

Date: Tuesday, December 12, 2023  
To: Conor McCormack, Town Planner  
Board of Appeals  
From: Steve Stearns  
Reference: **Abutter Notification - MGL Chapter 40A Section 11 | Rice Pond Village**

---

Following a review of the revised certified list of abutters, ongoing concerns persist regarding the inadequate notification of essential stakeholders. This underscores a persistent issue wherein the Town has fallen short in properly notifying these stakeholders and other abutters, stemming from outdated property records that do not accurately reflect current property ownership, as previously provided on November 27, 2023. Despite previous discussions with town officials and assurances of corrective actions, there remains uncertainty about the Town's adherence to its legal obligation of mailing notifications to all abutters, as mandated by law, under M.G.L., Chapter 40A, Section 11. This raises doubts about the upcoming Chapter 40B Rice Pond Village public hearing scheduled for Wednesday, December 13, 2023, proceeding as planned. In particular, Map Parcel 54\_19 has been removed, while parcels associated with the **PROVIDENCE & WORCESTER RAILROAD** (20\_2 and 20\_3) have been included. The rest of the parcels remain unchanged and do not accurately represent the current ownership status.

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 <b>SJV INVESTMENTS LLC</b> 67589      46      5/13/2022 1:43:26 PM
63	75	MCLAUGHLIN JAMES F & MAUREEN B *TRST <b>SJV INVESTMENTS LLC</b> 67589      46      5/13/2022 1:43:26 PM
63	74	BOUCHARD LYLE J <b>SANTIAGO IRVING J MORALES GLADYS</b> 67552      300      5/6/2022 11:30:33 AM

#### ABOUT 1 YEAR AGO

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

map parcel old/new owner(s)

### 3 MONTHS AGO

---

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

---

### ABOUT 1 MONTH AGO

---

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

---