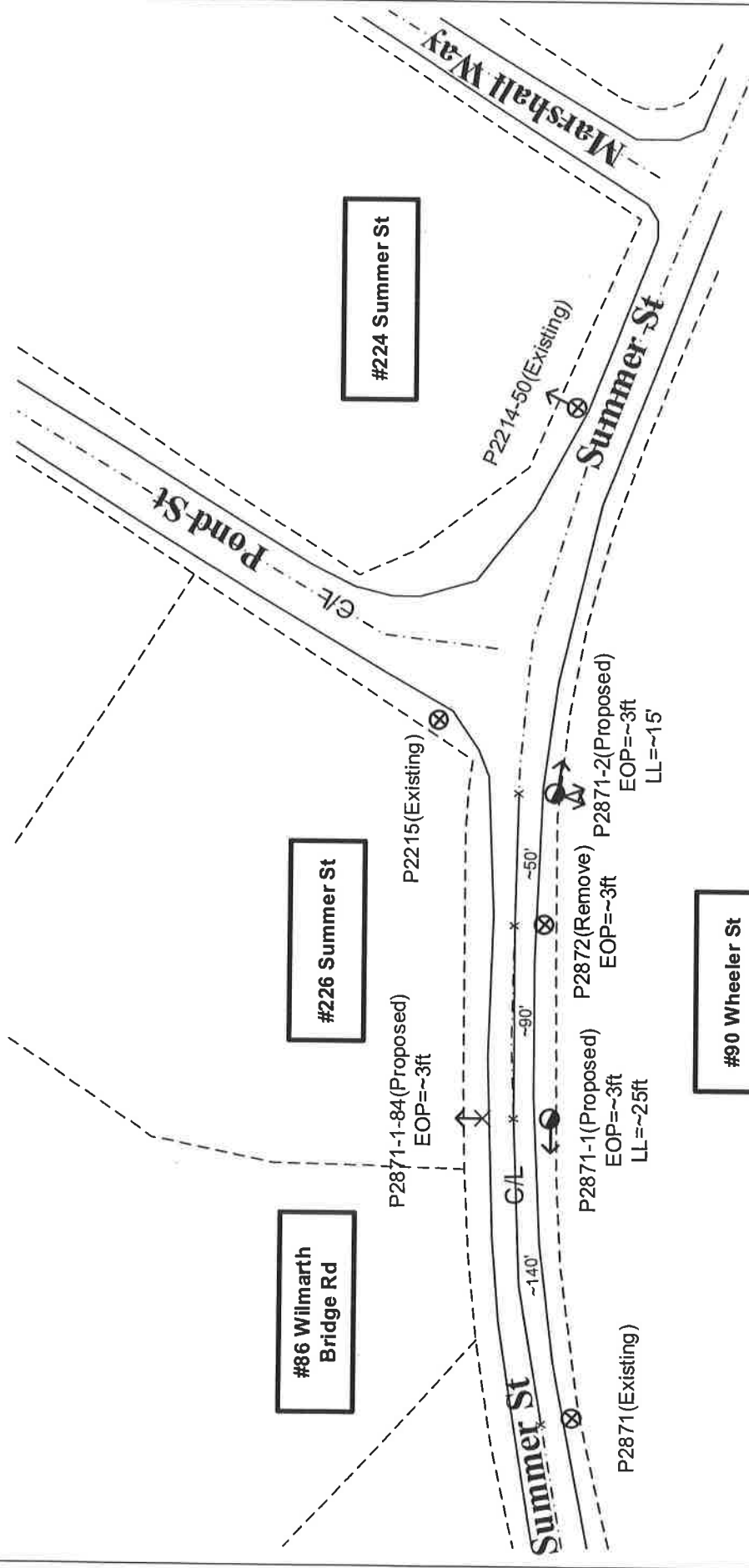
Description of Work:

Install new stub pole 2871-1-84

ENGINEER Ryan Moskos

DATE 7/1/2021

PETITION SKETCH
TOWN OF REHOBOTH
BRISTOL COUNTY



#86 Wilmarth
Bridge Rd

#226 Summer St

#224 Summer St

#90 Wheeler St

Legend	
Proposed JO Pole	●
Existing JO Pole	⊗
Proposed SO Pole	×
Center Line	---
Property Line	----
Road	—
Proposed Anchor	→

The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.

