

Date: Monday, November 27, 2023
To: Karyn Clark, Acting Town Manager
From: Steve Stearns
Reference: **Abutter Notification - MGL Chapter 40A Section 11 | Rice Pond Village**

After reviewing the certified list of abutters, concerns have emerged about missing crucial stakeholders like the **PROVIDENCE & WORCESTER RAILROAD**. This highlights a recurring problem where the Town has failed to notify them and other abutters, possibly due to outdated assessors' records not reflecting current property ownership. This issue has been raised with town officials before, who promised corrective measures. However, given the Town's legal obligation to notify all abutters by mail, as mandated by law, there's a question about whether the upcoming Chapter 40B Rice Pond Village public hearing scheduled for Wednesday, November 29, 2023, can proceed. Town Counsel should address this query and ensure its inclusion in public records prior to commencement of said public hearing.

MGL Chapter 40A "Section 11. In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. **In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. "Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.** The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from, or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

map parcel old/new owner(s)

UNIDENTIFIED OWNERSHIP RECORD

54 34

22 YEARS AGO

54 17 GIORGIO DAVID
WIBERG ANNMARIE
WIBERG RICHARD SCOTT
26584 191 5/14/2002 3:39:00 PM

16 YEARS AGO

54 32 PROVIDENCE REALTY ASSOC LLC
FORTY PROVIDENCE STREET LLC
42093 318 11/21/2007 9:40:59 AM

OVER 1 YEAR AGO

63 144 ANTAYA JOHN
SJV INVESTMENTS LLC
67589 37 5/13/2022 1:43:26 PM

63 75 MCLAUGHLIN JAMES F & MAUREEN B *TRST
SJV INVESTMENTS LLC
67589 46 5/13/2022 1:43:26 PM

63 75 MCLAUGHLIN JAMES F & MAUREEN B *TRST
SJV INVESTMENTS LLC
67589 46 5/13/2022 1:43:26 PM

map	parcel	old/new owner(s)
63	75	MCLAUGHLIN JAMES F & MAUREEN B *TRST SJV INVESTMENTS LLC 67589 46 5/13/2022 1:43:26 PM
63	75	MCLAUGHLIN JAMES F & MAUREEN B *TRST SJV INVESTMENTS LLC 67589 46 5/13/2022 1:43:26 PM
63	74	BOUCHARD LYLE J SANTIAGO IRVING J MORALES GLADYS 67552 300 5/6/2022 11:30:33 AM

ABOUT 1 YEAR AGO

63	79	DERHOVANESSIAN JEANNE & ROBERT LASHUS ALICE GOMES OLIVEIRA OLIVEIRA SARAH LASHUS 68586 390 12/9/2022 1:54:22 PM
63	107	BLAKE ALFRED L. & HILDA E. BLAKE ALFRED L TR BLAKE EDWARD W TR SURVIVORS TRUST UNDER THE BLAKE FAMILY REVOCABLE TRUST 68532 91 11/28/2022 11:35:51 AM
54	130	MAILHIOT LEE C PUZO MARIO P JR 68206 219 9/13/2022 3:38:44 PM

map parcel old/new owner(s)

8 MONTHS AGO

63	133	CUNHA RICHARD A
		SORA BRIAN
		SORA KELSEY
69004	163	4/10/2023 11:59:15 AM

3 MONTHS AGO

63	109	STEWART IAN K
		CHAMBERS JESSICA
69519	36	8/15/2023 12:03:23 PM

ABOUT 1 MONTH AGO

63	113	KEWLEY DEBORAH A
		TATRO MARK E
		TATRO DEBORAH A
69753	147	10/12/2023 3:48:25 PM
