

CHARLES C. KOKOROS
President
District 1

LELAND A. DINGEE
At Large

SEAN E. POWERS
At Large

CHARLES B. RYAN
At Large

JOHN C. MULLANEY
District 2



THOMAS M. BOWES
Vice President
District 3

HENRY N. JOYCE
District 4

RONALD E. DENAPOLI
District 5

PAUL "DAN" CLIFFORD
District 6

OFFICE OF THE TOWN COUNCIL

- AGENDA -

January 22, 2013 • Horace T. Cahill Auditorium, Town Hall • Starting Time: 7:30_{PM}

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

ROLL CALL

CORRESPONDENCE

ANNOUNCEMENTS

APPROVAL OF MINUTES

- January 8, 2013

CITIZEN CONCERNS/COUNCIL RESPONSE

OLD BUSINESS

Committee on Ways & Means

- 12 051 Compark Limited Partnership: Petition Street Acceptance - Commerce Drive (**PUBLIC HEARING**)
- 12 058 Mayor: Prior Year Unpaid Bills – DPW Recreation and Community Events Program/ DPW Braintree-Weymouth Regional Recreational Conservation District Program/ Town Clerk Registration Program (**PUBLIC HEARING**)

Committee on Ways & Means and Committee on Ordinance & Rules

(**PUBLIC HEARING**)

- 12 035 Councilor Mullaney: Amendment to Title 2, Chapter 2-200, Mayor, Section: 2.200.010 Powers, In General relative to Mayors' Compensation

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

NEW BUSINESS

Refer to Committee on Ordinance & Rules

- 13 001 Aspinwall Corp.: Petition Street Acceptance – Priscilla Avenue

Refer to Committee on Ways & Means

- 13 002 Mayor: Request for Appropriation – Community Preservation Fund: Monatiquot Riverwalk

Topics the Chair does not reasonably anticipate will be discussed

ADJOURNMENT

- Next Council Meetings: **Tuesday, February 5, 2013 @ 7:30pm**

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OFFICE OF THE TOWN COUNCIL

January 8, 2013

MINUTES

A meeting of the Town Council was held in the Horace T. Cahill Auditorium, Braintree Town Hall, on Tuesday, January 8, 2013 beginning at 7:30p.m.

Council President Kokoros was in the chair.

The Clerk of the Council conducted the roll call.

Present: Charles Kokoros, President
Thomas Bowes, Vice President
Leland Dingee
Sean Powers
Charles B. Ryan
John Mullaney
Paul Dan Clifford

Not Present: Ronald DeNapoli
Henry N. Joyce

Others: Daryn Brown, Superintendent Golf Course

CORRESPONDENCE

- **001 13 Council President: Pop Warner Cheer and Dance Team Recognition**

Council President called for a 5-minute recess at 7:50pm and called the meeting back to order at 7:55pm.

- **002 13 Council President: Braintree Chamber of Commerce**

ANNOUNCEMENTS

- **003 13 Council President: Sandy Hook School Support Fund**

APPROVAL OF MINUTES

- **December 18, 2012**

Motion: by Councilor Bowes to approve minutes of December 18, 2012

Second: by Councilor Ryan

Vote: For (7), Against (0), Absent (2-DeNapoli, Joyce)

CITIZEN CONCERNS/COUNCIL RESPONSE

None

OLD BUSINESS

Committee on Ways & Means

- **12 056 Mayor: Request for Line Item Transfer – Golf Course**

Motion: by Councilor Bowes to open public hearing on Order 12 056

Second: by Councilor Ryan

Vote: For (7), Against (0), Absent (2-DeNapoli, Joyce)

Councilor Clifford, Chairman of the Committee on Ways & Means, reported that the Committee met on January 2, 2013 and has recommended favorable action on the \$65,500 transfer request.

Council President asked if any member of the Council or the public would like to make any comments. No one came forward.

Motion: by Councilor Powers to close public hearing on Order 12 056

Second: by Councilor Ryan

Vote: For (7), Against (0), Absent (2-DeNapoli, Joyce)

Councilor Bowes read the motion as printed in the December 12, 2012 memo from Peter Morin, Chief of Staff.

Motion: by Councilor Bowes to approve Order 12 056

Second: by Councilor Ryan

Vote: For (7), Against (0), Absent (2-DeNapoli, Joyce)

- **12 057 Mayor: Golf Course – Authorization of Five Year Lease Agreement – Golf Carts**

Councilor Clifford, Chairman of the Committee on Ways & Means, reported that the Committee met on January 2, 2013 and has recommended favorable action for authorization of a five year lease agreement.

Councilor Bowes read the motion as printed in the December 11, 2012 memo from Carolyn Murray, Town Solicitor

Motion: by Councilor Bowes to approve Order 12 057

Second: by Councilor Ryan

Vote: For (7), Against (0), Absent (2-DeNapoli, Joyce)

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

None

NEW BUSINESS

Refer to Committee on Ways & Means

- **12 058 Mayor: Prior Year Unpaid Bills – DPW Recreation and Community Events Program/ DPW Braintree-Weymouth Regional Recreational Conservation District Program/ Town Clerk Registration Program**

Motion: by Councilor Bowes to refer Order 12 058 to Committee

Second: by Councilor Ryan

Vote: For (7), Against (0), Absent (2-DeNapoli, Joyce)

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 8:17p.m.

Respectfully submitted,
James M. Casey
Clerk of the Council

Documents provided for Meeting

- December 18, 2012 Minutes
- 12 056 Mayor: Request for Line Item Transfer – Golf Course
- 12 057 Mayor: Golf Course – Authorization of Five Year Lease Agreement – Golf Carts
- 12 058 Mayor: Prior Year Unpaid Bills – DPW Recreation and Community Events Program/ DPW Braintree-Weymouth Regional Recreational Conservation District Program/ Town Clerk Registration Program

TOWN OF BRAINTREE STREET ACCEPTANCE

COMMERCE DRIVE

MOTION: That the Town Council vote to accept as a Town way the layout of Commerce Drive, a 2200 foot long cul-de-sac roadway running northwesterly to northerly from Grove Street, just west of the Weymouth Town Line, as said layout is shown on the two-sheet set of plans entitled "ACCEPTANCE PLAN FOR COMMERCE DRIVE", by ALPHA LANDSURVEYING & ENGINEERING ASSOCIATES, dated 02-01-2012 recorded herewith and also shown on plans of Commerce Drive recorded at Plan Book 386 as Plan No. 926 on 9/27/89, and of Commerce Drive Extension recorded at Plan Book 465 as Plan No. 274 on 5/14/99. A copy of the foregoing plan was filed with the office of the Town Clerk on March 27, 2012.

The description of the easterly and westerly sidelines is as follows:

Along the easterly street line of Commerce Drive

Beginning at a point on the northerly street line of the 1946 County Layout of Grove Street, in front of number 600 Grove Street, said point being the most southeasterly corner of the here-in described Commerce Drive Layout;

thence westerly to northerly 41.79 feet along the arc of a 30.00 foot radius curve to the right to a point of reverse curvature;

thence northerly to northwesterly 215.77 feet along the arc of a 375.00 foot radius curve to the left to a drill hole in a stone bound at a point of tangency;

thence N 52°06' 51"W 108.20 feet to a point of curvature;

thence northwesterly 145.38 feet along the arc of a 300.00 foot radius curve to the right to a drill hole in a stone bound at a point of tangency;

thence N 24° 20' 53" W 275.07 feet to a drill hole in a stone bound at a point of curvature;

thence northwesterly to northerly 148.70 feet along the arc of a 300.00 foot radius curve to the right to a drill hole in a stone bound at a point of tangency;

thence N 04° 03' 09"E 782.58 feet to a drill hole in a stone bound at a point of curvature for a cul-de-sac curve;

thence northerly to northeasterly 37.98 feet along the arc of a 30.00 foot radius curve to the right to a drill hole in a stone bound at a point of reverse curvature;

thence northeasterly to westerly 198.59 feet along the arc of a 70 foot radius curve to the left to a point where the easterly street line of so-called Commerce Drive Extension began;

thence turning and running N 04° 03' 09"E 184.61 feet to a drill hole in a stone bound at a point of curvature for a cul-de-sac curve;

thence northerly to northeasterly 37.98 feet along the arc of a 30.00 foot radius curve to the right to a bound at a point of reverse curvature;

thence northeasterly to southerly 308.53 feet along the arc of a 70 foot radius curve to the left to a point on the westerly street line of so-called Commerce Drive Extension and on the westerly street line of the herein described Commerce Drive;

Along the westerly street line of Commerce Drive

thence S 04°03'09"W 1227.96 feet and through a drill hole in a stone bound 350.00 feet away to a point of curvature;

thence southerly to southeasterly 183.40 feet along the arc of a 370.00 foot radius curve to the left to a drill hole in a stone bound at a point of tangency;

thence S 24°20'53"E 275.07 feet to a point of curvature;

thence southwesterly 179.30 feet along the arc of a 370.00 foot radius curve to the left to a drill hole in a stone bound at a point of tangency;

thence S 52°06'51"E 108.20 feet to a point of curvature;

thence southwesterly 158.79 feet along the arc of a 305.00 foot radius curve to the right to a point of compound curvature;

thence southeasterly to westerly 52.07 feet along the arc of a 30.00 foot radius curve to the right to a point of tangency with said northerly street line of Grove Street;

thence turning and running along said northerly street line of Grove Street N77°10'00"E 111.36 and 17.90' along the arc of a 240.86 foot radius to the left to the point and place of beginning.

Easements for Roadway Purposes

Part of the Commerce Drive roadway is constructed outside of the above described street lines and so Permanent Easements for Roadway Purposes have been established across the Massachusetts Bay Transportation Authority's commuter rail right of way at the street crossing, and across the southeast corner of land now or formerly of Frito Lay Inc., Assessors' Map 1118 Lot 8A. The MBTA easement is recorded at the Norfolk County Registry of Deeds at Book 11929, Pages 526 through 528. The Easement for Roadway Purposes across the Frito-Lay property is shown on the "Easement Sketch Plan" by Alpha Land Surveying &

Engineering Associates dated April 27, 2005 and recorded at the Norfolk County Registry of Deeds at Book 23963, Pages 40 through 42.

The above described Commerce Drive including the Easements for Roadway Purposes is hereby accepted as a Public Way in the Town of Braintree, County of Norfolk, Commonwealth of Massachusetts, together with all benefits and responsibilities currently appurtenant to the status of "Public Way" within the Commonwealth. All drainage easements shown on the referenced plan, and ownership of the drainage system within the roadway and to its discharge point(s) or at its (their) entrance to any detention basins, retention basins or similar stormwater impoundments are also accepted with this acceptance as a Public Way. Ownership and maintenance of detention basins, retention basins or similar stormwater impoundments is specifically excluded from this acceptance. Ownership and maintenance of overhead and underground electric, telephone, gas, and cable utilities is specifically excluded from this acceptance. This acceptance shall not be considered a fee taking. No damages are awarded. Further, the Mayor and the Department of Public Works are authorized to take any action necessary to carry out this vote.

ORDER #: #12-051

Application for Street Acceptance – Worksheet

SECTION TO BE COMPLETED BY PETITIONER

Petitioner

Name: Compark Limited Partnership

Address: 400 Franklin Street
Braintree, MA 02184

Contact/Billing Information

Name: F.X. Messina Enterprises

Address: 400 Franklin Street
Braintree, MA 02184

*Petition Submitted By: Francis X. Messina, President of Compark, Inc.
its general Partner

x 

Date Received



- (3) Three (3) copies of Legal Description for Commerce Drive consisting of three pages (Note: this description was previously approved by Town Engineer).
- (4) List of Direct Abutters of Commerce Drive certified by the Braintree Assessor's Department.
- (5) One set of stamped addressed envelopes for each abutter in the order they appear on the Abutters list.

The following actions are relevant to prior layout of Commerce Drive:

- Definitive Subdivision Plan for Commerce Drive a Type III Roadway, was endorsed by the Braintree Planning Board on September 5, 1989;
- A Definitive Subdivision Plan for Commerce Drive Extension (included in Commerce Drive) was endorsed on April 5, 1999 (Planning Board file #98-20), and
- Pursuant to Chapter 82, of the General Laws, the Board of Selectmen sponsored Town Meeting Article 42 of 2006 ATM and laid out Commerce Drive on May 1, 2006. The layout was filed with the Town Clerk on May 2, 2006.

Submitted by Compark Limited Partnership

By: Carl R. Johnson III
Carl R. Johnson III, Attorney for
Compark Limited Partnership

CRJ:jmb

Enclosures

Commerce Drive

A certain parcel of land situated on the northerly side of Grove Street in the Town of Braintree, in the County of Norfolk and the Commonwealth of Massachusetts, shown as COMMERCE DRIVE on a plan entitled "ACCEPTANCE PLAN FOR COMMERCE DRIVE" prepared by Alpha Surveying and Engineering, Inc. dated March 1, 2012, and to be recorded herewith in the Norfolk County Registry of Deeds, bounded and described as follows:

Beginning at a point at the most southwesterly corner of said Commerce Drive at its intersection with the northerly side of Grove Street, said point being, **North 77 degrees 10 minutes 00 seconds East** a distance of **211.13** feet from the point of curvature on the easterly end of the 1946 county layout of Grove Street;

Thence by the westerly sideline of said Commerce Drive, along a curve to the left with a radius of **30.00** feet , a central angle of **99 degrees 27 minutes 05 seconds**, by land now or formerly of Massachusetts Bay Transportation Authority and land now or formerly of Rolling Frito Lay Sales LP, an arc distance of **52.07** feet to a point;

Thence by the westerly sideline of said Commerce Drive, along a curve to the left with a radius of **305.00** feet , a central angle of **29 degrees 49 minutes 46 seconds**, by land now or formerly of Rolling Frito Lay Sales LP, an arc distance of **158.79** feet to a point;

Thence by the westerly sideline of said Commerce Drive, **North 52 degrees 06 minutes 51 seconds West**, by land now or formerly of Rolling Frito Lay Sales LP, a distance of **108.20** feet to a stone bound with a drill hole;

Thence by the westerly sideline of said Commerce Drive, along a curve to the right with a radius of **370.00** feet , a central angle of **27 degrees 45 minutes 55 seconds**, by land now or formerly of Rolling Frito Lay Sales LP, an arc distance of **179.30** feet to a point;

Thence by the westerly sideline of said Commerce Drive, **North 24 degrees 20 minutes 53 seconds West**, by land now or formerly of Rolling Frito Lay Sales LP, a distance of **275.07** feet to a stone bound with a drill hole;

Thence by the westerly sideline of said Commerce Drive, along a curve to the right with a radius of **370.00** feet , a central angle of **28 degrees 24 minutes 00 seconds**, by land now or formerly of Rolling Frito Lay Sales LP, an arc distance of **183.40** feet to a point;

Thence by the westerly sideline of said Commerce Drive, **North 04 degrees 03 minutes 09 seconds East**, by land now or formerly of Rolling Frito Lay Sales LP and by land now or formerly of Cara Donna Properties LLC and by land now or formerly of Liberty Woods LLC, a distance of **877.96** feet to a stone bound with a drill hole;

Thence by the westerly sideline of that portion of Commerce Drive formerly known as Commerce Drive Extension, **North 04 degrees 03 minutes 09 seconds East**, by land now or formerly of Messina Commercial Properties LLC, a distance of **350.00** feet to a stone bound with a drill hole;

Thence by the northerly sideline of said Commerce Drive, along a curve to the right with a radius of **70.00** feet , a central angle of **252 degrees 32 minutes 13 seconds**, by land now or formerly of Messina Commercial Properties LLC and by land now or formerly of Liberty Woods LLC, an arc distance of **308.53** feet to a stone bound with a drill hole;

Thence by the easterly sideline of said Commerce Drive, along a curve to the left with a radius of **30.00** feet , a central angle of **72 degrees 32 minutes 11 seconds**, by land now or formerly of Liberty Woods LLC, an arc distance of **37.98** feet to a stone bound with a drill hole;

Thence by the easterly sideline of said Commerce Drive, **South 04 degrees 03 minutes 09 seconds West**, by land now or formerly of Liberty Woods LLC, and by land now or formerly of Robert Maslow, a distance of **184.61** feet to a stone bound with a drill hole;

Thence by the northerly sideline of said Commerce Drive, along a curve to the right with a radius of **70.00** feet , a central angle of **162 degrees 32 minutes 54 seconds**, by land now or formerly of Robert Maslow, an arc distance of **198.59** feet to a stone bound with a drill hole;

Thence by the Easterly sideline of said Commerce Drive, along a curve to the left with a radius of **30.00** feet , a central angle of **72 degrees 32 minutes 11 seconds**, by the southerly sideline of Commerce Drive Extension and by land now or formerly of Robert Maslow, an arc distance of **37.98** feet to a stone bound with a drill hole;

Thence by the easterly sideline of said Commerce Drive, **South 04 degrees 03 minutes 09 seconds West**, by land now or formerly of Robert Maslow and by land now or formerly of Compark Limited Partnership, a distance of **782.58** feet to a stone bound with a drill hole;

Thence by the easterly sideline of said Commerce Drive, along a curve to the left with a radius of **300.00** feet , a central angle of **28 degrees 23 minutes 59 seconds**, by land now or formerly of Messina Commercial Properties LLC, an arc distance of **148.70** feet to a stone bound with a drill hole;

Thence by the easterly sideline of said Commerce Drive, **South 24 degrees 20 minutes 53 seconds East**, by land now or formerly of Messina Commercial Properties LLC, and by land now or formerly of Messina Residential Properties LLC, a distance of **275.07** feet to a stone bound with a drill hole;

Thence by the easterly sideline of said Commerce Drive, along a curve to the left with a radius of **300.00** feet , a central angle of **27 degrees 45 minutes 56 seconds**, by land now or formerly of Messina Residential Properties LLC, an arc distance of **145.38** feet to a point;

Thence by the easterly sideline of said Commerce Drive, **South 52 degrees 06 minutes 51 seconds East**, by land now or formerly of Messina Residential Properties LLC, a distance of **108.20** feet to a stone bound with a drill hole;

Thence by the easterly sideline of said Commerce Drive, along a curve to the right with a radius of **375.00** feet , a central angle of **32 degrees 58 minutes 02 seconds**, by land now or formerly of Messina Residential Properties LLC, an arc distance of **215.77** feet to a point;

Thence by the easterly sideline of said Commerce Drive, along a curve to the left with a radius of **30.00** feet , a central angle of **79 degrees 48 minutes 47 seconds**, by land now or formerly of Messina Residential Properties LLC, an arc distance of **41.79** feet to a point;