nationalgrid

Petition Sketch for New Poles 2871-2, 2871-1, and 2871-1-84 Summer St, Rehoboth, MA

Not To Scale
Drawn By: RM
WR# 30363559
DATE 5/12/21

ControlPoint
TECHNOLOGIES

Designer: Ryan Moskos
ControlPoint Technologies, Inc.
200 Ledgewood Place, Rockland, MA
781-423-3066

SHEET
1 OF 1

Header Info

WR No: 30419137 Op District: NE53 Crew HQ: PRMLTW Crew: PVES01 Area: LN9 Recorded Date: 07/15/2021
 CSS Order No: 2322103 CSS User ID: NBR222 - DAVID REDDING Scheduled Date: 07/15/2021
 Job Code/Desc: SLOUTI / Lighting-SL Outage-Individual Required Date: 07/20/2021
 Problem Reported: Light Out--Single Traffic Ctrl Req: No
 Remarks/Comments: STR: POWER AVE; ISSUANCE COMMENTS: Pole #3 out

Contact Info

Contact Name: ANTHONY SAURO Contact Phone: (401)499-5377
 Contact Address: 2 YOUNG LN JOHNSTON Contact email:

Location Address

Service Pole/Suffix: 0003-000 Street Name: POWER AVE Town: JOHNSTON
 Line No./ Route: 1898 Customer Name: TOWN OF JOHNSTON DPW A Customer Phone:
 Cross Street: CROSS STR: UTMZ18 (X): 790570 UTMZ18 (Y): 4634701
 Location Notes: NO LOCATION REMARKS Account No: BA 90416-99002

Location Info	Circuit #:	Tax Dist:	Supply Code:	Tariff & Service Level:
OWN O MATERIAL	53-18F11	0606	1-Overhead	S14 - Full Maintenance Provided
	ITEM DESCRIPTION			WTY
N	5824615	02	LAMP HPS 50W 4000L 120V	N
N	Y DLM05HSRDWY	02	D-LUMINAIRE HZN ROADWAY HPS 50W	N
N	DPLDISTX		D-POLE DISTRIBUTION WOOD - POLE CODE X	N

Repair Information to be Completed by Field Crew:

Crew ID: _____ Assigned / Scheduled Date: _____ Investigation Date: _____ WR Completion Date: _____
 Potential Claim (Y/N): _____ Claim Type: _____ Vandalism _____ MV Incident _____ Dig-In _____ Other _____

Facility Maintenance/Replacement Required

_____ Luminaire _____ Arm/Bracket _____ Pole/Standard _____ Base _____ Foundation _____ Cable/Cond _____ Paint Std

Investigation Results

Failed Luminaire (Replace Only)	_____	Bad Connectors	_____	Unable to Locate	_____
Failed Lamp	_____	No Power at Luminaire	_____	No Problem Found	_____
Failed Photo Control	_____	No Power at Base	_____	Customer Owned	_____
Failed Starter	_____	Failed Underground	_____	Red Capped	_____
Failed Fuse	_____	Other (Requires Comments)	_____	Temp.O/H. Required	_____

Investigation Status

Work Completed _____
 Follow-up Work Required _____
 Found on Patrol _____
 Police Detail Needed _____
 Work Zone/Traffic Control _____
 Limited Access Hgwy _____
 Customer Delay _____

Non Outage Related Work Performed

Replaced Pole Access Door	_____	Replaced Lamp ID Label	_____	Replaced Damaged Globe / Lens	_____
Replaced Pole Label	_____	Replaced Ground to Bracket	_____	Replaced damaged Bird Guard	_____

Field Remarks / Comments:

8/23/21

NEW BUSINESS:

Action Item (8): Vote to Close the Warrant for Fall Special Town Meeting

Background: Last week on August 16th, the Board voted to open the November 13th 2021 Fall Special Town Meeting Warrant for articles and to close it on August 23rd at 4:00PM.

Motion: Vote to close the November 13th 2021 Fall Special Town Warrant.

Moved:		Second:		Vote:	
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Discussion:

8/23/21

NEW BUSINESS:

Action Item (9): Discussion Re: Fall Special Town Meeting, with possible action taken

Background: Mike Deignan will speak to this

Motion:

Moved:		Second:		Vote:	
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Discussion:

8/23/21

Department Head Reports:

Selectmen's Reports:

Vadnais:

Deignan:

Perry:

Muri:

Solas: