

Council Order: 2022-052

Introduced by: Town Manager Brian Howard
November 7, 2022**Acceptance of Gifts of Real Estate For Conservation Purposes**

The Randolph Town Council, with the recommendation of the Town Manager, hereby authorizes the Town to accept gifts of real estate as follows: the Root Street Parcel, the Warren Street (West Street) Parcel, the Warren Street (Mazzeo Drive) Parcel and the Joyce Parcel, all as further described below, pursuant to M.G.L. ch. 44 and any other applicable law, for use for general municipal purposes, and hereby further authorizes the Town Manager or his designee to execute a purchase and sale agreement, any deed, easement, or other related agreements or documents as necessary for the Town of Randolph to acquire these gifts of real estate or to cancel said gifts if in the best interests of the Town, and to take any other action necessary to carry out these real estate transfers.

Pursuant to M.G.L. ch. 40, section 8C, the Town Council hereby further authorizes and approves the transfer of the Root Street Parcel, the Warren Street (West Street) Parcel, the Warren Street (Mazzeo Drive) Parcel and the Joyce Parcel, to the care and custody of the Town of Randolph Conservation Commission for conservation purposes and hereby authorizes the Town Manager to take any actions necessary to effectuate or confirm the transfer.

PROPERTY DESCRIPTIONS:**1. Root Street Parcel**

The land in Randolph, in the County of Norfolk and Commonwealth of Massachusetts, being lots numbered, 1160-1161-1162-1163-1164-1165-1166-1185-1186-1187-1188-1227, all on plan of G. Willard Bartlett, dated July 1, 1908, and recorded with the Norfolk County Registry of Deeds, Plan 61, Plan 2937, all as more particularly described on the attached draft deed. For grantors title see Norfolk Registry of Deeds, Book 37582, Page 25. Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements, and reservations of record, if any there be insofar as the same may be in force and applicable.

2. Warren Street (West Street) Parcel

A certain parcel of land on the northerly side of Warren Street and on the southeasterly side of West Street, Randolph, Norfolk County, Massachusetts, shown as Lot 1 on a plan entitled, "Plan of Land – Randolph, Mass. Lot 1 – at Warren & West Streets, dated May 1, 1978, drawn by John E. Levreault, P.E. Bounded and described according to said plan recorded with said Deeds in Book No. 5462, Page No. 610, being the same premises described by deed recorded at the Norfolk Registry of Deeds, Book 32141, Page 595, dated March 26, 2014, all as more particularly described on the attached draft deed. Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements and reservations of record, if any there be insofar as the same may be in force and applicable.

3. Warren Street (Mazzeo Drive) Parcel

Lot 8 (excepting fee in Mazzeo Drive) on Land Court Plan No. 6927k filed with Certificate of Title No. 108056, Book No. 541. Being the same premises described by deed recorded at the Norfolk District of the Land Court as Document 1 303,348, Certificate 188337, dated March 12, 2014, all as more particularly described on the attached draft deed. Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements and reservations of record, if any there be insofar as the same may be in force and applicable.

4. Joyce Parcel:

The land in Randolph, Norfolk County, Massachusetts, shown on a plan entitled "Plan of Easement Randolph, Mass." dated July 9, 1976, drawn by De Ca Engineering, Inc., Land Surveyors, and recorded with said Deeds in P.B. 256, Pl. 492, being the area designated "not a building lot 16,790 ± s.f." and the abutting portion of the roadway and utilities easement. Meaning and intending to convey and hereby conveying all the land in York Estates conveyed to Jablonski by York Const. Co., Inc. by deed dated June 25, 2014, recorded with said Deeds in Book 32430, Page 378, which had not been previously conveyed by it. Subject to easements for Mary Lee Brook, roadway + Utilities shown on said Plan, all as more particularly described on the attached draft deed. Said premises are conveyed subject to and with the benefit of easements, restrictions, agreements, and reservations of record, if any there be insofar as the same may be in force and applicable.

Memo

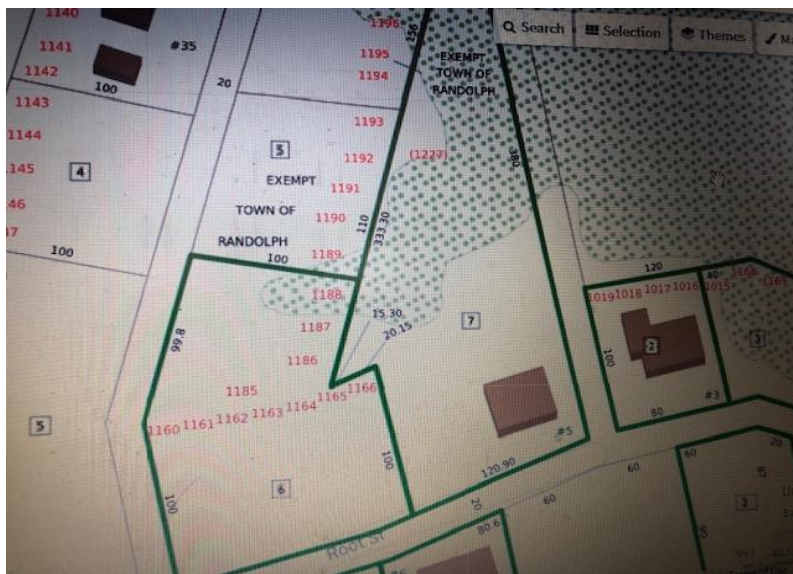
To: Brian Howard, Town Manager
From: Joe Dunn, Conservation Agent
Date: November 3, 2022
Re: Land Donations for Conservation Commission

We have been approached by several local residents who own property in the Town of Randolph that is unusable or unbuildable for a variety of reasons. Because these parcels cannot be used for building purposes, these residents have offered to donate their parcels of land to the Town. The Conservation Commission has reviewed these parcels and supports the Town's acceptance of these parcels as Town conservation land.

The acquisition of these parcels would be a huge "win" for the Town in increasing its inventory of Town-owned, protected wetlands. We would gain more than 7 acres of wetlands. The Jablonski Warren Street parcel donations would also give the Town a chance to physically connect to and to control and monitor more of Bear Swamp.

ROOT STREET PARCEL:

Location: ROOT ST Mblu 13/ CC/ 6/
 Owner: CERQUA-MCGRATH JERI
 Acreage- 0.50
 Assessment 2021 -\$8,358



Particular Points of Interest: Proximity to Reservoir; Additional Acreage to Conservation Commission inventory.

JABLONSKI PARCELS:

Jablonski - 3 parcels

Owner: Jablonski and Jablonski-related Trusts

Total Acreage for the 3 Parcels: approx. 6.7 acres

Location:

Warren Street - 56-A-001.8

Warren Street - 56-B-001

Joyce Circle - 71-A-027.2. I

Total Assessment for the 3 Parcels 2021: approx. \$222,450

2 Warren Street Parcels

The Jablonski - Warren Street donations would have the greatest impact. Acquisition of these parcels would provide a connection to existing Town of Randolph parcels, which would create continued access from across from the dog park entrance on West across through to Warren Street to behind “Not Your Average Joe’s” restaurant building through to bear swamp!

With these parcels, and as resources allow, it would be possible in the future to create a trail so it would run from Powers Farm all the way to Bear Swamp Conservation Area (2.5 miles).

Warren Street Parcels