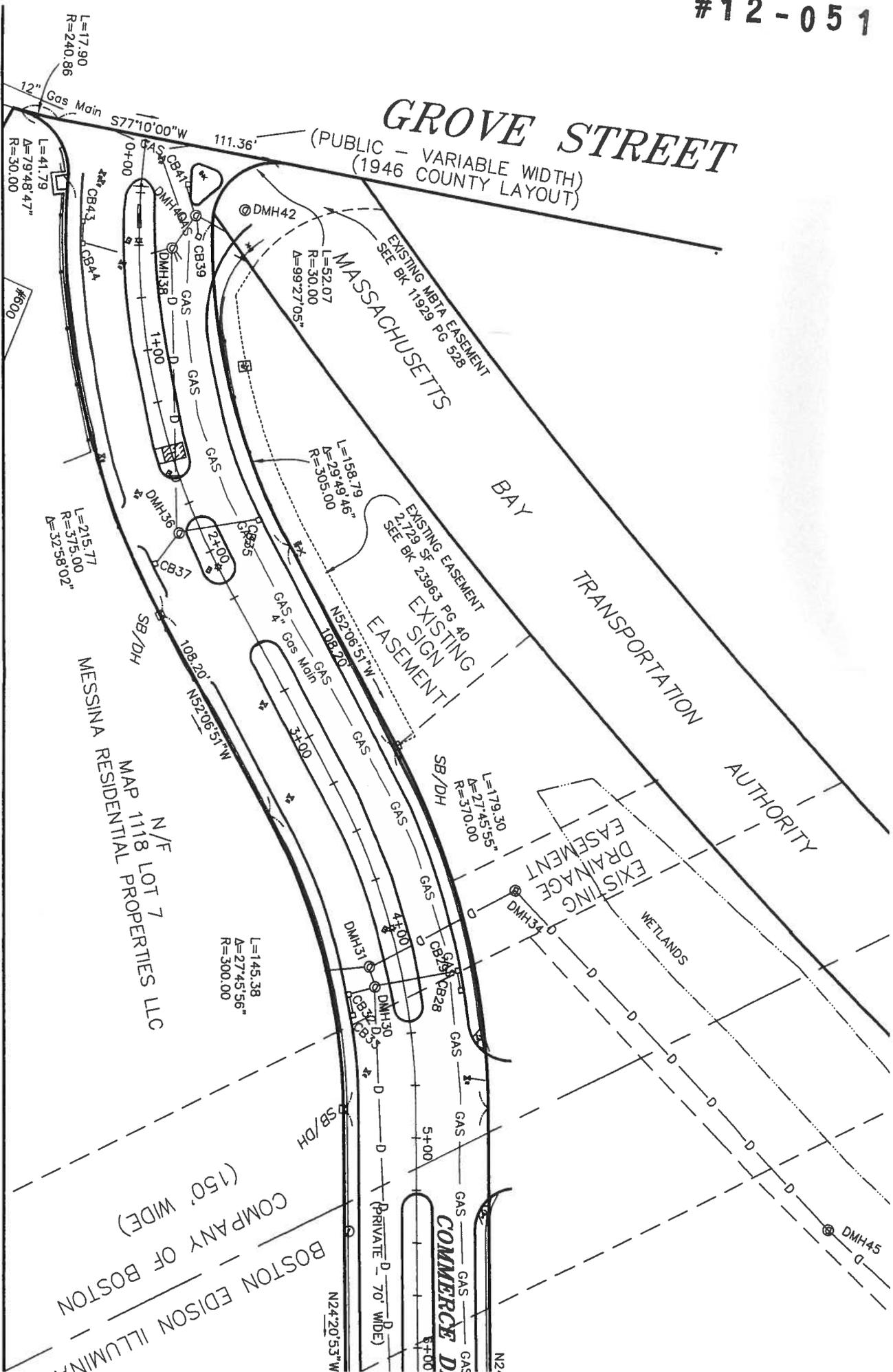
Thence by the southerly sideline of said Commerce Drive and the northerly sideline of said Grove Street, along a curve to the left with a radius of **240.86** feet , an arc distance of **17.90** feet to a point;

Thence by the southerly sideline of said Commerce Drive and the northerly sideline of said Grove Street, **South 77 degrees 10 minutes 00 seconds West**, a distance of **111.36** feet to the point of beginning.

Said roadway parcel contains 3.182 acres more or less.

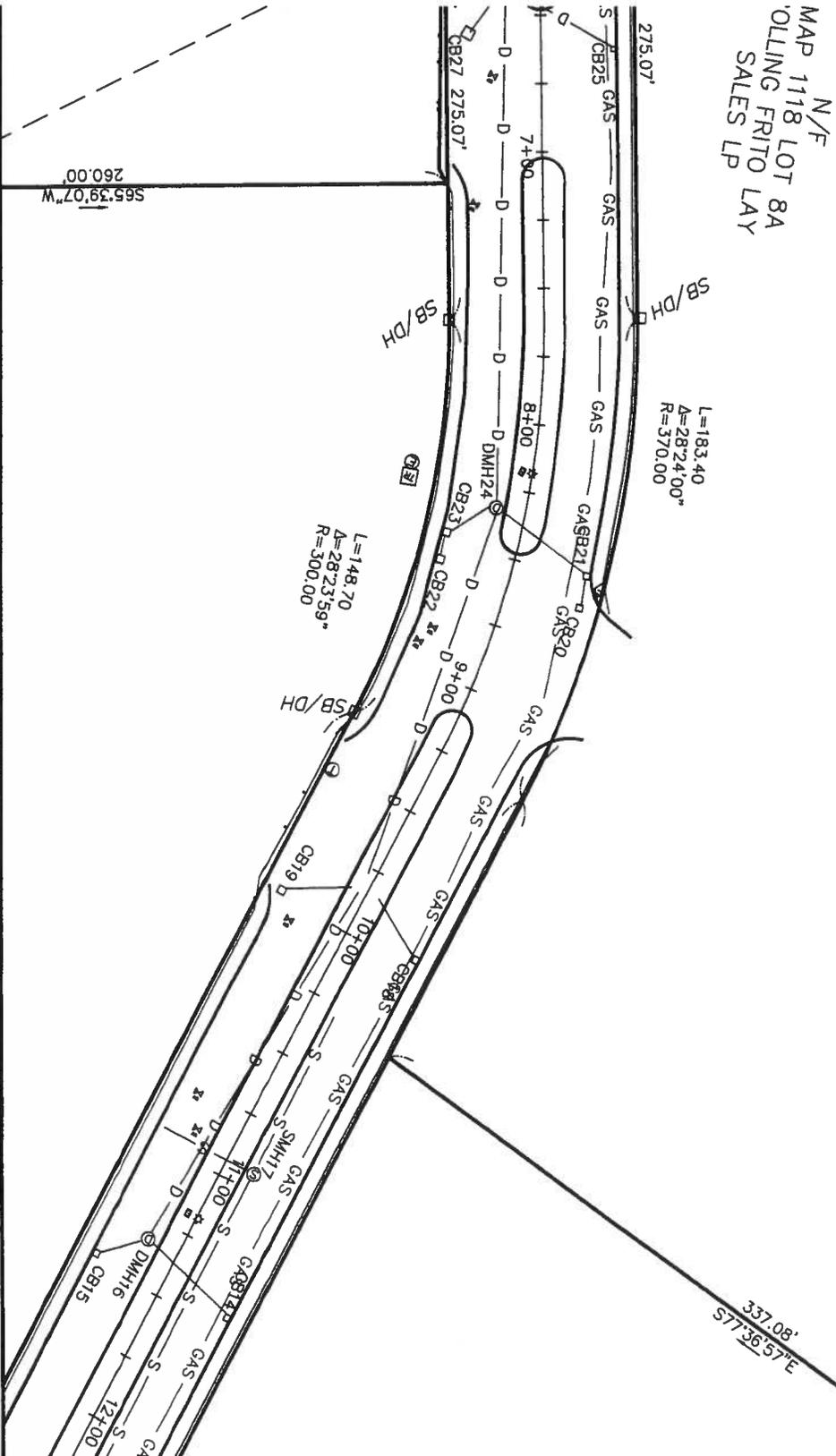
GROVE STREET

(PUBLIC - VARIABLE WIDTH)
(1946 COUNTY LAYOUT)



#12-051

N/F
MAP 1118 LOT 8A
OLLING FRITO LAY
SALES LP



ACCEP
COMM

#12-051

ACCEPTANCE VOTED BY
TOWN COUNCIL AT MEETING OF

TOWN CLERK _____ DATE _____

FILED AT TOWN CLERK'S OFFICE (

TOWN CLERK _____ DATE _____

AS-BUILT PLAN - COMMERCE

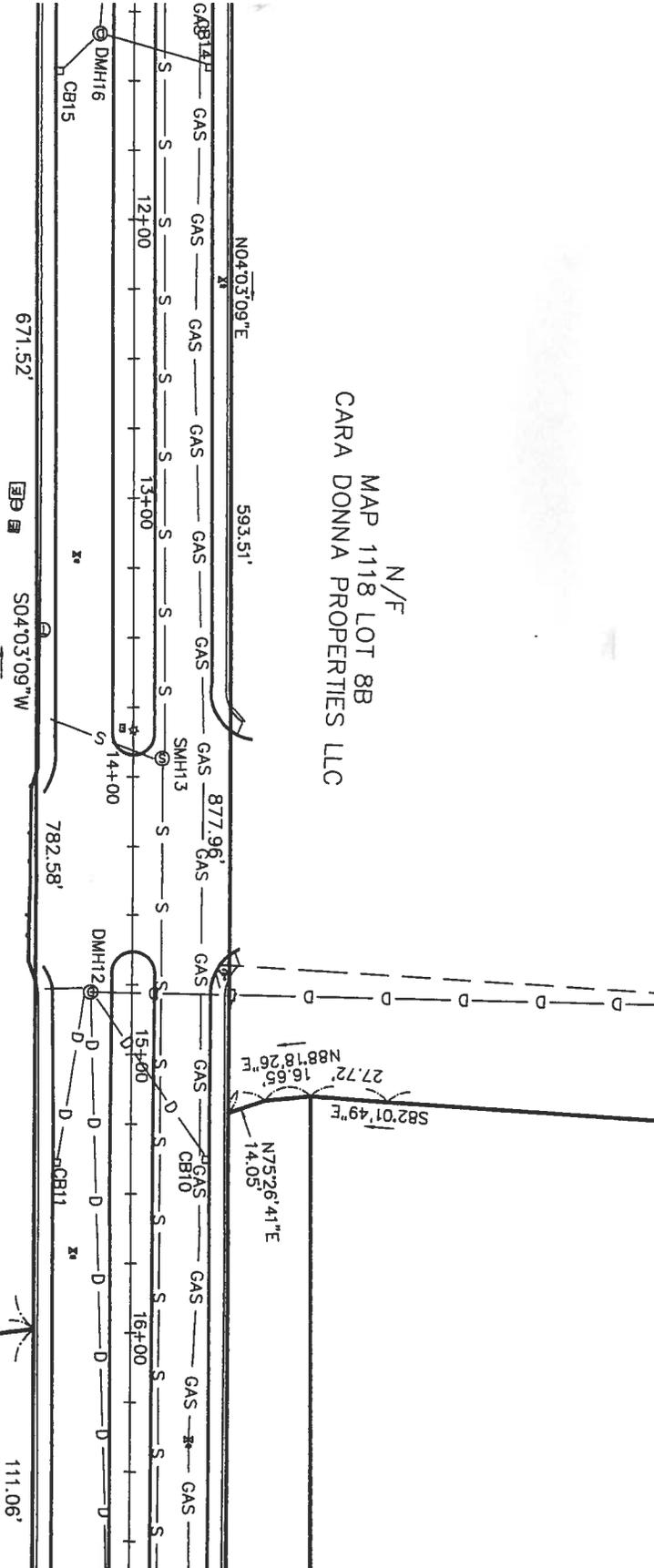
JOB. NO. 04276 SHEET 1

#12-051

N/F
MAP 1118 LOT 8B
CARA DONNA PROPERTIES LLC

N/F
MAP 1118 LOT 9
MESSINA COMMERCIAL PROPERTIES LLC

MAP
ROBE



#12-051

(IN FEET)
1 inch = 40 ft.

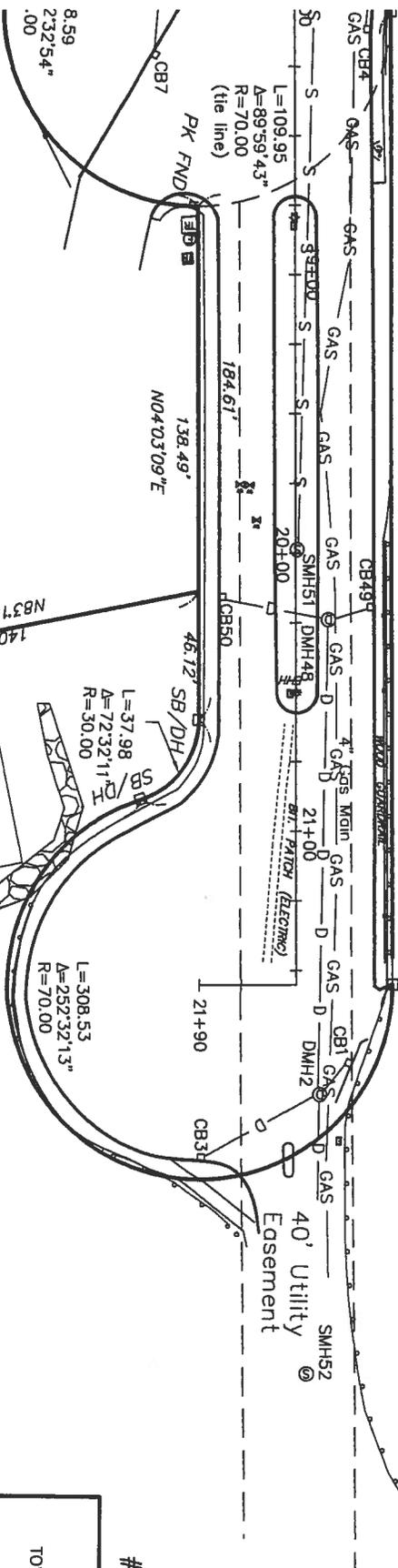


LOT 2
PISTOL CLUB

107.60'
N00°06'23"E
BENCH MARK

N 04°03'09" E

N/F
MAP 1123, LOT 5D
LIBERTY WOODS LLC



N/F
MAP 1123, LOT 5C
COMPARK LIMITED
PARTNERSHIP

ACCEPTA
COMME

#12-051

ACCEPTANCE VOTED BY
TOWN COUNCIL AT MEETING OF

TOWN CLERK _____ DATE _____

FILED AT TOWN CLERK'S OFFICE ON _____

TOWN CLERK _____ DATE _____

AS-BUILT PLAN - COMMERCE DRIV



Office of the ~~the~~ #12 - 051
Board of Assessors

ONE JOHN FITZGERALD KENNEDY MEMORIAL DRIVE
BRAintree, MASSACHUSETTS 02184
TEL: (781) 794-8050 • (781) 794-8056
FAX: (781) 794-8068

DATE: October 17th, 2012
OWNER(S): COMPARK Limited Partnership
c/o F.X. Messina
PROPERTY LOCATION: 0 Commerce Drive
MAP AND PLOT: 1118 0 8

This is to certify that at the time of submission of this form to the Board of Assessors, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown and described are as written and are the parties according to the records of the Assessors.

Office of the Board of Assessors 

Robert M. Cusack
Chairman

Braintree Abuffers List

#12 - 051

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1118 0 10	333 COMMERCE DR	MASLOW ROBERT		11756 BANYAN RING DRIVE	WHITTIER	CA	90601
1118 0 7	600 GROVE ST COMMERCE DR	MESSINA RESIDENTIAL PROP LLC COMPARK LIMITED PARTNERSHIP	C/O MESSINA F X	400 FRANKLIN STREET PO BOX 859059	BRAINTREE	MA	02184
1118 0 8	100 COMMERCE DR	ROLLING FRITO-LAY SALES LP	C/O FRITO LAY INC	7701 LEGACY DR MD 4A-237	PLANO	TX	75024-4099
1118 0 8A	200 COMMERCE DR	CARA DONNA PROPERTIES LLC		200 COMMERCE DRIVE	BRAINTREE	MA	02184
1118 0 8B	COMMERCE DR	MESSINA FRANCIS X		400 FRANKLIN ST BOX N	BRAINTREE	MA	02184
1118 0 9	501 COMMERCE DR 1-101	FENOCHIETTI JENNIFER A		50 COMMERCE DR #1-101	BRAINTREE	MA	02184
1123 5C 1-101	501 COMMERCE DR 1-102	LEACH RACHEL D		501 COMMERCE DR #1-102	BRAINTREE	MA	02184
1123 5C 1-102	501 COMMERCE DR 1-103	DIBELLA DONNA M		501 COMMERCE DR #1-103	BRAINTREE	MA	02184
1123 5C 1-103	501 COMMERCE DR 1-104	RANSOM EDWARD W		501 COMMERCE DR #1-104	BRAINTREE	MA	02184
1123 5C 1-104	501 COMMERCE DR 1-105	KING CHRISTOPHER JOHN	MORIART SANDRA M TBYE	501 COMMERCE DR #1-105	BRAINTREE	MA	02184
1123 5C 1-105	501 COMMERCE DR 1-106	PERSICHINI JOHN A TRS	THE PERSICHINI REALTY TR	501 COMMERCE DR #1-106	BRAINTREE	MA	02184
1123 5C 1-106	501 COMMERCE DR 1-107	TUCKER LINDSAY		501 COMMERCE DR 1-107	BRAINTREE	MA	02184
1123 5C 1-107	501 COMMERCE DR 1-108	PHAM PETER	MAEEPAN SUPATRA TB)	501 COMMERCE DR #1-108	BRAINTREE	MA	02184
1123 5C 1-108	501 COMMERCE DR 1-109	KUMAR ARUN	GUPTA MEENU TBYE	501 COMMERCE DR #1-109	BRAINTREE	MA	02184
1123 5C 1-109	501 COMMERCE DR 1-110	LAVOIE MARK N	LAVOIE DEBRA M TBYE	501 COMMERCE DR #1-110	BRAINTREE	MA	02184
1123 5C 1-110	501 COMMERCE DR 1-111	ROSE NATALIE		501 COMMERCE DR #1-111	BRAINTREE	MA	02184
1123 5C 1-111	501 COMMERCE DR 1-112	BLAKE BARBARA A LE	BLAKE STEVEN E/JAMES M	501 COMMERCE DR #1-112	BRAINTREE	MA	02184
1123 5C 1-112	501 COMMERCE DR 1-113	SHAW JONATHAN W		501 COMMERCE DR #1-113	BRAINTREE	MA	02184
1123 5C 1-113	501 COMMERCE DR 1-114	O'TOOLE BRIAN P		501 COMMERCE DR #1-114	BRAINTREE	MA	02184
1123 5C 1-114	501 COMMERCE DR 1-115	DULAURENCE KIMBERLY BYUN		501 COMMERCE DR #1-115	BRAINTREE	MA	02184
1123 5C 1-115	501 COMMERCE DR 1-116	MACDONALD KAREN P		501 COMMERCE DR #1-116	BRAINTREE	MA	02184
1123 5C 1-116	501 COMMERCE DR 1-201	LO JANNY SAY		501 COMMERCE DR #1-201	BRAINTREE	MA	02184
1123 5C 1-201	501 COMMERCE DR 1-202	HUGHES PETER T	HUGHES MARGIE TBYE	501 COMMERCE DR #1-202	BRAINTREE	MA	02184
1123 5C 1-202	501 COMMERCE DR 1-203	DIFFER DAVID		501 COMMERCE DR #1-203	Braintree	MA	02184
1123 5C 1-203	501 COMMERCE DR 1-204	RESENDES CARLOS		89 COUNTRY CLUB WAY	KINGSTON	MA	02364
1123 5C 1-204	501 COMMERCE DR 1-205	MCDONOUGH-MCGRATH CATHER		501 COMMERCE DR #1-205	BRAINTREE	MA	02184
1123 5C 1-205	501 COMMERCE DR 1-206	KUANG JING FENG	MAI MIAO LING TBYE	501 COMMERCE DR #1-206	BRAINTREE	MA	02184
1123 5C 1-206	501 COMMERCE DR 1-207	GOULD DONNA		501 COMMERCE DR #1-207	BRAINTREE	MA	02184
1123 5C 1-207	501 COMMERCE DR 1-208	MANNING MARY E	MANNING KAITLIN JTS	501 COMMERCE DR #1-208	BRAINTREE	MA	02184
1123 5C 1-208	501 COMMERCE DR 1-209	GAMSBY MICHAEL		501 COMMERCE DR #1-209	BRAINTREE	MA	02184
1123 5C 1-209	501 COMMERCE DR 1-210	BUCKLEY AMANDA		501 COMMERCE DR #1-210	BRAINTREE	MA	02184
1123 5C 1-210	501 COMMERCE DR 1-211	NEVILLE SUSAN		501 COMMERCE DR #1-211	BRAINTREE	MA	02184
1123 5C 1-211	501 COMMERCE DR 1-212	HEAVEY DAVID		501 COMMERCE DR #1-212	BRAINTREE	MA	02184
1123 5C 1-212	501 COMMERCE DR 1-213	FISKE ARTHUR J		501 COMMERCE DR #1-213	BRAINTREE	MA	02184
1123 5C 1-213	501 COMMERCE DR 1-214	ANDRUSKIEWICZ LECH	ANDRUSKIEWICZ DANUTA	501 COMMERCE DR # 1-214	BRAINTREE	MA	02184
1123 5C 1-214	501 COMMERCE DR 1-215	KENNEY CHRISTINE		501 COMMERCE DR # 1-215	BRAINTREE	MA	02184
1123 5C 1-215	501 COMMERCE DR 1-216	ROBERTS MEGHAN M		501 COMMERCE DR #1-216	BRAINTREE	MA	02184
1123 5C 1-216	501 COMMERCE DR 1-301	KELLEHER ELAINE M		501 COMMERCE DR #1-301	BRAINTREE	MA	02184
1123 5C 1-301	501 COMMERCE DR 1-302	DEPALMA ANTHONY	DEPALMA JENNIE TBYE	501 COMMERCE DR #1-302	BRAINTREE	MA	02184
1123 5C 1-302	501 COMMERCE DR 1-303	YIU SAMANTHA	YANG RICKY W JTS	501 COMMERCE DR #1-303	BRAINTREE	MA	02184
1123 5C 1-303	501 COMMERCE DR 1-304	MAHLER BRIAN A		501 COMMERCE DR #1-304	BRAINTREE	MA	02184
1123 5C 1-304	501 COMMERCE DR 1-305	MALONE PAULA		501 COMMERCE DR #1-305	BRAINTREE	MA	02184
1123 5C 1-305	501 COMMERCE DR 1-306	SMITH SHANTELL LANIQUE		501 COMMERCE DR #1-306	BRAINTREE	MA	02184
1123 5C 1-306	501 COMMERCE DR 1-307	IRVINE ROBERT		501 COMMERCE DR #1-307	BRAINTREE	MA	02184

Braintree Abuffers List

#12-051

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1123 5C 1-308	501 COMMERCE DR 1-308	SMITH ALICIA M		501 COMMERCE DR #1-308	BRAINTREE	MA	02184
1123 5C 1-309	501 COMMERCE DR 1-309	QUINTILIANI PETER M		501 COMMERCE DR # 1-309	BRAINTREE	MA	02184
1123 5C 1-310	501 COMMERCE DR 1-310	DONAHUE DAVID L	KEMP DONNA M JTS	279 ALLERTON COMMONS	BRAINTREE	MA	02184
1123 5C 1-311	501 COMMERCE DR 1-311	ANDREWS LORI R		501 COMMERCE DR #1-311	BRAINTREE	MA	02184
1123 5C 1-312	501 COMMERCE DR 1-312	MARIANI H LOUISE	PEZZELLA WILLIAM F JTS	501 COMMERCE DR # 1-312	BRAINTREE	MA	02184
1123 5C 1-313	501 COMMERCE DR 1-313	CAMELIO JOHN A		501 COMMERCE DR #1-313	BRAINTREE	MA	02184
1123 5C 1-314	501 COMMERCE DR 1-314	MCDONALD JANET L		501 COMMERCE DR #1-314	BRAINTREE	MA	02184
1123 5C 1-315	501 COMMERCE DR 1-315	MCEACHERN ROSEMARY A		501 COMMERCE DR #1-315	BRAINTREE	MA	02184
1123 5C 1-316	501 COMMERCE DR 1-316	GALLAGHER FRANCIS J III		501 COMMERCE DR # 1-316	BRAINTREE	MA	02184
1123 5C 2-101	501 COMMERCE DR 2-101	REGAN JOSEPH		501 COMMERCE DR # 2-101	BRAINTREE	MA	02184
1123 5C 2-102	501 COMMERCE DR 2-102	LENNON AMY E		501 COMMERCE DR #2-102	BRAINTREE	MA	02184
1123 5C 2-103	501 COMMERCE DR 2-103	HOPKINS DEBRA		501 COMMERCE DR # 2-103	BRAINTREE	MA	02184
1123 5C 2-104	501 COMMERCE DR 2-104	QUIRK MARY ELLEN		501 COMMERCE DR #2-104	BRAINTREE	MA	02184
1123 5C 2-105	501 COMMERCE DR 2-105	MUNNIS JASON		501 COMMERCE DR #2-105	BRAINTREE	MA	02184
1123 5C 2-106	501 COMMERCE DR 2-106	LAW MAN YEE		501 COMMERCE DR #2-106	BRAINTREE	MA	02184
1123 5C 2-107	501 COMMERCE DR 2-107	GABRIEL NICHOLE M	GABRIEL MICHAEL TBYE	501 COMMERCE DR # 2-107	BRAINTREE	MA	02184
1123 5C 2-108	501 COMMERCE DR 2-108	CUPO GEORGE J		501 COMMERCE DR # 2-108	BRAINTREE	MA	02184
1123 5C 2-109	501 COMMERCE DR 2-109	WRIGHT DIANE L		501 COMMERCE DR #2-109	BRAINTREE	MA	02184
1123 5C 2-110	501 COMMERCE DR 2-110	AGUIRRE JANIS R		501 COMMERCE DR #2-110	BRAINTREE	MA	02184
1123 5C 2-111	501 COMMERCE DR 2-111	VALKOUSKI SAMUEL P		501 COMMERCE DR # 2-111	BRAINTREE	MA	02184
1123 5C 2-112	501 COMMERCE DR 2-112	MURPHY MAUREEN		501 COMMERCE DR # 2-112	BRAINTREE	MA	02184
1123 5C 2-113	501 COMMERCE DR 2-113	MESSINA MARION T		501 COMMERCE DR #2-113	BRAINTREE	MA	02184
1123 5C 2-114	501 COMMERCE DR 2-114	MALINOWSKI KAREN M		501 COMMERCE DR #2-114	BRAINTREE	MA	02184
1123 5C 2-115	501 COMMERCE DR 2-115	SWEENEY GAIL F		501 COMMERCE DR #2-115	BRAINTREE	MA	02184
1123 5C 2-116	501 COMMERCE DR 2-116	BERNAT TATIANA		501 COMMERCE DR # 2-116	BRAINTREE	MA	02184
1123 5C 2-201	501 COMMERCE DR 2-201	PIZZIFERRI DONNA		501 COMMERCE DR #2-201	BRAINTREE	MA	02184
1123 5C 2-202	501 COMMERCE DR 2-202	MASON EDWARD J	GIANNINO CRAIG A TBYE	501 COMMERCE DR #2-202	BRAINTREE	MA	02184
1123 5C 2-203	501 COMMERCE DR 2-203	GIANNINO LEAH K		501 COMMERCE DR #2-203	BRAINTREE	MA	02184
1123 5C 2-204	501 COMMERCE DR 2-204	NEEDLE STEPHEN M		501 COMMERCE DR #2-204	BRAINTREE	MA	02184
1123 5C 2-205	501 COMMERCE DR 2-205	EJC FAMILY REALTY TRUST	CUGINI DONALD J TR	501 COMMERCE DR #2-205	BRAINTREE	MA	02184
1123 5C 2-206	501 COMMERCE DR 2-206	FEDERAL HOME LOAN MTG CO		5000 PLANO PKWY	CARROLLTON	TX	75010
1123 5C 2-207	501 COMMERCE DR 2-207	WETTERHAHN KAREN J		501 COMMERCE DR #2-207	BRAINTREE	MA	02184
1123 5C 2-208	501 COMMERCE DR 2-208	JENKINS CLAIRE / IAN	JENKINS CHRISTINE JTS	501 COMMERCE DR #2-208	BRAINTREE	MA	02184
1123 5C 2-209	501 COMMERCE DR 2-209	YOUNG LESTER W	YOUNG CLAUDIA J TBYE	501 COMMERCE DR #2-209	BRAINTREE	MA	02184
1123 5C 2-210	501 COMMERCE DR 2-210	PAPAJOHN MARCUS A	PAPAJOHN SARAH J TBYE	501 COMMERCE DR #2-210	BRAINTREE	MA	02184
1123 5C 2-211	501 COMMERCE DR 2-211	KI VALKOUSKI P		501 COMMERCE DR #2-211	BRAINTREE	MA	02184
1123 5C 2-212	501 COMMERCE DR 2-212	TSOKANIS ALEXA		501 COMMERCE DR # 2-212	BRAINTREE	MA	02184
1123 5C 2-213	501 COMMERCE DR 2-213	MCNEIL NOREEN		501 COMMERCE DR #2-213	BRAINTREE	MA	02184
1123 5C 2-214	501 COMMERCE DR 2-214	REDDISH PATRICK		501 COMMERCE DR #2-214	BRAINTREE	MA	02184
1123 5C 2-215	501 COMMERCE DR 2-215	MACKAY RITA J	HARRISON RENA JTS	501 COMMERCE DR #2-215	BRAINTREE	MA	02184
1123 5C 2-216	501 COMMERCE DR 2-216	YEE RICHARD		501 COMMERCE DR #2-216	BRAINTREE	MA	02184
1123 5C 2-301	501 COMMERCE DR 2-301	COREY GEORGE R	COREY LAUREN S TBYE	501 COMMERCE DR #2-301	BRAINTREE	MA	02184
1123 5C 2-302	501 COMMERCE DR 2-302	McFARLAND BRIAN F		501 COMMERCE DR #2-302	BRAINTREE	MA	02184
1123 5C 2-303	501 COMMERCE DR 2-303	ARSENAULT PAULA JO		501 COMMERCE DR #2-303	BRAINTREE	MA	02184
1123 5C 2-304	501 COMMERCE DR 2-304	ARENA ANTHONY		4 TILDEN COMMONS DRIVE	QUINCY	MA	02171

Braintree

Abutters List

10/17/2012

10-04-00AM

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ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1123 5C 2-305	501 COMMERCE DR 2-305	BRENNAN LYNN A		501 COMMERCE DR #2-305	BRAINTREE	MA	02184
1123 5C 2-306	501 COMMERCE DR 2-306	BEDOSIAN MEGHAN		501 COMMERCE DR #2-306	BRAINTREE	MA	02184
1123 5C 2-307	501 COMMERCE DR 2-307	CALDERON CHRISTINE		501 COMMERCE DR #2-307	BRAINTREE	MA	02184
1123 5C 2-308	501 COMMERCE DR 2-308	DREYTSER ILYA		501 COMMERCE DR #2-308	BRAINTREE	MA	02184
1123 5C 2-309	501 COMMERCE DR 2-309	GOSS DIANE		501 COMMERCE DR #2-309	BRAINTREE	MA	02184
1123 5C 2-310	501 COMMERCE DR 2-310	CHARLEBOIS DONALD R		501 COMMERCE DR #2-310	BRAINTREE	MA	02184
1123 5C 2-311	501 COMMERCE DR 2-311	BERNHARD KARA		501 COMMERCE DR #2-311	BRAINTREE	MA	02184
1123 5C 2-312	501 COMMERCE DR 2-312	DESATNICK EVAN S		501 COMMERCE DR #2-312	BRAINTREE	MA	02184
1123 5C 2-313	501 COMMERCE DR 2-313	YORK DAVID M	SCHAENMAN CHARLES D J	501 COMMERCE DR #2-313	BRAINTREE	MA	02184
1123 5C 2-314	501 COMMERCE DR 2-314	MCCARTHY SHANNON		501 COMMERCE DR #2-314	BRAINTREE	MA	02184
1123 5C 2-315	501 COMMERCE DR 2-315	NORTON CHRISTINE M		501 COMMERCE DR #2-315	BRAINTREE	MA	02184
1123 5C 2-316	501 COMMERCE DR 2-316	RICHMOND ALBERT		501 COMMERCE DR #2-316	BRAINTREE	MA	02184
1123 5C 3-101	501 COMMERCE DR 3-101	DENIZARD DYNE		501 COMMERCE DR #3-101	BRAINTREE	MA	02184
1123 5C 3-102	501 COMMERCE DR 3-102	DOHERTY KATHLEEN		501 COMMERCE DR #3-102	BRAINTREE	MA	02184
1123 5C 3-103	501 COMMERCE DR 3-103	WALSH MARK A		501 COMMERCE DR #3-103	BRAINTREE	MA	02184
1123 5C 3-104	501 COMMERCE DR 3-104	O'TOOLE MATTHEW E		501 COMMERCE DR #3-104	BRAINTREE	MA	02184
1123 5C 3-105	501 COMMERCE DR 3-105	KOUTSIS ANTHONY	KOURTOULIDIS EUGENIA JI	501 COMMERCE DR # 3-105	BRAINTREE	MA	02184
1123 5C 3-106	501 COMMERCE DR 3-106	CROWLEY TIMOTHY J		501 COMMERCE DR #3-106	BRAINTREE	MA	02184
1123 5C 3-107	501 COMMERCE DR 3-107	JOYCE MARY E		501 COMMERCE DR #3-107	BRAINTREE	MA	02184
1123 5C 3-108	501 COMMERCE DR 3-108	KELLEY JANICE M		501 COMMERCE DR #3-108	BRAINTREE	MA	02184
1123 5C 3-109	501 COMMERCE DR 3-109	FOLK LAURA		501 COMMERCE DR #3-109	BRAINTREE	MA	02184
1123 5C 3-110	501 COMMERCE DR 3-110	MACMINN DONNA L		501 COMMERCE DR #3-110	BRAINTREE	MA	02184
1123 5C 3-111	501 COMMERCE DR 3-111	TERRILL RHONDA L		501 COMMERCE DR #3-111	BRAINTREE	MA	02184
1123 5C 3-112	501 COMMERCE DR 3-112	GIRARD CHARLOTTE		501 COMMERCE DR #3-112	BRAINTREE	MA	02184
1123 5C 3-113	501 COMMERCE DR 3-113	CORBETT PAUL E	CORBETT ANN TBYE	501 COMMERCE DR #3-113	BRAINTREE	MA	02184
1123 5C 3-114	501 COMMERCE DR 3-114	HO WENDY M		501 COMMERCE DR #3-114	BRAINTREE	MA	02184
1123 5C 3-115	501 COMMERCE DR 3-115	MEHAFFEY EUGENE LEE TRS	MEHAFFEY BARBARA W TR	501 COMMERCE DR #3-115	BRAINTREE	MA	02184
1123 5C 3-116	501 COMMERCE DR 3-116	FOLEY JAMES		501 COMMERCE DR #3-116	BRAINTREE	MA	02184
1123 5C 3-117	501 COMMERCE DR 3-117	VIGLIONE DOMINIC J		501 COMMERCE DR #3-117	BRAINTREE	MA	02184
1123 5C 3-118	501 COMMERCE DR 3-118	BUTLER MEGAN		501 COMMERCE DR #3-118	BRAINTREE	MA	02184
1123 5C 3-119	501 COMMERCE DR 3-119	VONG LAI KUN	LAM HONG KAI TBYE	501 COMMERCE DR #3-119	BRAINTREE	MA	02184
1123 5C 3-201	501 COMMERCE DR 3-201	SMITH KARLA M		501 COMMERCE DR #3-201	BRAINTREE	MA	02184
1123 5C 3-202	501 COMMERCE DR 3-202	SILVA KRISTIE		501 COMMERCE DR #3-202	BRAINTREE	MA	02184
1123 5C 3-203	501 COMMERCE DR 3-203	BROWN RENEE E		501 COMMERCE DR #3-203	BRAINTREE	MA	02184
1123 5C 3-204	501 COMMERCE DR 3-204	TAN ZHIQIANG	LIANG LIXIA TBYE	501 COMMERCE DR #3-204	BRAINTREE	MA	02184
1123 5C 3-205	501 COMMERCE DR 3-205	SNYDER ELLEN M TRUSTEE	ELLEN M SNYDER TRUST	501 COMMERCE DR #3-205	BRAINTREE	MA	02184
1123 5C 3-206	501 COMMERCE DR 3-206	PUGACH EUGENIA		501 COMMERCE DR #3-206	BRAINTREE	MA	02184
1123 5C 3-207	501 COMMERCE DR 3-207	CHEVRIER COLETTE M		501 COMMERCE DR #3-207	BRAINTREE	MA	02184
1123 5C 3-208	501 COMMERCE DR 3-208	WIGDOR CARLI F		501 COMMERCE DR #3-208	BRAINTREE	MA	02184
1123 5C 3-209	501 COMMERCE DR 3-209	HURLEY KEVIN M		501 COMMERCE DR #3-209	BRAINTREE	MA	02184
1123 5C 3-210	501 COMMERCE DR 3-210	ALPERT CAROLINE S		501 COMMERCE DR #3-210	BRAINTREE	MA	02184
1123 5C 3-211	501 COMMERCE DR 3-211	NADEAU JOSEPH F		501 COMMERCE DR #3-211	BRAINTREE	MA	02184
1123 5C 3-212	501 COMMERCE DR 3-212	ROSA TRACY T		501 COMMERCE DR #3-212	BRAINTREE	MA	02184
1123 5C 3-213	501 COMMERCE DR 3-213	FOLMAR ELIZABETH	MORGAN WILLIAM JTS	501 COMMERCE DR #3-213	BRAINTREE	MA	02184
1123 5C 3-214	501 COMMERCE DR 3-214	FANTASIA MICHAEL K	FANTASIA KATHLEEN A TBY	501 COMMERCE DR #3-214	BRAINTREE	MA	02184

Braintree Abutters List

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ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1123 5C 3-215	501 COMMERCE DR 3-215	HART LOUIS LE	HART KEVIN/BAIER LELIA	501 COMMERCE DR #3-215	BRAINTREE	MA	02184
1123 5C 3-216	501 COMMERCE DR 3-216	RAO KISHAN		501 COMMERCE DR #3-216	BRAINTREE	MA	02184
1123 5C 3-217	501 COMMERCE DR 3-217	RODRIGUEZ WILSON R	RODRIGUEZ MIGUELINA E	501 COMMERCE DR #3-217	BRAINTREE	MA	02184
1123 5C 3-218	501 COMMERCE DR 3-218	MCGRATH STEVEN F	BURCHILL KRISTEN M TRS	501 COMMERCE DR #3-218	BRAINTREE	MA	02184
1123 5C 3-219	501 COMMERCE DR 3-219	WONG FEILING	C/O QING VU	34 LEMOYNE STREET	BRAINTREE	MA	02184
1123 5C 3-301	501 COMMERCE DR 3-301	IBRAHIM IBRAHIM M		501 COMMERCE DR #3-301	BRAINTREE	MA	02184
1123 5C 3-302	501 COMMERCE DR 3-302	SWEENEY JANET		501 COMMERCE DR #3-302	BRAINTREE	MA	02184
1123 5C 3-303	501 COMMERCE DR 3-303	MEI STEVEN Y		501 COMMERCE DR #3-303	BRAINTREE	MA	02184
1123 5C 3-304	501 COMMERCE DR 3-304	SMITH CAROL J		501 COMMERCE DR #3-304	BRAINTREE	MA	02184
1123 5C 3-305	501 COMMERCE DR 3-305	MCDONOUGH JOHN J	MCDONOUGH LORRAINE TE	501 COMMERCE DR #3-305	BRAINTREE	MA	02184
1123 5C 3-306	501 COMMERCE DR 3-306	DYKSTAR MORGAN TR	MORGAN E DYKSTAR TRUS	501 COMMERCE DR #3-306	BRAINTREE	MA	02184
1123 5C 3-307	501 COMMERCE DR 3-307	MAHER ALLISON M		501 COMMERCE DR #3-307	BRAINTREE	MA	02184
1123 5C 3-308	501 COMMERCE DR 3-308	GROSSHANS KRISTIN		501 COMMERCE DR #3-308	BRAINTREE	MA	02184
1123 5C 3-309	501 COMMERCE DR 3-309	CHENEY JENNIFER T		501 COMMERCE DR #3-309	BRAINTREE	MA	02184
1123 5C 3-310	501 COMMERCE DR 3-310	PICKUP PAULA	PICKUP JOHN J TBYE	501 COMMERCE DR #3-310	BRAINTREE	MA	02184
1123 5C 3-311	501 COMMERCE DR 3-311	MARINO JOSEPH A IV/KATHERINE	MARINO JOSEPH A III JTS	501 COMMERCE DR #3-311	BRAINTREE	MA	02184
1123 5C 3-312	501 COMMERCE DR 3-312	HUBBARD LAURA E		501 COMMERCE DR #3-312	BRAINTREE	MA	02184
1123 5C 3-313	501 COMMERCE DR 3-313	DOWNY JOHN T TRS		501 COMMERCE DR #3-313	BRAINTREE	MA	02184
1123 5C 3-314	501 COMMERCE DR 3-314	CAVANAUGH COLLEEN	DOWNY LISA MARIE TRS	501 COMMERCE DR #3-314	BRAINTREE	MA	02184
1123 5C 3-315	501 COMMERCE DR 3-315	TACHEV SVETOSLAV Y	TACHEVA KRISTINA A TBYE	501 COMMERCE DR #3-315	BRAINTREE	MA	02184
1123 5C 3-316	501 COMMERCE DR 3-316	MCDONOUGH ANNE F		7252 GOLF POINTE WAY	SARASOTA	FL	34243
1123 5C 3-317	501 COMMERCE DR 3-317	SORIANO FEDERICO		501 COMMERCE DR #3-317	BRAINTREE	MA	02184
1123 5C 3-318	501 COMMERCE DR 3-318	DOLAN JAMES W JR		501 COMMERCE DR #3-318	BRAINTREE	MA	02184
1123 5C 3-319	501 COMMERCE DR 3-319	WANG WU CHE	WANG CHENG AN JTS	501 COMMERCE DR #3-319	BRAINTREE	MA	02184
1123 5C 4-101	501 COMMERCE DR 4-101	GOLDBERG BETH S		501 COMMERCE DR #4-101	BRAINTREE	MA	02184
1123 5C 4-102	501 COMMERCE DR 4-102	COSTELLO SCOTT		501 COMMERCE DR #4-102	BRAINTREE	MA	02184
1123 5C 4-103	501 COMMERCE DR 4-103	NORTON MOLLY M		501 COMMERCE DR #4-103	BRAINTREE	MA	02184
1123 5C 4-104	501 COMMERCE DR 4-104	LANNON KATE		501 COMMERCE DR #4-104	BRAINTREE	MA	02184
1123 5C 4-105	501 COMMERCE DR 4-105	MULHERN MARJORIE D		501 COMMERCE DR #4-105	BRAINTREE	MA	02184
1123 5C 4-106	501 COMMERCE DR 4-106	LONG CHRISTINE		501 COMMERCE DR #4-106	BRAINTREE	MA	02184
1123 5C 4-107	501 COMMERCE DR 4-107	WEN SHU YAN		501 COMMERCE DR #4-107	BRAINTREE	MA	02184
1123 5C 4-108	501 COMMERCE DR 4-108	AMORELLI EILEEN LE	CHEN JOE TBYE	501 COMMERCE DR #4-108	BRAINTREE	MA	02184
1123 5C 4-109	501 COMMERCE DR 4-109	MCGILLOWAY DONNA LE	MCEVOY MEGAN/LABONTE	501 COMMERCE DR #4-109	BRAINTREE	MA	02184
1123 5C 4-110	501 COMMERCE DR 4-110	KUMAR RAJEEV	MCEVOY MEGHAN	501 COMMERCE DR #4-110	BRAINTREE	MA	02184
1123 5C 4-111	501 COMMERCE DR 4-111	TAN TIFFANY		501 COMMERCE DR #4-111	BRAINTREE	MA	02184
1123 5C 4-112	501 COMMERCE DR 4-112	BOTTIGLIERI SEBASTIAN		501 COMMERCE DR #4-112	BRAINTREE	MA	02184
1123 5C 4-113	501 COMMERCE DR 4-113	TUCCIARONE LOUISE M LE	MILLS JUDITH F	501 COMMERCE DR #4-113	BRAINTREE	MA	02184
1123 5C 4-114	501 COMMERCE DR 4-114	POWELL MARK JAMES B		501 COMMERCE DR #4-114	BRAINTREE	MA	02184
1123 5C 4-115	501 COMMERCE DR 4-115	FLAHERTY BRIAN J		501 COMMERCE DR #4-115	BRAINTREE	MA	02184
1123 5C 4-116	501 COMMERCE DR 4-116	DIMARTINO PAUL J TRS	CSN DIMARTINO REVOCABI	501 COMMERCE DR #4-116	BRAINTREE	MA	02184
1123 5C 4-201	501 COMMERCE DR 4-201	CHARTRUCKSA NEDSARA	CHARTRUCKSA UMA JTS	501 COMMERCE DR #4-201	BRAINTREE	MA	02184
1123 5C 4-202	501 COMMERCE DR 4-202	TASSIOPOULOS ANGELA		501 COMMERCE DR #4-202	BRAINTREE	MA	02184
1123 5C 4-203	501 COMMERCE DR 4-203	CONNELLY DECLAN		501 COMMERCE DR #4-203	BRAINTREE	MA	02184
1123 5C 4-204	501 COMMERCE DR 4-204	BARSHAW-BROWN DONALD J	BROWN JEFFREY T JTS	501 COMMERCE DR #4-204	BRAINTREE	MA	02184
1123 5C 4-205	501 COMMERCE DR 4-205	O'LEARY PATRICIA M		501 COMMERCE DR #4-205	BRAINTREE	MA	02184

Braintree Abuffers List

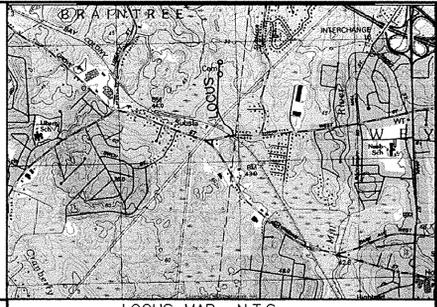
#12 - 051

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1123 5C 4-206	501 COMMERCE DR 4-206	MCKINNON WALTER JR	MCKINNON ELAINE TBYE	501 COMMERCE DR #4-206	BRAINTREE	MA	02184
1123 5C 4-207	501 COMMERCE DR 4-207	HARVEY SHANNON		501 COMMERCE DR #4-207	BRAINTREE	MA	02184
1123 5C 4-208	501 COMMERCE DR 4-208	SMERIGLIO MEGHAN E		501 COMMERCE DR # 4-208	BRAINTREE	MA	02184
1123 5C 4-209	501 COMMERCE DR 4-209	HEALEY KEVIN B /MATTHEW	PRESCOTT LESLIE JTS	501 COMMERCE DR #4-209	BRAINTREE	MA	02184
1123 5C 4-210	501 COMMERCE DR 4-210	CHEEK PHYLLIS		501 COMMERCE DR #4-210	BRAINTREE	MA	02184
1123 5C 4-211	501 COMMERCE DR 4-211	MORRIS MARY		501 COMMERCE DR # 4-211	BRAINTREE	MA	02184
1123 5C 4-212	501 COMMERCE DR 4-212	KWOK BYRON	CHAU SANDY JTS	501 COMMERCE DR #4-212	BRAINTREE	MA	02184
1123 5C 4-213	501 COMMERCE DR 4-213	WILLIAMS MARTIN		501 COMMERCE DR #4-213	BRAINTREE	MA	02184
1123 5C 4-214	501 COMMERCE DR 4-214	LIU SONGLAN		501 COMMERCE DR #4-214	BRAINTREE	MA	02184
1123 5C 4-215	501 COMMERCE DR 4-215	DELUCCA DANIELLE P		501 COMMERCE DR #4-215	BRAINTREE	MA	02184
1123 5C 4-216	501 COMMERCE DR 4-216	DEVEREAUX ROBERT	DEVEREAUX MARY ELIZABE	501 COMMERCE DR #4-216	BRAINTREE	MA	02184
1123 5C 4-301	501 COMMERCE DR 4-301	PIERONI JOANNE		501 COMMERCE DR #4-301	BRAINTREE	MA	02184
1123 5C 4-302	501 COMMERCE DR 4-302	REILLY SHANNON M		501 COMMERCE DR #4-302	BRAINTREE	MA	02184
1123 5C 4-303	501 COMMERCE DR 4-303	MESSINA RESIDENTIAL PROPERT		PO BOX 859059	BRAINTREE	MA	02185
1123 5C 4-304	501 COMMERCE DR 4-304	MOTAMEDI GHOLAMALI	MOTAMEDI FATEMEH TB`	501 COMMERCE DR #4-304	BRAINTREE	MA	02184
1123 5C 4-305	501 COMMERCE DR 4-305	LYNCH THOMAS J JR		501 COMMERCE DR 4-305	BRAINTREE	MA	02184
1123 5C 4-306	501 COMMERCE DR 4-306	BLOOM STACEY G		501 COMMERCE DR #4-306	BRAINTREE	MA	02184
1123 5C 4-307	501 COMMERCE DR 4-307	KHOE MARGARET		501 COMMERCE DR #4-307	BRAINTREE	MA	02184
1123 5C 4-308	501 COMMERCE DR 4-308	TRAN TINA THUY / TRAN CHI TRI	DUONG JONATHAN DUC JT;	501 COMMERCE DR #4-308	BRAINTREE	MA	02184
1123 5C 4-309	501 COMMERCE DR 4-309	MUNROE PATRICK	MUNROE ELVIRA TBYE	501 COMMERCE DR #4-309	BRAINTREE	MA	02184
1123 5C 4-310	501 COMMERCE DR 4-310	TAYAG RODERICK	NESTOR KRISTEN JTS	501 COMMERCE DR #4-310	BRAINTREE	MA	02184
1123 5C 4-311	501 COMMERCE DR 4-311	HARKINS ROBERT J		501 COMMERCE DR #4-311	BRAINTREE	MA	02184
1123 5C 4-312	501 COMMERCE DR 4-312	DAIGNEULT ALISON M		501 COMMERCE DR #4-312	BRAINTREE	MA	02184
1123 5C 4-313	501 COMMERCE DR 4-313	EL KASSEM IBRAHIM ABD		501 COMMERCE DR #4-313	BRAINTREE	MA	02184
1123 5C 4-314	501 COMMERCE DR 4-314	KELLEY EILEEN M		501 COMMERCE DR #4-314	BRAINTREE	MA	02184
1123 5C 4-315	501 COMMERCE DR 4-315	YEE NANCY		501 COMMERCE DR #4-315	BRAINTREE	MA	02184
1123 5C 4-316	501 COMMERCE DR 4-316	VIGODA SHEILA FAY TR	UNIT #4316 501 COMMERCE	501 COMMERCE DR #4-316	BRAINTREE	MA	02184
1123 5D 1200	1200 MATTHEW WOODS DR	MESSINA RESIDENTIAL PROPERT		PO BOX 859059	BRAINTREE	MA	02185
1123 5D 1201	1201 MATTHEW WOODS DR	BONCALDO STACY A		1201 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1202	1202 MATTHEW WOODS DR	LAM ALAN		1202 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1203	1203 MATTHEW WOODS DR	DVORAK TOMAS	PHORNPRAPHA PAWEENA`	1203 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1204	1228 MATTHEW WOODS DR	HE MONCHOUN/HE JIN ZHI	CHEN YAN JUN TICS	1228 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1205	1205 MATTHEW WOODS DR	MILES BRUCE R	MILES MELANIE R TBYE	1205 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1206	1206 MATTHEW WOODS DR	MEI JOHN SHUN	MEI JIANHUA JTS	1206 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1207	1207 MATTHEW WOODS DR	HORGAN JOHN J	HORGAN ANN M TBYE	1207 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1208	1208 MATTHEW WOODS DR	MARQUES ROBERTO O	MARQUES MARCIA H A TB`	14008 HALPER ROAD	POWAY	CA	92064
1123 5D 1209	1209 MATTHEW WOODS DR	LAI EDWARD W		1209 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1210	1210 MATTHEW WOODS DR	ZHENG WEN FANG	XIE HUI HUA JTS	1210 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1211	1211 MATTHEW WOODS DR	SO JENNIFER LI NA	SO PATRICK TBYE	1211 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1212	1212 MATTHEW WOODS DR	MESSINA RESIDENTIAL PROPERT		PO BOX 859059	BRAINTREE	MA	02185
1123 5D 1213	1213 MATTHEW WOODS DR	MESSINA RESIDENTIAL PROPERT		PO BOX 859059	BRAINTREE	MA	02185
1123 5D 1214	1214 MATTHEW WOODS DR	BURGHOLZER ROBERT A III		1214 MATTHEWS WOODS DR	BRAINTREE	MM	02184
1123 5D 1215	1215 MATTHEW WOODS DR	CHAUDHARI SHALAKA	MUNJAL AKASH TBYE	1215 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1216	1216 MATTHEW WOODS DR	PIKULTHONG CHARTCHAI	PIKULTHONG RACHANEE T	1216 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1217	1217 MATTHEW WOODS DR	BATTISTA-LERRO ELLEN J TR	1217 MATTHEW WOODS DR	1217 MATTHEW WOODS DR	BRAINTREE	MA	02184

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1123 5D 1218	1218 MATTHEW WOODS DR	YAN SAMUEL	YAN JEANNE TBYE	1218 MATTHEW WOODS DR	BRAINTREE	MA	02185
1123 5D 1219	1219 MATTHEW WOODS DR	TIBAZARWA AUGUSTINE K	TIBAZARWA VICTORIA MAR	1219 MATTHEW WOODS DR	BRAINTREE	MA	02185
1123 5D 1220	1220 MATTHEW WOODS DR	LEONG KIN HONG	LIN XIAO B TBYE	1220 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1221	1221 MATTHEW WOODS DR	MESSINA RESIDENTIAL PROPERT		PO BOX 859059	BRAINTREE	MA	02185
1123 5D 1222	1222 MATTHEW WOODS DR	LAM PATRICK Z	LAM LI Y TBYE	1222 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1223	1223 MATTHEW WOODS DR	KINNERK AIDAN D	KINNERK MARY P TBYE	1223 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1224	1224 MATTHEW WOODS DR	LIU CHEN	LO PUI YIN D	1224 MATTHEW WOODS DR	BRAINTREE	MA	02184
1123 5D 1225	1225 MATTHEW WOODS DR	BARRY ANNABELLE H LE	BARRY JAYNE	1225 MATTHEW WOODS DR	BRAINTREE	MA	02185

End of Report

#12-051



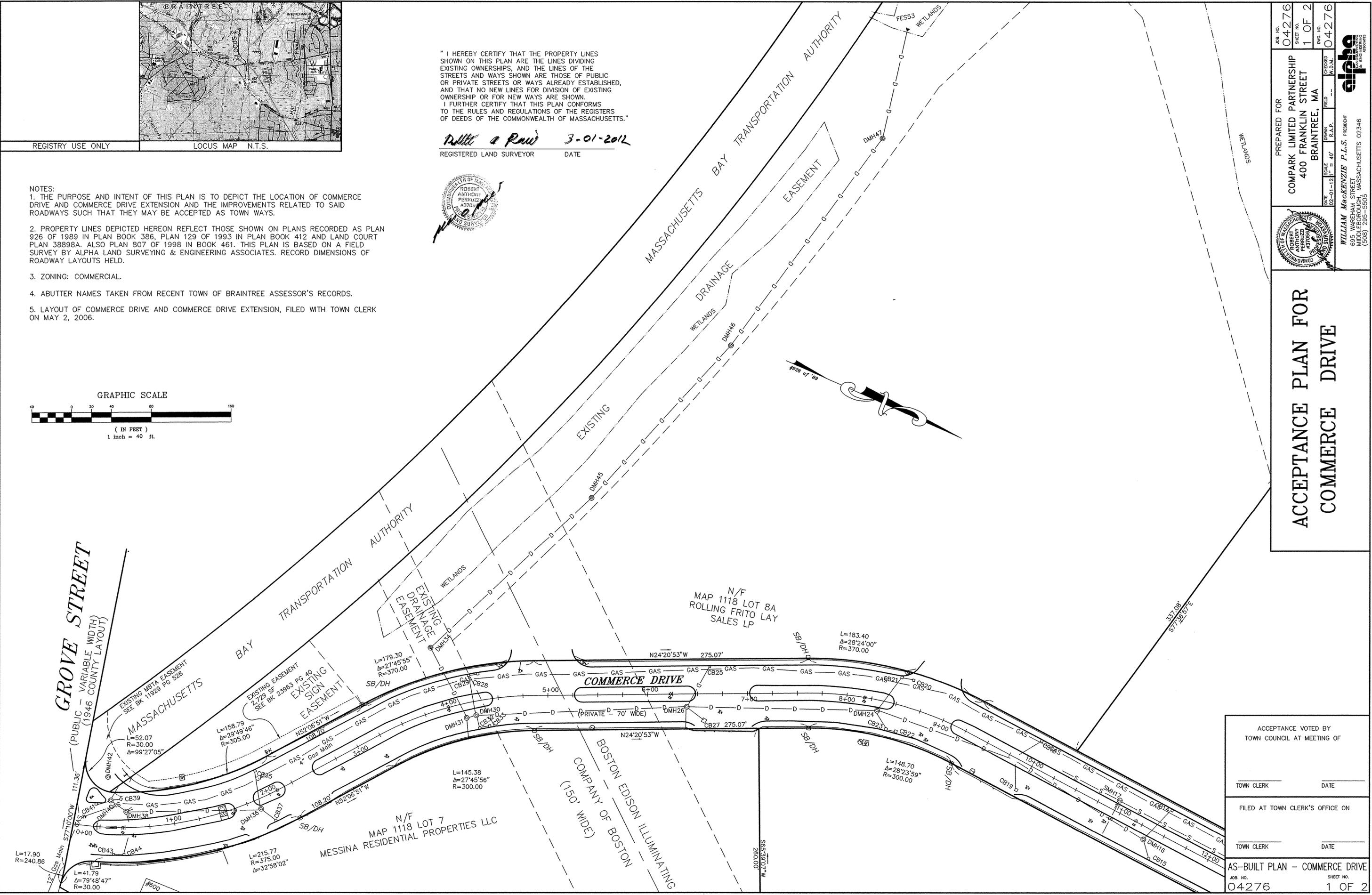
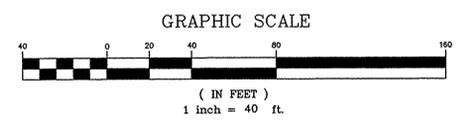
" I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. I FURTHER CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

Willie a Paul 3-01-2012
 REGISTERED LAND SURVEYOR DATE



REGISTRY USE ONLY LOCUS MAP N.T.S.

- NOTES:
1. THE PURPOSE AND INTENT OF THIS PLAN IS TO DEPICT THE LOCATION OF COMMERCE DRIVE AND COMMERCE DRIVE EXTENSION AND THE IMPROVEMENTS RELATED TO SAID ROADWAYS SUCH THAT THEY MAY BE ACCEPTED AS TOWN WAYS.
 2. PROPERTY LINES DEPICTED HEREON REFLECT THOSE SHOWN ON PLANS RECORDED AS PLAN 926 OF 1989 IN PLAN BOOK 386, PLAN 129 OF 1993 IN PLAN BOOK 412 AND LAND COURT PLAN 38898A. ALSO PLAN 807 OF 1998 IN BOOK 461. THIS PLAN IS BASED ON A FIELD SURVEY BY ALPHA LAND SURVEYING & ENGINEERING ASSOCIATES. RECORD DIMENSIONS OF ROADWAY LAYOUTS HELD.
 3. ZONING: COMMERCIAL.
 4. ABUTTER NAMES TAKEN FROM RECENT TOWN OF BRAINTREE ASSESSOR'S RECORDS.
 5. LAYOUT OF COMMERCE DRIVE AND COMMERCE DRIVE EXTENSION, FILED WITH TOWN CLERK ON MAY 2, 2006.



PREPARED FOR
COMPARK LIMITED PARTNERSHIP
 400 FRANKLIN STREET
 BRAINTREE, MA

JOB NO. 04276
 SHEET NO. 1 OF 2
 DATE 10-01-12
 SCALE 1" = 40'
 DRAWN BY R.A.P.
 CHECKED BY W.D.M.
 FIELD NO. 04276

alpha
 WILLIAM MacKENZIE P.L.L.C. PRESIDENT
 695 WAREHAM STREET
 MIDDLEBOROUGH, MASSACHUSETTS 02346
 (508) 295-5505

**ACCEPTANCE PLAN FOR
 COMMERCE DRIVE**

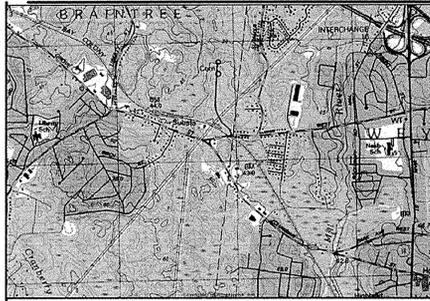
ACCEPTANCE VOTED BY
 TOWN COUNCIL AT MEETING OF

TOWN CLERK _____ DATE _____

FILED AT TOWN CLERK'S OFFICE ON

TOWN CLERK _____ DATE _____

AS-BUILT PLAN - COMMERCE DRIVE
 JOB NO. 04276 SHEET NO. 1 OF 2



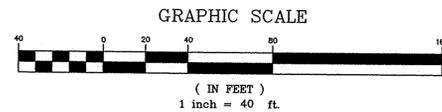
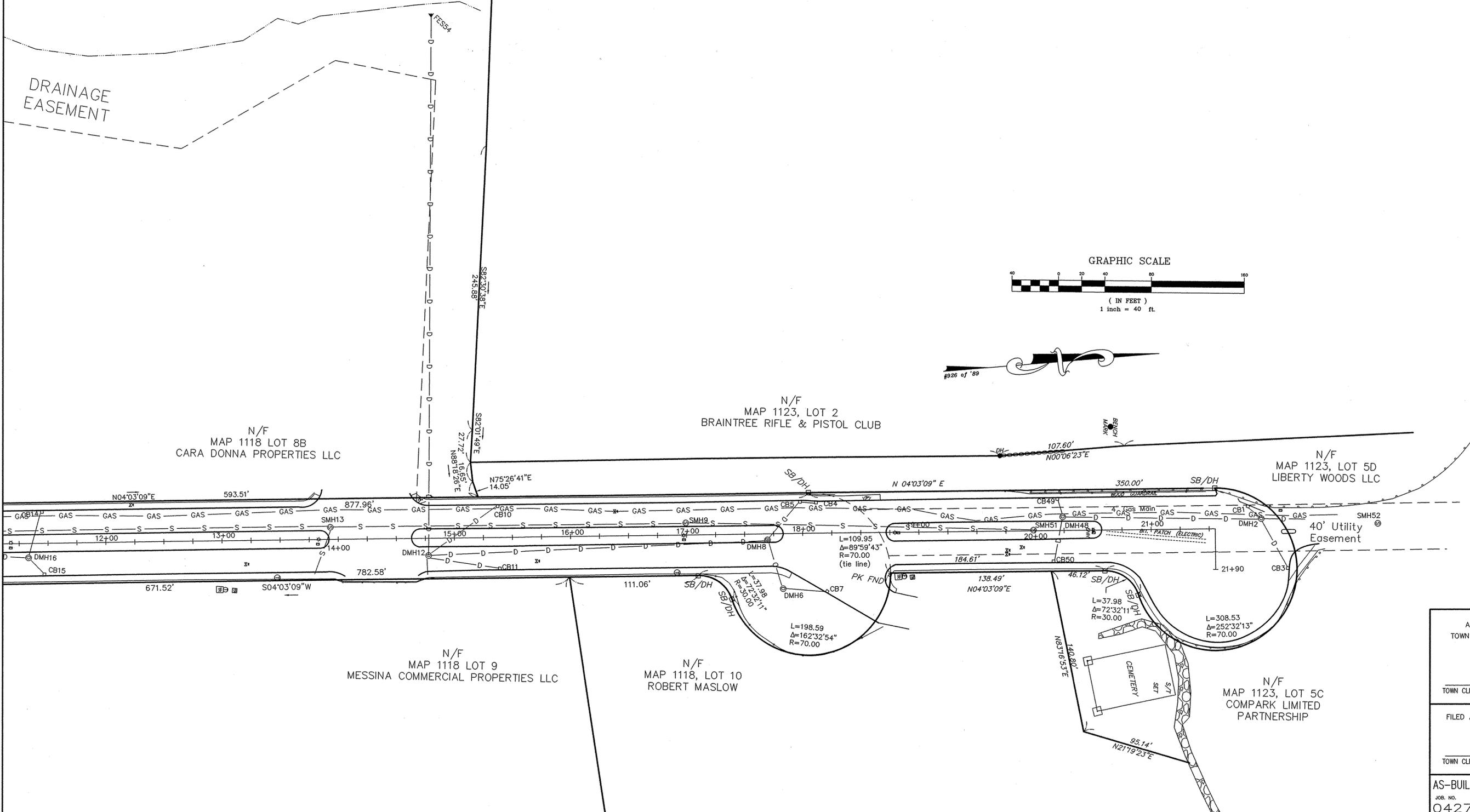
LOCUS MAP N.T.S.

REGISTRY USE ONLY



" I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. I FURTHER CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

Robert A. Perruzzi 3-01-2012
 REGISTERED LAND SURVEYOR DATE



PREPARED FOR
 COMPARK LIMITED PARTNERSHIP
 400 FRANKLIN STREET
 BRAintree, MA

JOB. NO. 04276
 SHEET NO. 2 OF 2
 DATE 3-01-12
 SCALE 1" = 40'

CHECKED BY
 W.D.M.
 04276

WILLIAM MacKENZIE P.L.S., PRESIDENT
 695 WAREHAM STREET
 BRAINTREE, MASSACHUSETTS 02346
 (508) 295-5505

ACCEPTANCE PLAN FOR
 COMMERCE DRIVE

ACCEPTANCE VOTED BY
 TOWN COUNCIL AT MEETING OF

TOWN CLERK _____ DATE _____

FILED AT TOWN CLERK'S OFFICE ON

TOWN CLERK _____ DATE _____

AS-BUILT PLAN - COMMERCE DRIVE
 JOB. NO. 04276 SHEET NO. 2 OF 2

#12-051

Carl R. Johnson III
Attorney at Law
536 Granite Street – Third Floor East
Braintree, Massachusetts 02184

Telephone: (781) 848-0800

Facsimile: (781) 848-2220

E-Mail: crjohnson@crj-law.com

Legal Assistant
Marie B. O'Neill

November 12, 2012

James M. Casey
Clerk of Council
Braintree Town Council
One JFK Memorial Drive
Braintree, MA 02184-6498

RE: Council Order # 12-051
Street Acceptance – Commerce Drive

Dear Mr. Casey:

Please find enclosed a copy of a letter to the Planning Board requesting to continue the recommendation meeting scheduled to be discussed on November 12, 2012.

Please do not advertise or send notices of a public hearing before the Council for December 4, 2012 at this time.

Thank you for your attention to this matter.

Very truly yours,


Carl R. Johnson, III

CRJ/jmb
Enclosure

cc: Sean Powers,
Chairman Rules and Ordinance



#12-051

Carl R. Johnson III
Attorney at Law
536 Granite Street – Third Floor East
Braintree, Massachusetts 02184

Telephone: (781) 848-0800

Facsimile: (781) 848-2220

E-Mail: crjohnson@crj-law.com

Legal Assistant
Marie B. O'Neill

November 12, 2012

Christine Stickney, Director
Department of Planning and Community Development
90 Pond Street
Braintree, MA 02184

RE: Council Order #12-051
Street Acceptance – Commerce Drive

Dear Ms. Stickney:

This letter is to request a continuance of the Planning Board's recommendation to the Town Council for the Street Acceptance of Commerce Drive. The applicant, Compark Limited Partnership, requests to be placed on the next available agenda.

We thank you and Town Engineer for the productive meeting on November 9, 2012.

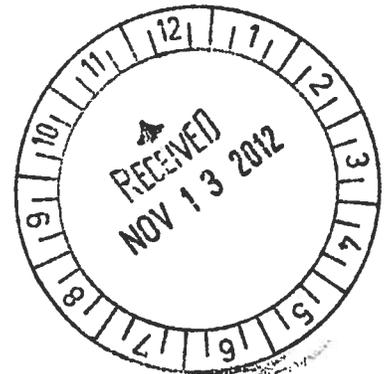
Sincerely,



Carl R. Johnson III
On behalf of Compark Limited Partnership

CRJ/jmb

cc: Ronald G. Marshall





Joseph C. Sullivan, Mayor

BRAINTREE DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE DIRECTOR

Thomas W. Whalen, Director

twhalen@beld.net

Marlene Michonski, Office Manager

mmichonski@braintreema.gov

November 19, 2012

1 2 - 0 5 1

Honorable Joseph C. Sullivan, Mayor
1 J. F. K. Memorial Drive
Braintree, MA 02184

RE: Acceptance of Commerce Drive as a Public Way

Dear Mayor Sullivan,

The petition for Acceptance of Commerce Drive was referred to the DPW for input. The Town Engineer inspected the roadway with representatives of the Compark Limited Partnership's President on November 9th and with me on November 16th. Several work items must be completed to upgrade the roadway layout to acceptable condition, which in this case would be free of observable safety defects and not needing capital maintenance for several years.

Much work was done in preparation for a 2006 acceptance petition leaving only a few items to be addressed:

1. The pavement is largely in decent condition but there are several potholes, all of which are in need of repair. All cracks and all gaps at castings must be crack-sealed by a reputable company expert in that field;
2. There are many places where the curb joints are misaligned. The joints must be repaired (possibly by grinding) and grouted as necessary to eliminate protruding edges and corners. Curbs along the median island are generally in good condition and will need no treatment;
3. The sidewalk on the west side of Commerce Drive has long stretches where the sidewalk has settled at the back of the curbing and / or has cracks needing to be filled. From the railroad crossing to Frito Lay this may be repairable by crack-sealing alone, then full-width seal-coating. An area from Cara Donna to the end of the sidewalk is more settled and will probably have to be shimmed with a fine

90 Pond Street, Braintree, MA 02184 Telephone: 781-794-8254 Fax: 781-843-8285

aggregate asphalt concrete, followed by full-width seal-coating. For uniformity, the whole west sidewalk should be seal-coated;

4. Trees at the back-of-sidewalk between the U.S. Post Office driveway and the cul-de-sac must be trimmed so that branches do not overhang the sidewalk within 7 feet over the pavement;
5. The fire hydrants were yellow when installed but for some reason were (poorly) repainted red. The hydrants must be properly painted yellow;
6. The former "guard shack" in the median must be removed (slab can remain if it does not pose obvious liability issues);
7. Pictorial "KEEP RIGHT" signs should be installed at the noses at the two beginnings of the median.

My preference would be that all of these items are completed prior to a vote for acceptance. However, if after diligent efforts to complete as much of the work as possible it is found that some items will have to wait until next construction season, I have no problem with a vote to accept Commerce Drive as a public way with irrevocable surety put in place by the petitioners prior to the vote and of sufficient amount to complete the remaining work.

Truly yours,

Copy

Thomas W. Whalen
Director of Public Works

TWW/rpc



Joseph C. Sullivan, Mayor

BRAINTREE DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE DIRECTOR

Thomas W. Whalen, Director

twhalen@beld.net

Marlene Michonski, Office Manager

mmichonski@braintreema.gov

November 28, 2012

Compark Limited Partnership
400 Franklin Street
Braintree, MA 02184

#12-051

RE: Acceptance of Commerce Drive as a Public Way

Att: Rob St John, Ron Marshall

Dear Mr. St. John and Mr. Marshall,

At our November 27th DPW meeting an additional concern was raised about the acceptance of Commerce Drive. It was brought to our attention that commercial vehicles of Turtle Crossing residents cannot be parked at Turtle Crossing and are left instead in the cul-de-sac at the end of Commerce Drive Extension. The Highway Division is concerned about plowing the cul-de-sac around vehicles parked there, potential for damage to those vehicles, and potential for pedestrian falls due to inability to fully clear the pavement.

While overnight parking is prohibited on Town streets, it is anticipated that enforcement would be problematic, particularly due to inability to park elsewhere for Turtle Crossing. It is suggested that you provide for "overflow" parking at another nearby property and physically prevent the cul-de-sac parking by constructing a curbed island forcing traffic to use the outer edge for travel rather than parking.

If that cannot be done, the recommendation to the Council will be to accept only up to the first cul-de-sac and not accept "Commerce Drive Extension."

Truly yours,

Copy

Thomas W. Whalen
Director of Public Works

TWW/rpc

CC: Steve O'Brien, Rich Grey
Mayor Sullivan

90 Pond Street, Braintree, MA 02184 Telephone: 781-794-8254 Fax: 781-843-8285



Department of Planning and Community Development

Melissa M. Santucci Rozzi, Principal Planner
1 JFK Memorial Drive – Braintree, Massachusetts 02184
Phone: 781-794-8234 Fax: 781-794-8089

Joseph C. Sullivan
Mayor

PLANNING BOARD

Robert Harnais, Chair
Joseph Reynolds, Vice Chair
James Eng, Clerk
Darryl Mikami, Member
Melissa B. McDonald, Member

To: Charles Kokoros, President
Braintree Town Council

From: Robert Harnais, Chair
Braintree Planning Board

Date: December 18, 2012

Re: Recommendation Street Acceptance
Commerce Drive Petition - Order #12-051

Please be advised that the Planning Board on December 11, 2012, at a duly posted meeting to review and discuss the proposed petition for street acceptance of Commerce Drive as a public way.

The Planning Board vote (4:0) to recommend conditional approval to Town Council of the Commerce Drive as a public way **conditional on no parking within the Commerce Drive layout as accepted.**

CC: Mayor Sullivan
Town Clerk
Applicant
File



Joseph C. Sullivan, Mayor

BRAINTREE DEPARTMENT OF PUBLIC WORKS

Engineering Division

Robert P. Campbell, PE, PTOE, Town Engineer
rcampbell@braintreema.gov

John J. Morse, Assistant Town Engineer
jmorse@braintreema.gov

December 27, 2012

1 2 - 0 5 1

Honorable Joseph C. Sullivan, Mayor
Council President Charles Kokoros
Members of the Town Council
1 J. F. K. Memorial Drive
Braintree, MA 02184

RE: Acceptance of Commerce Drive as a Public Way

Dear Mayor Sullivan, Council President Kokoros and Members of the Town Council,

The petition for Acceptance of Commerce Drive was referred to this office for recommendations and for preparation of the legal description. The improvements required in the attached letter of November 19, 2012 have been completed except that the curb joints have not been grouted (item 2) and the "KEEP RIGHT" signs have not been erected (item 7.)

Upon completion of these items I would recommend that Commerce Drive as laid out in the attached legal description be accepted as a public way.

Very truly yours,

A handwritten signature in cursive script that reads "Robert P. Campbell".

Robert P. Campbell, PE, PTOE,
Town Engineer

Cc: Tom Whalen
John Morse

TOWN OF BRAINTREE STREET ACCEPTANCE

COMMERCE DRIVE

Commerce Drive is a 2200 foot long cul-de-sac roadway running northwesterly to northerly from Grove Street, just west of the Weymouth Town Line. The nominal width of this street is 70 feet, and the street layout is shown on the two-sheet set of plans entitled "ACCEPTANCE PLAN FOR COMMERCE DRIVE", by ALPHA LANDSURVEYING & ENGINEERING ASSOCIATES, dated 02-01-2012 recorded herewith and also shown on plans of Commerce Drive recorded at Plan Book 386 as Plan No. 926 on 9/27/89, and of Commerce Drive Extension recorded at Plan Book 465 as Plan No. 274 on 5/14/99. The description of the easterly and westerly sidelines is as follows:

Along the easterly street line of Commerce Drive

Beginning at a point on the northerly street line of the 1946 County Layout of Grove Street, in front of number 600 Grove Street, said point being the most southeasterly corner of the here-in described Commerce Drive Layout;

thence westerly to northerly 41.79 feet along the arc of a 30.00 foot radius curve to the right to a point of reverse curvature;

thence northerly to northwesterly 215.77 feet along the arc of a 375.00 foot radius curve to the left to a drill hole in a stone bound at a point of tangency;

thence N 52°06' 51"W 108.20 feet to a point of curvature;

thence northwesterly 145.38 feet along the arc of a 300.00 foot radius curve to the right to a drill hole in a stone bound at a point of tangency;

thence N 24° 20' 53" W 275.07 feet to a drill hole in a stone bound at a point of curvature;

thence northwesterly to northerly 148.70 feet along the arc of a 300.00 foot radius curve to the right to a drill hole in a stone bound at a point of tangency;

thence N 04° 03' 09"E 782.58 feet to a drill hole in a stone bound at a point of curvature for a cul-de-sac curve;

thence northerly to northeasterly 37.98 feet along the arc of a 30.00 foot radius curve to the right to a drill hole in a stone bound at a point of reverse curvature;

thence northeasterly to westerly 198.59 feet along the arc of a 70 foot radius curve to the left to a point where the easterly street line of so-called Commerce Drive Extension began;

thence turning and running N 04° 03' 09"E 184.61 feet to a drill hole in a stone bound at a point of curvature for a cul-de-sac curve;

thence northerly to northeasterly 37.98 feet along the arc of a 30.00 foot radius curve to the right to a bound at a point of reverse curvature;

thence northeasterly to southerly 308.53 feet along the arc of a 70 foot radius curve to the left to a point on the westerly street line of so-called Commerce Drive Extension and on the westerly street line of the herein described Commerce Drive;

Along the westerly street line of Commerce Drive

thence S 04°03'09"W 1227.96 feet and through a drill hole in a stone bound 350.00 feet away to a point of curvature;

thence southerly to southeasterly 183.40 feet along the arc of a 370.00 foot radius curve to the left to a drill hole in a stone bound at a point of tangency;

thence S 24°20'53"E 275.07 feet to a point of curvature;

thence southwesterly 179.30 feet along the arc of a 370.00 foot radius curve to the left to a drill hole in a stone bound at a point of tangency;

thence S 52°06'51"E 108.20 feet to a point of curvature;

thence southwesterly 158.79 feet along the arc of a 305.00 foot radius curve to the right to a point of compound curvature;

thence southeasterly to westerly 52.07 feet along the arc of a 30.00 foot radius curve to the right to a point of tangency with said northerly street line of Grove Street;

thence turning and running along said northerly street line of Grove Street N77°10'00"E 111.36 and 17.90' along the arc of a 240.86 foot radius to the left to the point and place of beginning.

Easements for Roadway Purposes

Part of the Commerce Drive roadway is constructed outside of the above described street lines and so Permanent Easements for Roadway Purposes have been established across the Massachusetts Bay Transportation Authority's commuter rail right of way at the street crossing, and across the southeast corner of land now or formerly of Frito Lay Inc., Assessors' Map 1118 Lot 8A. The MBTA easement is recorded at the Norfolk County Registry of Deeds at Book 11929, Pages 526 through 528. The Easement for Roadway Purposes across the Frito-Lay property is shown on the "Easement Sketch Plan" by Alpha Land Surveying & Engineering Associates dated April 27, 2005 and recorded at the Norfolk County Registry of Deeds at Book 23963, Pages 40 through 42.

The above described Commerce Drive including the Easements for Roadway Purposes is hereby accepted as a Public Way in the Town of Braintree, County of Norfolk, Commonwealth of Massachusetts together with all benefits and responsibilities currently appurtenant to the status of "Public Way" within the Commonwealth. All drainage easements shown on the referenced plan, and ownership of the drainage system within the roadway and to its discharge point(s) or at its (their) entrance to any detention basins, retention basins or similar stormwater impoundments are also accepted with this acceptance as a Public Way. Ownership and maintenance of detention basins, retention basins or similar stormwater impoundments is specifically excluded from this acceptance. Ownership and maintenance of overhead and underground electric, telephone, gas, and cable utilities is specifically excluded from this acceptance. This acceptance shall not be considered a fee taking. No damages are awarded.



**BRAINTREE DEPARTMENT OF
PUBLIC WORKS**

Engineering Division

Robert P. Campbell, PE, PTOE, Town Engineer
rcampbell@braintreema.gov

John J. Morse, Assistant Town Engineer
jmorse@braintreema.gov

Joseph C. Sullivan, Mayor

January 4, 2013

Honorable Joseph C. Sullivan, Mayor
Council President Charles Kokoros
Members of the Town Council
1 J. F. K. Memorial Drive
Braintree, MA 02184

RE: Acceptance of Commerce Drive as a Public Way

Dear Mayor Sullivan, Council President Kokoros and Members of the Town Council,

As a follow-up to my December 27th letter, please be advised that the two items listed as outstanding have been satisfactorily resolved: The "KEEP RIGHT" signs are in place and there is agreement that the grouting of gaps in the curb-line will be done, either by their taking advantage of expected warmer weather the week of January 7th or by their placing surety that secures it being done in the Spring.

I would recommend that Commerce Drive as laid out in the previously supplied legal description be accepted as a public way.

Very truly yours,

A handwritten signature in black ink that reads "Robert P. Campbell".

Robert P. Campbell, PE, PTOE,
Town Engineer

Cc: Tom Whalen
John Morse

Carl R. Johnson III
Attorney at Law
536 Granite Street – Third Floor East
Braintree, Massachusetts 02184

Telephone: (781) 848-0800

Facsimile: (781) 848-2220

E-Mail: crjohnson@crj-law.com

Legal Assistant
Marie B. O'Neill

January 10, 2013

Mr. James M. Casey
Clerk of Council
Braintree Town Council
1 JFK Memorial Drive
Braintree, MA 02184

RE: Council Order # 12-051
Street Acceptance Commerce Drive

Dear Mr. Casey;

This is in response to your January 10th email that references DPW Director Thomas Whalen's November 28, 2012 letter as it relates to parking within the layout of Commerce Drive, and the Planning Board's December 18, 2012 recommendation to the Council to accept Commerce Drive as a public way "conditional on no parking with the Commerce Drive layout as accepted".

The petitioner has or is completing all improvements, including the erection of "No Parking" signs required by the Town Engineer and has addressed the November 18th letter requirements.

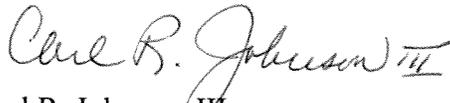
Attached are two letters from Robert Campbell of the DPW Engineering Division. The first dated **December 27, 2012** recommending that Commerce Drive be accepted as a public way; as the items contained in the November 19, 2012 letter have been completed except for the "Keep Right" signs and the re-grouting of the joints in the vertical granite curbing. The second letter is dated **January 4, 2013** indicates that the "Keep Right" signs are in place and the grouting of the curb-line gaps will be done the week of January 7th or by posting surety that secures work to be done in the spring. In the most recent letter it is recommended that Commerce Drive in its entirety (as laid out in the previous supplied legal description") be accepted as a public way. See the December 27th and January 4th letters attached hereto.

As reported in a recent status memorandum, the grouting is being accomplished now and will be completed by Monday, January 14th.

It is important to understand the sequence of all correspondences and recommendations for acceptance of Commerce Drive as a public way.

The Petitioner has never authorized parking with the layout of Commerce Drive. "No Parking" signs are in place. The condominium association clearly understands that no parking in the way is allowed. We trust this response answers your questions.

Sincerely,

A handwritten signature in cursive script that reads "Carl R. Johnson III". The signature is written in black ink and is positioned above the typed name.

Carl R. Johnson, III
For Compark Limited Partnership

CRJ/jmb
Enclosures

Filters Used:
1 Tagged Record

Email Report

Form Format

Date Printed: 1/11/2013
Time Printed: 9:54AM
Printed By: CJ

Date 1/04/2013 Time 11:27AM 12:00AM Duration 0.00 (hours) Code
Subject Council hearing Commerce Drive Street Acceptance/ Order #12 Staff Carl Johnson
Client Messina,, Francis X. rj Messina: Comm Drive-Street AcceptMatterNo 3033
From crjohnson@crj-law.com
To 'Casey, Jim M.'
CC To 'Ron Marshall'; 'Kokoros Charles'
Bcc To
Reminders (days before) Follow N Done N Notify N Hide N Trigger N Private N Status
User1 User3
User2 User4

This email is to comply with your status request concerning the completion of two items detailed in Town Engineer's December 27, 2012 letter of Recommendation for the acceptance of Commerce Drive. As discussed this morning, the "KEEP RIGHT" signs have been erected. The granite curb joints will be grouted this coming week -as weather permits or a bond representing the cost to grout the joints will be posted.

Bob Campbell is meeting on site today with Messina to review the scope of work involved. Town Engineer recommends posting a bond for the grout work if not able to be accomplished until spring.

Please post the street acceptance public hearing for the January 22, 2013 and post for the January 15th Rules and Ordinance Committee meeting. I understand that notice to the direct abutters will be sent by January 9th of the public hearing.

You will be keep informed of the results of the meeting today and whether the grouting can be accomplished this week or a bond will be posted.

Carl R. Johnson III

Attorney At Law

536 Granite Street, 3rd Floor East

Braintree, MA 02184

Tel: (781) 848-0800

Fax: (781)848-2220



Joseph C. Sullivan, Mayor

BRAINTREE DEPARTMENT OF PUBLIC WORKS

Engineering Division

Robert P. Campbell, PE, PTOE, Town Engineer

rcampbell@braintreema.gov

John J. Morse, Assistant Town Engineer

jmorse@braintreema.gov

January 4, 2013

Honorable Joseph C. Sullivan, Mayor
Council President Charles Kokoros
Members of the Town Council
1 J. F. K. Memorial Drive
Braintree, MA 02184

RE: Acceptance of Commerce Drive as a Public Way

Dear Mayor Sullivan, Council President Kokoros and Members of the Town Council,

As a follow-up to my December 27th letter, please be advised that the two items listed as outstanding have been satisfactorily resolved: The "KEEP RIGHT" signs are in place and there is agreement that the grouting of gaps in the curb-line will be done, either by their taking advantage of expected warmer weather the week of January 7th or by their placing surety that secures it being done in the Spring.

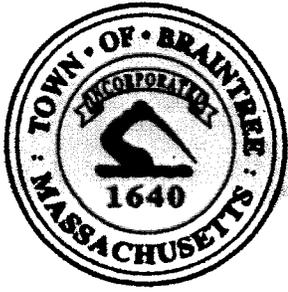
I would recommend that Commerce Drive as laid out in the previously supplied legal description be accepted as a public way.

Very truly yours,

A handwritten signature in black ink that reads "Robert P. Campbell". The signature is written in a cursive style.

Robert P. Campbell, PE, PTOE,
Town Engineer

Cc: Tom Whalen
John Morse



BRAINTREE DEPARTMENT OF PUBLIC WORKS

Engineering Division

Robert P. Campbell, PE, PTOE, Town Engineer
rcampbell@braintreema.gov

John J. Morse, Assistant Town Engineer
jmorse@braintreema.gov

Joseph C. Sullivan, Mayor

December 27, 2012

Honorable Joseph C. Sullivan, Mayor
Council President Charles Kokoros
Members of the Town Council
1 J. F. K. Memorial Drive
Braintree, MA 02184

RE: Acceptance of Commerce Drive as a Public Way

Dear Mayor Sullivan, Council President Kokoros and Members of the Town Council,

The petition for Acceptance of Commerce Drive was referred to this office for recommendations and for preparation of the legal description. The improvements required in the attached letter of November 19, 2012 have been completed except that the curb joints have not been grouted (item 2) and the "KEEP RIGHT" signs have not been erected (item 7.)

Upon completion of these items I would recommend that Commerce Drive as laid out in the attached legal description be accepted as a public way.

Very truly yours,

A handwritten signature in cursive script that reads "Robert P. Campbell".

Robert P. Campbell, PE, PTOE,
Town Engineer

Cc: Tom Whalen
John Morse

TOWN OF BRAINTREE STREET ACCEPTANCE

COMMERCE DRIVE

Commerce Drive is a 2200 foot long cul-de-sac roadway running northwesterly to northerly from Grove Street, just west of the Weymouth Town Line. The nominal width of this street is 70 feet, and the street layout is shown on the two-sheet set of plans entitled "ACCEPTANCE PLAN FOR COMMERCE DRIVE", by ALPHA LANDSURVEYING & ENGINEERING ASSOCIATES, dated 02-01-2012 recorded herewith and also shown on plans of Commerce Drive recorded at Plan Book 386 as Plan No. 926 on 9/27/89, and of Commerce Drive Extension recorded at Plan Book 465 as Plan No. 274 on 5/14/99. The description of the easterly and westerly sidelines is as follows:

Along the easterly street line of Commerce Drive

Beginning at a point on the northerly street line of the 1946 County Layout of Grove Street, in front of number 600 Grove Street, said point being the most southeasterly corner of the here-in described Commerce Drive Layout;

thence westerly to northerly 41.79 feet along the arc of a 30.00 foot radius curve to the right to a point of reverse curvature;

thence northerly to northwesterly 215.77 feet along the arc of a 375.00 foot radius curve to the left to a drill hole in a stone bound at a point of tangency;

thence N 52°06' 51"W 108.20 feet to a point of curvature;

thence northwesterly 145.38 feet along the arc of a 300.00 foot radius curve to the right to a drill hole in a stone bound at a point of tangency;

thence N 24° 20' 53" W 275.07 feet to a drill hole in a stone bound at a point of curvature;

thence northwesterly to northerly 148.70 feet along the arc of a 300.00 foot radius curve to the right to a drill hole in a stone bound at a point of tangency;

thence N 04° 03' 09"E 782.58 feet to a drill hole in a stone bound at a point of curvature for a cul-de-sac curve;

thence northerly to northeasterly 37.98 feet along the arc of a 30.00 foot radius curve to the right to a drill hole in a stone bound at a point of reverse curvature;

thence northeasterly to westerly 198.59 feet along the arc of a 70 foot radius curve to the left to a point where the easterly street line of so-called Commerce Drive Extension began;

thence turning and running N 04° 03' 09"E 184.61 feet to a drill hole in a stone bound at a point of curvature for a cul-de-sac curve;

thence northerly to northeasterly 37.98 feet along the arc of a 30.00 foot radius curve to the right to a bound at a point of reverse curvature;

thence northeasterly to southerly 308.53 feet along the arc of a 70 foot radius curve to the left to a point on the westerly street line of so-called Commerce Drive Extension and on the westerly street line of the herein described Commerce Drive;

Along the westerly street line of Commerce Drive

thence S 04°03'09"W 1227.96 feet and through a drill hole in a stone bound 350.00 feet away to a point of curvature;

thence southerly to southeasterly 183.40 feet along the arc of a 370.00 foot radius curve to the left to a drill hole in a stone bound at a point of tangency;

thence S 24°20'53"E 275.07 feet to a point of curvature;

thence southwesterly 179.30 feet along the arc of a 370.00 foot radius curve to the left to a drill hole in a stone bound at a point of tangency;

thence S 52°06'51"E 108.20 feet to a point of curvature;

thence southwesterly 158.79 feet along the arc of a 305.00 foot radius curve to the right to a point of compound curvature;

thence southeasterly to westerly 52.07 feet along the arc of a 30.00 foot radius curve to the right to a point of tangency with said northerly street line of Grove Street;

thence turning and running along said northerly street line of Grove Street N77°10'00"E 111.36 and 17.90' along the arc of a 240.86 foot radius to the left to the point and place of beginning.

Easements for Roadway Purposes

Part of the Commerce Drive roadway is constructed outside of the above described street lines and so Permanent Easements for Roadway Purposes have been established across the Massachusetts Bay Transportation Authority's commuter rail right of way at the street crossing, and across the southeast corner of land now or formerly of Frito Lay Inc., Assessors' Map 1118 Lot 8A. The MBTA easement is recorded at the Norfolk County Registry of Deeds at Book 11929, Pages 526 through 528. The Easement for Roadway Purposes across the Frito-Lay property is shown on the "Easement Sketch Plan" by Alpha Land Surveying & Engineering Associates dated April 27, 2005 and recorded at the Norfolk County Registry of Deeds at Book 23963, Pages 40 through 42.

The above described Commerce Drive including the Easements for Roadway Purposes is hereby accepted as a Public Way in the Town of Braintree, County of Norfolk, Commonwealth of Massachusetts together with all benefits and responsibilities currently appurtenant to the status of "Public Way" within the Commonwealth. All drainage easements shown on the referenced plan, and ownership of the drainage system within the roadway and to its discharge point(s) or at its (their) entrance to any detention basins, retention basins or similar stormwater impoundments are also accepted with this acceptance as a Public Way. Ownership and maintenance of detention basins, retention basins or similar stormwater impoundments is specifically excluded from this acceptance. Ownership and maintenance of overhead and underground electric, telephone, gas, and cable utilities is specifically excluded from this acceptance. This acceptance shall not be considered a fee taking. No damages are awarded.



#12-058

Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

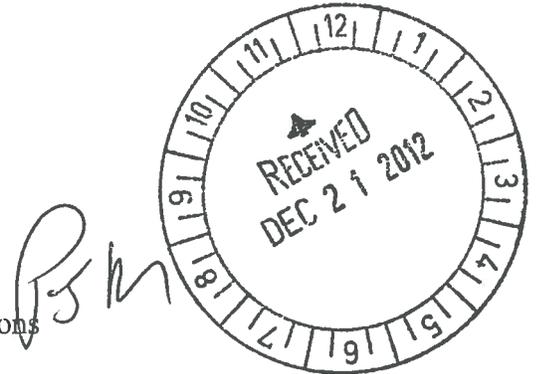
781-794-8100

To: Charles Kokoros, President of the Town Council
Clerk of the Council
Town Clerk

Cc: Thomas Whalen, Public Works Director
Joseph Powers, Town Clerk

From: Peter J. Morin, Chief of Staff and Director of Operations

Date: December 21, 2012



RE: Prior Fiscal Year Unpaid Bills
Department of Public Works Recreation and Community Events Program,
Department of Public Works Braintree- Weymouth Regional Recreational-
Conservation District Program
Town Clerk Registration Program

The Public Works and Town Clerk departments have brought to my attention a total of six bills from the prior fiscal year: four related to the July 4th Celebration, one for the Braintree-Weymouth Regional Recreational-Conservation District and one for the Town Clerk registration program. By way of background, the first invoice is for the fireworks for Fourth of July celebration. The next three invoices are for the signs and banners for the Fourth of July parade. The invoice for the Braintree-Weymouth Regional Recreational-Conservation District is to pay Braintree's share of a dam inspection that was not included in their original budget to Braintree. All of these bills were in excess of the amounts appropriated in fiscal year 2012. The five unpaid bills which were in excess of the prior year appropriations which require payment are as follows:

- 1) FY 12 DPW Recreation and Community Events/July 4th Festivities line item \$13,000.00;
- 2-4) FY 12 DPW / Recreation and Community Events/July 4th Festivities parade line item \$2,059.50; and
- 5) FY12 DPW/ Braintree - Weymouth Regional Recreational- Conservation District/Assessment line item \$1650.00.

The sixth and final bill is \$3,859.24 for the Town Clerk's costs associated with printing and mailing voter census forms. This invoice was misplaced, and therefore, not paid prior to the close of the fiscal year. However, there were sufficient funds in the Town Clerk Registration program to have paid this invoice.

Therefore, I request favorable action on the following motions. Please note that for the following five bills which exceed the amounts appropriated in fiscal year 2012, G.L. Chapter 44, Section 64 requires a two-thirds vote of the Town Council to approve.

1. THAT THE SUM OF \$ 13,000.00 BE RE-APPOPRIATED FROM THE FISCAL YEAR 2013 FINANCE DEPARTMENT PROGRAM 01/ 9C RESERVE LINE TO PUBLIC WORKS DEPARTMENT/ PROGRAM 15/ JULY 4TH FESTIVITIES LINE ITEM 01-40015-5203 FOR THE PURPOSE OF PAYING AN UNPAID BILL TO ATLAS PYROVISION PRODUCTIONS INC. FOR A FIRE WORKS INVOICE WHICH WAS INCURRED PRIOR TO JULY 1, 2012, WHICH WAS IN EXCESS OF THE FISCAL YEAR 2012 APPRIOPRIATION.
2. THAT THE SUM OF \$ 2,059.50 BE RE-APPOPRIATED FROM THE FISCAL YEAR 2013 FINANCE DEPARTMENT PROGRAM 01/ 9C RESERVE LINE TO PUBLIC WORKS DEPARTMENT/ PROGRAM 15/ JULY 4TH FESTIVITIES PARADE LINE ITEM 01-40015-5204 FOR THE PURPOSE OF PAYING THREE UNPAID BILLS TO MEDIAREPS FOR BANNER AND SIGN INVOICES WHICH WAS INCURRED PRIOR TO JULY 1, 2012, WHICH WAS IN EXCESS OF THE FISCAL YEAR 2012 APPRIOPRIATION.
3. THAT THE SUM OF \$ 1,650.00 BE RE-APPOPRIATED FROM THE FISCAL YEAR 2013 FINANCE DEPARTMENT PROGRAM 01/ 9C RESERVE LINE TO PUBLIC WORKS DEPARTMENT/ PROGRAM 21/ BRAINTREE WEYMOUTH RECREATIONAL ASSESSMENT LINE ITEM 01-40021-5691 FOR THE PURPOSE OF PAYING AN UNPAID BILL TO BRAINTREE-WEYMOUTH REGIONAL RECREATIONAL-CONSERVATION DISTRICT FOR A DAM INSPECTION INVOICE WHICH WAS INCURRED PRIOR TO JULY 1, 2012, WHICH WAS IN EXCESS OF THE FISCAL YEAR 2012 APPRIOPRIATION.

The following bill was for an amount within the amount appropriated, and therefore requires only a majority vote of the Town Council:

THAT THE SUM OF \$ 3,859.24 BE RE-APPOPRIATED FROM THE FISCAL YEAR 2013 FINANCE DEPARTMENT PROGRAM 01/ 9C RESERVE LINE TO TOWN CLERK DEPARTMENT/ PROGRAM 05/ CENSUS LINE ITEM 01-16105-5383 FOR THE PURPOSE OF PAYING AN UNPAID BILL TO LHS ASSOCIATES INC. FOR A CENSUS PRINTING AND MAILING INVOICE WHICH WAS INCURRED PRIOR TO JULY 1, 2012, WHICH WAS NOT IN EXCESS OF THE FISCAL YEAR 2012 APPRIOPRIATION.

#12 - 058

Please be advised that this re-appropriation order is subject to the advertising provisions of Section 2-9 of the Charter.

#12-058



TOWN OF BRAintree
DEPARTMENT OF MUNICIPAL FINANCE
One JFK Memorial Drive
Braintree, Massachusetts 02184
Tel: 781-794-8035 Fax: 781-794-8181

Edward J. Spellman, Jr.
Director of Finance

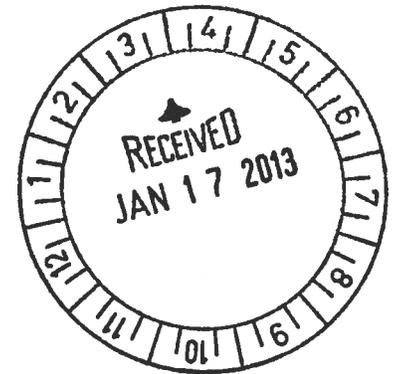
Joseph C. Sullivan
Mayor

To: Charles Kokoros, President of the Town Council
Clerk of the Council
Town Clerk

Cc: Thomas Whalen, Public Works Director
Joseph Powers, Town Clerk

From: Edward J. Spellman, Director of Municipal Finance

Date: January 17, 2013



RE: Prior Fiscal Year Unpaid Bills
Department of Public Works Recreation and Community Events Program,
Department of Public Works Braintree- Weymouth Regional Recreational-
Conservation District Program
Town Clerk Registration Program

For additional documentation please find attached copies of the six original invoices and also the Town Clerk's cover letter and a June 30, 2012 expenditure report for the Town Clerks budget the Registration program #5 to show the available balance in the program.

- 1) FY 12 DPW Recreation and Community Events/July 4th Festivities line item \$13,000.00;
- 2-4) FY 12 DPW / Recreation and Community Events/July 4th Festivities parade line item \$2,059.50; and
- 5) FY12 DPW/ Braintree - Weymouth Regional Recreational- Conservation District/Assessment line item \$1650.00.

The sixth and final bill is \$3,859.24 for the Town Clerk's costs associated with printing and mailing voter census forms. This invoice was misplaced, and therefore, not paid prior to the close of the fiscal year. However, there were sufficient funds in the Town Clerk Registration program to have paid this invoice.



Office of the Mayor # 1 2 - 0 5 8

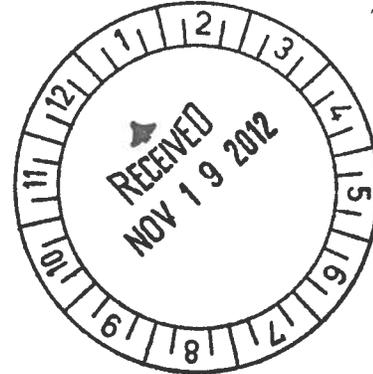
One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

To: Council President Charles Kokoros
From: Joseph C. Sullivan, Mayor *JCS*
Date: November 16, 2012
Re: Outstanding Invoice for 4th of July Celebration

cc: Town Councilors
Clerk of the Council



Through the Chairman of the Braintree July 4th Committee, Councilor Sean Powers, it has come to my attention that an outstanding balance remains as an obligation towards the cost for the town-wide celebration for Braintree (Councilor Powers can provide a detailed summary of revenue and expense if needed).

The two outstanding invoices are for \$13,000 for fireworks and \$2059.50 to Media Reps (parade printing costs) for a total of \$15,059.50.

As you know, the town serves as the financial foundation to this annual event with a commitment of \$35,000 to the celebratory parade and fireworks. Private donations make up the difference to fund this approximately \$80,000 event. Unfortunately, though the committee and the town appreciated the generosity of many private donations, the resulting fundraising efforts fell a little short.

Thus, in cooperation with the July 4th Committee and in discussions with Councilor Powers, we are requesting that Town Council endorse my offer to meet the final obligations associated with the July 4th celebration and support the expenditure of \$15,059.50 to close out the final cost.

Councilor Powers and I will be meeting with the July 4th Committee soon to determine a plan going forward that will allow us to continue the "Celebration of America" that our town offers as the signature South Shore event of the summer season.

Thank you for your attention to this matter.



**Atlas PyroVision
Productions, Inc.**

P.O. Box 498
Jaffrey, NH 03452-0498

603-532-8324
www.atlaspyro.com

INVOICE

DATE	INVOICE NUMBER
6/30/2012	0004193-IN

SOLD TO:

Braintree July 4th Celebration
85 Quincy Avenue
Braintree, MA 02184

Braintree July 4th Celebration
Braintree HS
Braintree, MA 02184

CUSTOMER NUMBER	CONTRACT NUMBER	TERMS	PURCHASE ORDER NUMBER	OTHER
BRAIN01	12-0321	NO TERMS		
DESCRIPTION				AMOUNT
/MA Fireworks Display- 6/30/12				16,380.00
/INS FEE Insurance Fee				1,080.00
/TRNSPRTN FEE Transportation Fee				540.00

SUB-TOTAL	18,000.00
SALES TAX	0.00
TOTAL	18,000.00
PAYMENT REC'D	5,000.00
AMOUNT DUE	13,000.00

Thank You for Your Patronage.



INVOICE

16 RIVER OFFICE PARK
BRAINTREE, MASSACHUSETTS 02184
(781) 843-3338 • FAX (781) 848-6112
mediareps@aol.com

Our Job # 2241
Client Nelson C.
Date of Order 6.15.12
Date of Invoice 7.5.12

Client Braintree Bride
Street
City State Zip

DESCRIPTION	AMOUNT
(4) 84" X 16" Banners Delta, Twin, Busters, Cemetery	400.00
(1) 40 X 24" Miss Teen Mass	80.00
(100) Polycast Parade Route No Parking	155.00
(20) Banner Alterations, Date, Seal, Repair	120.00
(1) Banner Jonathan	110.00

<input type="checkbox"/>	Design
<input type="checkbox"/>	Editing
<input type="checkbox"/>	Copywriting
<input type="checkbox"/>	Composition
<input type="checkbox"/>	Photo/Art Touch-up
<input type="checkbox"/>	Illustration/Photography
<input type="checkbox"/>	Prints
<input type="checkbox"/>	Color Separations
<input type="checkbox"/>	Color Proof
<input type="checkbox"/>	Publisher's Films
<input type="checkbox"/>	Uploads
<input type="checkbox"/>	Webmaster/Server Uploads
<input type="checkbox"/>	Video/Audio Production
<input type="checkbox"/>	Talent
<input type="checkbox"/>	Manufacturing
<input type="checkbox"/>	Installation
<input type="checkbox"/>	Packaging
<input type="checkbox"/>	Mailing Services
Outside File: <input type="checkbox"/> Repair <input type="checkbox"/> Output	
Client's Alterations <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Other _____	
Total Production Department	

Production Department	
Printing	
Sub Total	865.00
Sales Tax	-
Lineage	
Professional Services	
Overnight & Shipping	
Balance	865.00

	DJ
	P
	REF

mediareps

16 RIVER OFFICE PARK
 BRAINTREE, MASSACHUSETTS 02184
 (781) 843-3338 • FAX (781) 848-6112
 mediareps@aol.com

INVOICE

Our Job # 2243
 Client P.O. # Sean P
 Date of Order 6.1.12
 Date of Invoice 7.5.12

Client Braintree Parade
 Street _____
 City _____ State _____ Zip _____

DESCRIPTION	AMOUNT
(3) 4'x8' Sponsor Signs	600.00
(30) Polycoat 11x14 No Parking Bikes	127.50

<input type="checkbox"/>	<input type="checkbox"/> Design	<input type="checkbox"/> Editing	<input type="checkbox"/> Copywriting
<input type="checkbox"/>	<input type="checkbox"/> Composition	<input type="checkbox"/> Photo/Art Touch-up	
<input type="checkbox"/>	<input type="checkbox"/> Illustration/Photography	<input type="checkbox"/> Prints	
<input type="checkbox"/>	<input type="checkbox"/> Color Separations	<input type="checkbox"/> Color Proof	
<input type="checkbox"/>	<input type="checkbox"/> Publisher's Films	<input type="checkbox"/> Uploads	
<input type="checkbox"/>	<input type="checkbox"/> Webmaster/Server Uploads		
<input type="checkbox"/>	<input type="checkbox"/> Video/Audio Production	<input type="checkbox"/> Talent	
<input type="checkbox"/>	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Installation	
<input type="checkbox"/>	<input type="checkbox"/> Packaging	<input type="checkbox"/> Mailing Services	
	Outside File: <input type="checkbox"/> Repair	<input type="checkbox"/> Output	
	Client's Alterations <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other _____		
	Total Production Department		

Production Department _____
 Printing _____
 Sub Total 727.50
 Sales Tax —
 Lineage _____
 Professional Services _____
 Overnight & Shipping _____
 Balance 727.50

DJ _____
 P _____
 REF _____



INVOICE

16 RIVER OFFICE PARK
BRAINTREE, MASSACHUSETTS 02184
(781) 843-3338 • FAX (781) 848-6112
mediareps@aol.com

Our Job # 2238
Client P.O. # John R
Date of Order 5.24.12
Date of Invoice 6.6.12

Client Braintree Parade
Street 85 Quincy Ave
City Braintree State MA Zip 02184

DESCRIPTION

Prep and print signs for SSP
8 Static
6 Polycoat
75 Tent Cards

AMOUNT

- Design Editing Copywriting
- Composition Photo/Art Touch-up
- Illustration/Photography Prints
- Color Separations Color Proof
- Publisher's Films Uploads
- Webmaster/Server Uploads
- Video/Audio Production Talent
- Manufacturing Installation
- Packaging Mailing Services
- Outside File: Repair Output
- Client's Alterations
- Other _____
- Total Production Department

Production Department 667.-
Printing
Sub Total
Sales Tax -
Lineage
Donation (200.00)
Professional Services
Overnight & Shipping
Balance 467.00

DJ
P
REF 1175

Weymouth-Braintree Regional Recreation-Conservation District

470 Liberty Street / Braintree, MA / 02184 / (781) 843-7663



Board of Commissioners

Robert McConnell, Chairman
David Proud, Treasurer
James Lockhead, Clerk
James Dawson
Barbara Hurley
Richard McCulley
John Keaveney

December 28, 2011

The Honorable Joseph C. Sullivan, Mayor
Town of Braintree
Braintree Town Hall
1 JFK Memorial Drive
Braintree, MA 02184

Re: Invoice for Dam Safety Inspection

Dear Mayor Sullivan,

On behalf of the Commissioners of the Weymouth-Braintree Regional Recreation-Conservation District, would you please release the \$1,650 appropriated to the District for the dam inspection.

Should you have questions, please contact David Proud, Commission Treasurer, at work at 781.792.5490 or by mobile at 781.603.5478. We thank you for your support of the Park.

Yours truly,

David N. Proud
Treasurer
Weymouth-Braintree Regional Recreation-Conservation District



#12-058

OFFICE of the TOWN CLERK
Joseph F. Powers, CMC/CMMC
Town Clerk

THE TOWN OF BRAINTREE
One John Fitzgerald Kennedy Memorial Drive
Braintree, Massachusetts 02184
TELEPHONE: 781-794-8240 FAX: 781-794-8259

TO: Edward J. Spellman, Jr., Director of Finance

FROM: Joseph F. Powers, Town Clerk *JFP*

CC: Charles C. Kokoros, President – Braintree Town Council
Deborah J. Starr, Assistant Town Clerk

Date: December 19, 2012

Re: Payment of invoice from prior Fiscal Year not in excess of appropriation
and request for supplemental appropriation for Fiscal Year 2013



The attached invoice, #37669, from L.H.S. Associates, Inc. was for services rendered in Fiscal Year 2012 regarding the mandated mailing of confirmation postcards to Inactive Voters.

The invoice was misplaced and should have been paid in Fiscal Year 2012 from available funds.

Therefore, I respectfully request that this invoice be approved for payment in the amount of \$3,859.24.

Furthermore, the annual issuance of confirmation mailing postcards to Inactive Voters is mandated under MGL, c.51, §4 regarding non-response to the Annual Street Listing. As such, the line item account for Census (01-16105-5383) requires a supplemental appropriation of \$3,900.00 to ensure the timely mailing in Fiscal Year 2013.

Please do not hesitate to contact me if you require additional information.

LHS ASSOCIATES INC.10 MANOR PARKWAY
SALEM, NH 03079
USA**INVOICE**Invoice Number: 37669
Invoice Date: Jul 24, 2012
Page: 1

Duplicate

#12-058

Bill To:BRAINTREE TOWN CLERK
TOWN HALL
1 JFK MEMORIAL DRIVE
BRAINTREE, MA 02184**Ship to:**BRAINTREE TOWN CLERK
TOWN HALL
1 JFK MEMORIAL DRIVE
BRAINTREE, MA 02184

Customer ID	Customer PO	Payment Terms		
100400		Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date	
	Courier		8/23/12	
Quantity	Item	Description	Unit Price	Amount
4,914.00	S56-01	POST CARDS CONFORMATION	0.2200	1,081.08
4,914.00	S45-05	POSTAGE STAMPS	0.3200	1,572.48
1.00	S45-05	POSTAGE OUTGOING	1,155.6800	1,155.68
1.00	E99-99	SHIPPING AND HANDLING	50.0000	50.00
Subtotal				3,859.24
Sales Tax				
Total Invoice Amount				3,859.24
Payment/Credit Applied				
TOTAL				3,859.24

Check/Credit Memo No:

TC5 Town Clerk - Registration
 X

Acct Number & Description	Original Budget	Budget Revisions	Fiscal year thru period ending 06/30/2012			Balance % Expend
			Budget Encumbrance	Actual	Total	
5101 Department Head	600.00	.00	.00	400.00	600.00	200.00 66.67
5102 Ass't Depart Heads	51,634.00	.00	.00	46,834.33	51,634.00	4,799.67 90.70
5103 Administrative/ Clerical	38,734.00	.00	.00	37,514.39	38,734.00	1,219.61 96.85
5115 Elected Officials	1,150.00	.00	.00	1,150.00	1,150.00	.00 100.00
5345 Postage	300.00	.00	.00	6.23	300.00	293.77 2.08
5383 Census	6,700.00	.00	.00	6,500.00	6,700.00	200.00 97.01
5421 Printing/Forms	3,000.00	.00	.00	967.62	3,000.00	2,032.38 32.25
5422 Office Supplies	500.00	.00	(65.62)	240.50	500.00	325.12 34.98
Total Expenditure	102,618.00	.00	(65.62)	93,613.07	102,618.00	9,070.55 91.16

TCS - REGISTRATION

ORDER 12 035

**Councilor Mullaney: Amendment to Title 2, Chapter 2-200, Mayor,
Section: 2.200.010 Powers, In General**

At the request of Councilor John C. Mullaney, that the Town Council vote to amend the Municipal Code for the Town of Braintree, Title 2 of the Town's Ordinances by amending, Chapter 2-200 -, Mayor, Section 2.200.010 - Powers, In General by deleting the existing paragraph C, which currently states: replacing "Effective January, 2010, the Mayor shall receive an annual salary of \$105,261.53." and inserting a new paragraph C that states: with "Effective January, 2014, the Mayor shall receive an annual salary of \$130,000.00."



BRAINTREE TOWN CHARTER

SECTION 3-1: MAYOR: QUALIFICATIONS; TERM OF OFFICE; COMPENSATION

(a) Mayor, Qualifications - The chief executive officer of the town shall be a mayor, elected by and from the voters of the town at large. Any voter shall be eligible to hold the office of mayor. The mayor shall devote full time to the office and shall not hold any other elective public office, nor shall the mayor be engaged in any other business, occupation or profession during the period of service as mayor.

(b) Term of Office - The term of office of the mayor shall be 4 years beginning on the first business day of January following the regular town election at which elected and until a successor is qualified.

(c) Compensation - The town council shall, by ordinance, establish an annual salary for the mayor. No ordinance altering the salary of the mayor shall be effective unless it shall have been adopted in the first 18 months of the term for which councilors are elected and unless it provides that the salary is to become effective in January of the year following the next regular town election.

(d) Expenses - Subject to appropriation, the mayor shall be entitled to reimbursement of the actual and necessary expenses incurred in the performance of the duties of the office.

(e) Prohibitions - The mayor shall hold no other town office or town employment for which a salary or other emolument is payable from the town treasury. No former mayor shall hold any compensated appointed town office or town employment until 1 year after the date on which the former mayor's term of office has terminated.

TOWN OF BRAINTREE

IN COUNCIL

ORDER NO. 08 014

January 24, 2008

INTRODUCED: MAYOR

HIS HONOR, MAYOR SULLIVAN HAS SUBMITTED TO THE BRAINTREE TOWN COUNCIL THE MUNICIPAL CODE FOR THE TOWN OF BRAINTREE, MASSACHUSETTS.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRAINTREE THAT A NEW ORDINANCE, TITLE 2, CHAPTER 2-200 MAYOR BE ESTABLISHED WITHIN THE TOWN'S MUNICIPAL CODE

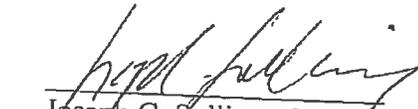
Be it Ordained in Council – March 18, 2008

Presented to Mayor – March 19, 2008

A True Copy. Attest:

Approved March 20, 2008
Date


Dorina J. Fabiano, Town Clerk


Joseph C. Sullivan, Mayor

YEAS: Bowes, Clifford, DeNapoli, Dingee, Joyce, Kokoros
Mullaney, Randolph, Ryan

NAYS: Bowes, Clifford, DeNapoli, Dingee, Joyce, Kokoros
Mullaney, Randolph, Ryan

ABSENT: Joyce, Kokoros

Chapter 2-200 MAYOR

SECTION 2.200.010 Powers, In General

The Mayor shall be the Chief Executive and Chief Administrative Officer of the Town of Braintree and shall have all of the power and authority that is conferred upon the Mayor by the Braintree Charter. The Mayor shall be considered to be the lawful successor to the Board of Selectmen and shall have every power, duty, authority and responsibility which was previously exercised by the Board of Selectmen, unless some other provision is made in the Charter or this Code.

The Mayor shall have the authority to declare a state of emergency within the Town, to direct the closure of Town buildings, and to deploy personnel to respond to the emergency.

Effective January, 2010, the Mayor shall receive an annual salary of \$105,261.53.

SECTION 2.200.020 Control of Activities Not Otherwise Delegated

(a) The Mayor shall have control of all Town property which is not placed in the care, custody and control of any Town Official, Department or activity and shall enforce the conditions and covenants of any lease or tenancy thereof.

(b) In addition to such other powers and duties as are conferred upon the office by Charter, by these Ordinances, by custom or by any other vote of the Town, the Mayor shall have power to do any acts on behalf of the Town which are not by law, these Ordinances or some vote of the Town delegated to some other board, committee or official, or reserved to the voters of the Town.

(c) The Mayor shall appoint all Town Officers whose election by the voters or appointment by some other Town Board or Official is not required by law, the Charter, or by these Ordinances.

SECTION 2.200.030 Authority over Legal Affairs, in General

The Mayor, after consultation with the Town Solicitor, may bring on behalf of the Town any proceedings before any court, legislative committee, administrative agency or other public official or agency and may answer and defend any such proceedings brought against the Town and may cause the Town Solicitor to appear on behalf of the Town in any such proceedings instituted by others in which the Town has an interest. The Mayor, after consultation with the Town Solicitor, may prosecute such suits to final judgment, or may compromise any claims by and against the Town on such terms as seem to the Mayor and Town Solicitor to be in the best interests of the Town, whether or not such claims are in litigation.

The Mayor shall have authority in the name of the Town and through the Town Solicitor to prosecute, defend or compromise any and all claims or suits to which the Town is a party and in relation to claims and suits whenever in the judgment of the Mayor it is reasonably necessary, except actions otherwise provided for by statute or by Ordinance. This section shall not apply to appeals for real estate tax abatements.

SECTION 2.200.040 Authority to Accept Gifts or Deeds and to be in charge of Property

The Mayor shall be authorized to accept gifts of monetary value and services on behalf of the Town. The Mayor shall be authorized to accept deeds conveying an interest in real estate to the Town. The Mayor shall notify the Town Council whenever such acceptance occurs. All land owned by the Town which is not by vote of the Town specifically assigned to some particular Town Agency shall be deemed to be under the authority of the Mayor. The Mayor shall have general direction or management of the property and affairs of the Town in all matters not otherwise provided for unless otherwise provided by law.

SECTION 2-200.050 Authority to Manage Town Property and Affairs

Subject to any limitations imposed by law or by these Ordinances, the Mayor shall have authority to sell or otherwise dispose of personal property and any real estate of which the Town has possession or title by following the procedures established in Chapter 30B of the General Laws.

Whenever a Town Agency to which any land, easement, or other right or interest in land has been assigned determines that the land, easement, or other right or interest in land is no longer required by the agency it shall, forthwith, notify the Mayor of such determination and shall identify, with specificity, the land, easement, or other right or interest in land which it has deemed to be no longer needed by the Town agency. The Mayor upon receipt of any such determination shall, forthwith, refer the matter to the Department of Planning and Community Development for a report and recommendation. The Department of Planning and Community Development shall, after study and analysis, file a report containing its recommendations and the reasons for such recommendations, with the Mayor.

Whenever any owned land, easement, or other right or interest in land is to be sold, the Mayor shall file a request to authorize such sale with the Town Council. The Town Council may, by a two-thirds vote, authorize the conveyance of such land, or a portion thereof, or the abandonment of an easement or other right or interest in the land. The Town Council may specify a minimum sum to be paid to the Town for such conveyance or abandonment. The Mayor shall advertise and otherwise give notice of the offer to convey or abandon the land, easement, or other right or interest in land in accordance with the provisions of Chapter 30B of the General Laws and any other provisions of law as may be applicable. If the Town Council has specified a minimum sum to be paid to the Town, the Mayor may, for such amount or any larger amount and on such other terms and conditions as the Mayor may deem to be proper, convey said land, or part thereof, by deed, or declare such easement, or right, or other interest, or part thereof, be abandoned.

SECTION 2.200.060 Policy Formulation for Departments

The Mayor, acting through the Directors of Departments, shall be responsible for the overall supervision of the Departments of the Town Government and for the establishment of priorities and policies to govern the operation of the Town Departments and Agencies.

SECTION 2.200.070 Mayor, Procedure to Suspend or Remove Certain Persons (See Charter Section 3-4)

Whenever the Mayor desires to suspend or to remove any person from an office or position appointed by the Mayor such removal shall be governed, insofar as appropriate, by the provisions of Section 3-4 of the Charter, Civil Service law, and those sections of these Ordinances governing human resources matters.

SECTION 2.200.080 Appointment

The Mayor may appoint such other assistants as the needs of the office may require and as the appropriation made for such purposes may allow. Every employee in the office of the Mayor shall be considered to be a confidential employee, who shall not be subject to the terms of any collective bargaining agreement, and shall not be subject to the ordinary provisions of the Civil Service law.

Confidential- Do not distribute
beyond Ways & Means Committee
“Straw-Man” Draft
Not for public consumption at this
preliminary stage

Mayor of Braintree Salary Analysis

“Fair, equitable, and, competitive
compensation package for our
Mayor”

Prepared by Town Auditor & Ways
and Means Chairman

Introduction To Mayor Salary Analysis

History

- Charter Committee recommends Mayor/ Manager (2002-2004)
- Voted Down (2004)
- Charter Recommends Mayor (2006)
- Mayor gets elected, creates Chief of Staff which closely resembles Mayor/ Manager (2007)
- Council studies ordinance change to change Mayor's salary (2012)

Comparing Town Administrator's/Manager's with Mayors

- A Chief of Staff is responsible for supporting high-level executives in making decisions and completing projects. These projects could relate to staffing, business, contracts and meeting deadlines.
- Our Chief of Staff was a finalist for the Town Administrators position in Belmont(This search was conducted professionally by the Collins Institute of UMASS)
- Can't compare Town Manager salary with Mayor, because of educational and experience requirements. (See Pg 3)
- Chief of staff job description analogous to Town Administrator
- Analysis show both Mayor and Town Administrator/Manager salaries are clearly not equivalent (See Pg 4,5)

Mayor vs. Town Manager/Administrator

Duties, Responsibilities, and Requirements

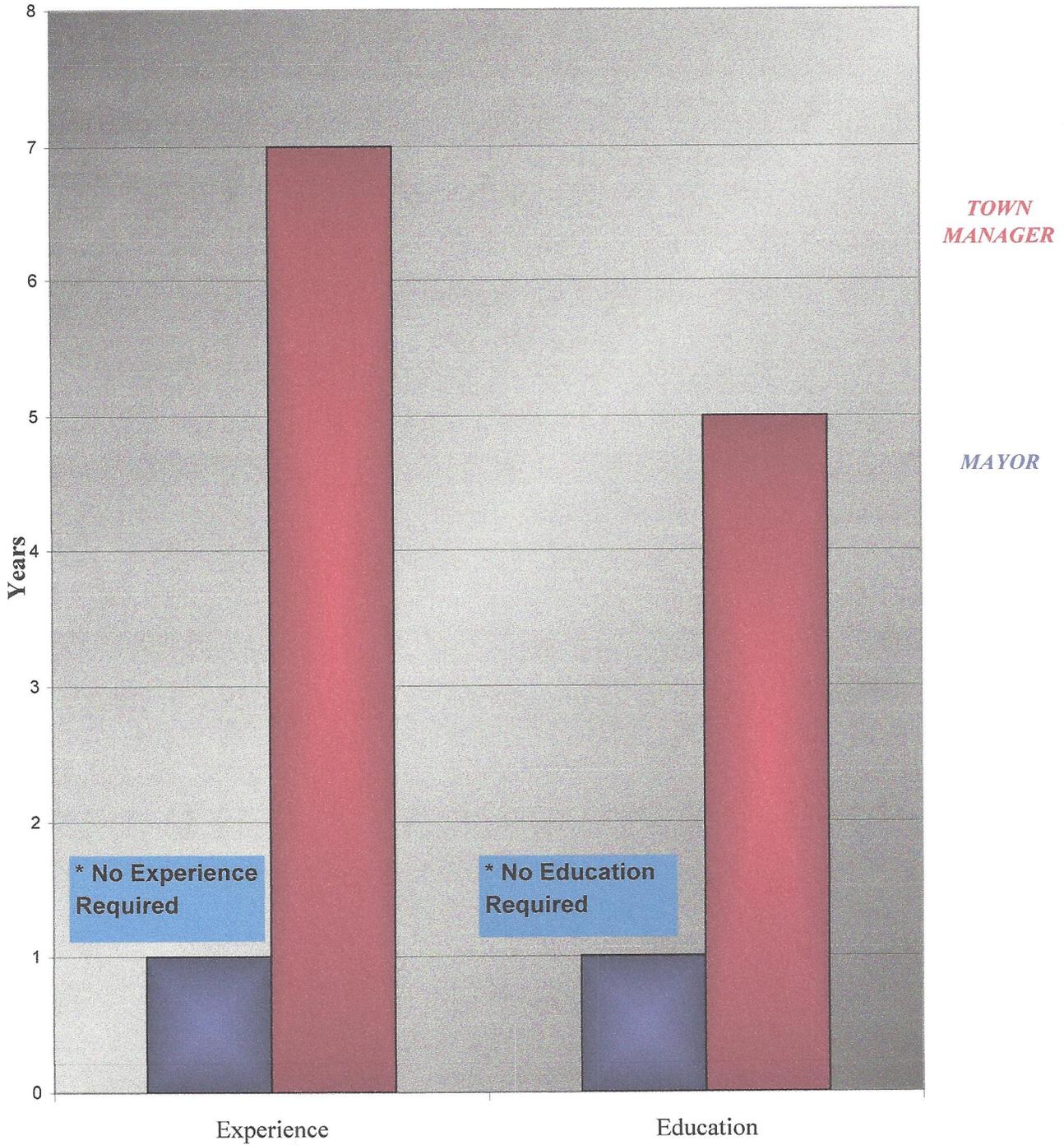
	<u>Mayor</u>	<u>Town Administrator/Managers</u>
Education Required	No Degree Required	Bachelors + Masters
Compensation in like towns	73-105K (See pg 4)	130K-169K (See pg 4)
Constituency	Residents	Board of Selectmen + Residents
Support Staff (see job descriptions)	Chief of staff, (unique to Braintree), similar to Town Administrator, Appointed	Direct Responsibility for day to day operations
Oversight	Oversees staff utilizing Chief of Staff	Oversees staff directly, often has role of procurement, CFO, Human Resources
	Elected, Runs for the position	Applies and is selected by the Board of Selectmen based on experience and qualifications
	" Not in it for the money, If so, your'e not going to make it"-Maynard T.A.	Career decision, part of profession

Source

• See Braintree Tabs

• See Towns of: Falmouth, Andover, Franklin, Weymouth, Randolph, Tabs

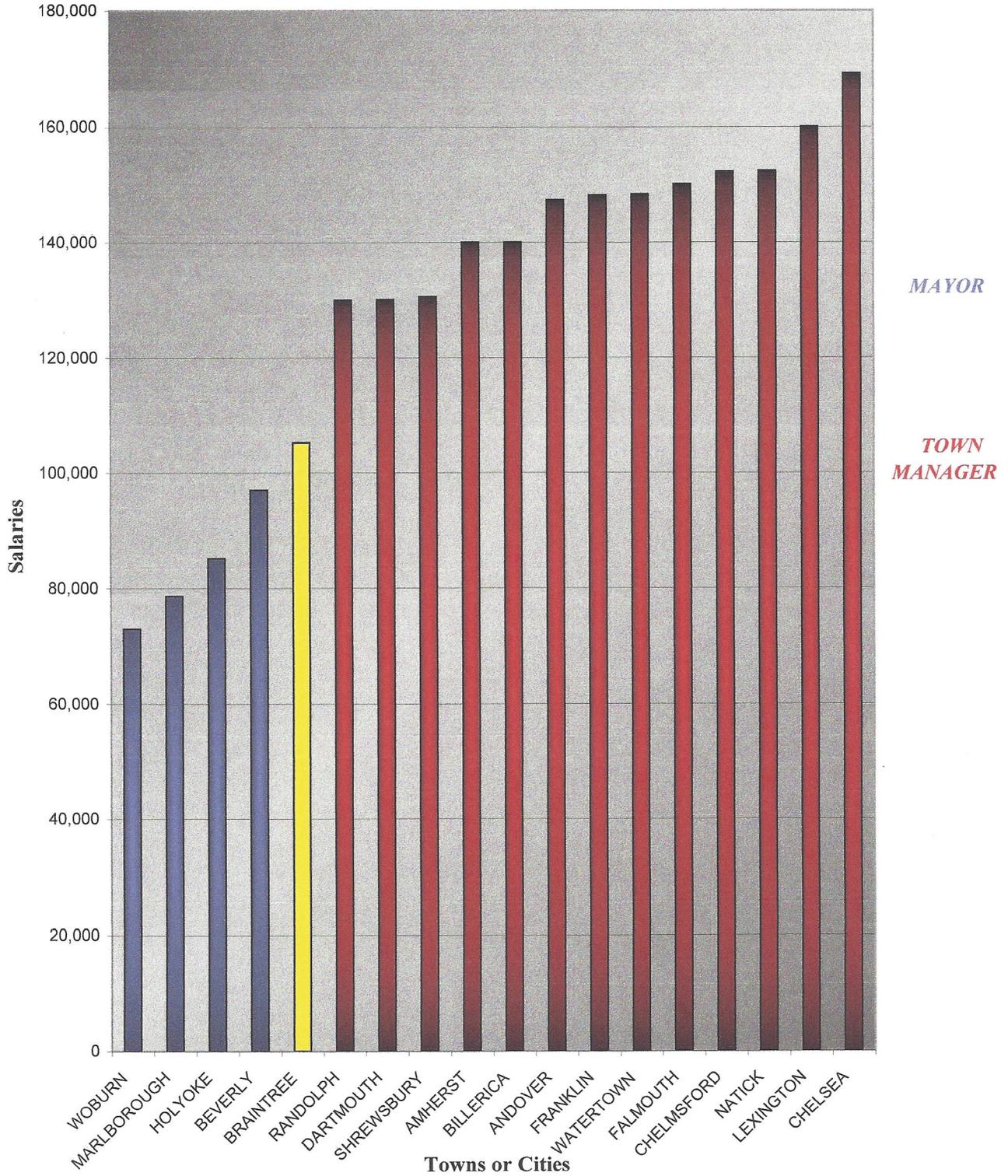
Required Education and Experience



Salary Comparison Populations Between 31,000 and 41,000

<u>Municipality</u>	<u>2010 Actual US Census</u>	<u>Position</u>	<u>FY 2012 Budget</u>	<u>FY 2013 Budget</u>	<u>FY 2013 Salary</u>
BRAINTREE	35,744	Mayor (C.O.S)	\$ 118,326,331.00	\$ 118,033,513.00	\$ 105,262.00
BEVERLY	39,502	Mayor (Secretary)	\$ 117,267,968.00	\$ 103,451,313.00	\$ 96,970.00
HOLYOKE	39,880	Mayor (Exec. Asst.)	\$ 145,254,482.00	\$ 209,136,055.00	\$ 85,000.00
MARLBOROUGH	38,499	Mayor (Exec. Asst.)	\$ 132,607,452.00	\$ 127,009,054.00	\$ 78,681.00
WOBURN	38,120	Mayor (Adm.. Asst.)	\$ 134,177,972.00	\$ 127,660,130.00	\$ 73,000.00
NATICK	33,006	Town Administrator	\$ 131,040,458.00	\$ 133,784,043.00	\$ 152,172.00
FRANKLIN	31,635	Town Administrator	\$ 107,668,120.00	\$ 91,500,445.00	\$ 148,145.00
DARTMOUTH	34,032	Executive Administrator	\$ 84,369,799.00	\$ 79,600,163.00	\$ 130,058.00
CHELSEA	35,177	City Manager	\$ 131,720,136.00	\$ 120,757,611.00	\$ 169,000.00
LEXINGTON	31,394	Town Manager	\$ 187,909,591.00	\$ 193,561,006.00	\$ 160,000.00
CHELMSFORD	33,802	Town Manager	\$ 114,768,879.00	\$ 107,247,868.00	\$ 152,172.00
FALMOUTH	31,531	Town Manager	\$ 120,427,988.00	\$ 113,909,201.00	\$ 150,000.00
WATERTOWN	31,915	Town Manager	\$ 112,953,942.00	\$ 102,306,000.00	\$ 148,292.00
ANDOVER	33,201	Town Manager	\$ 144,409,829.00	\$ 138,786,115.00	\$ 147,347.00
AMHERST	37,819	Town Manager	\$ 75,179,228.00	\$ 66,616,854.00	\$ 140,000.00
BILLERICA	40,243	Town Manager	\$ 140,697,267.00	\$ 128,677,631.00	\$ 140,000.00
SHREWSBURY	35,608	Town Manager	\$ 104,377,204.00	\$ 97,872,020.00	\$ 130,525.00
RANDOLPH	32,112	Town Manager	\$ 88,304,632.00	\$ 75,635,082.00	\$ 128,775.00

Salary Analysis



Salary Comparisons Contiguous Communities

<u>Municipality</u>	<u>2010 Actual US Census</u>	<u>Position</u>	<u>FY 2012 budget</u>	<u>FY 2013 budget</u>	<u>FY 2013 Salary</u>	<u>Normalized</u>
*QUINCY	92,271	Mayor	\$ 294,437,893.00	\$ 247,857,582.00	\$ 127,274.00	
*WEYMOUTH	53,743	Mayor	\$ 153,301,759.00	\$ 135,119,271.00	\$ 110,000.00	
*BRAintree	35,744	Mayor	\$ 118,326,331.00	\$ 118,033,513.00	\$ 105,262.00	
RANDOLPH	32,112	Town Manager	\$ 88,304,632.00	\$ 75,635,082.00	\$ 130,000.00	
MILTON	27,003	Town Administrator	\$ 91,600,313.00	\$ 93,262,746.00	\$ 145,885.00	
HOLBROOK	10,791	Town Administrator*	\$ 34,487,937.00	\$ 33,564,044.00	\$ 81,623.00	\$ 136,000.00
						* See Below

- Holbrook is part-time position, normalization will be required, 3 day work week 60%, the salary full-time would approximately be \$136,000 annually.

- It should be noted, the daytime population of Braintree increases by 10,000 (not 120,000) during the day while Weymouth's decreases by about the same amount.

- Quincy includes \$ 4,800.00 car allowance

South Coastal Workforce Area by City and Town: Estimated Daytime Population and Employment-Residence Ratios: 2000

Area Name	Total Resident Population	Total Workers Working in the Place	Total Workers Living in the Place	Estimated Daytime Population	Daytime Population Change Due to Commuting		Workers Who Lived and Worked in the Same Place		Employment Residence Ratio
					Number	Percent	Number	Percent	
Massachusetts	6,349,097	3,178,497	3,102,837	6,424,757	75,660	1.2%	3,001,756	96.7%	1.02
<i>Massachusetts (living & working in the same city or town)</i>	6,349,097	3,178,497	3,102,837	6,424,757	75,660	1.2%	970,086	31.3%	1.02
South Coastal Workforce Area	500,527	199,224	254,141	445,610	-54,917	-11.0%	127,538	50.2%	0.78
<i>South Coastal Workforce Area (living & working in the same city or town)</i>	500,527	199,224	254,141	445,610	-54,917	-11.0%	56,284	22.1%	0.78
Braintree town	33,828	27,011	16,839	44,000	10,172	30.1%	3,696	21.9%	1.60
Carver town	11,163	1,642	5,471	7,334	-3,829	-34.3%	687	12.6%	0.30
Cohasset town	7,261	2,652	3,449	6,464	-797	-11.0%	1,041	30.2%	0.77
Duxbury town	14,248	3,373	6,703	10,918	-3,330	-23.4%	1,416	21.1%	0.50
Halifax town	7,500	1,007	3,852	4,655	-2,845	-37.9%	324	8.4%	0.26
Hanover town	13,164	7,588	6,717	14,035	871	6.6%	1,296	19.3%	1.13
Hingham town	19,882	11,266	9,473	21,675	1,793	9.0%	2,456	25.9%	1.19
Holbrook town	10,785	2,341	5,233	7,893	-2,892	-26.8%	493	9.4%	0.45
Hull town	11,050	1,697	5,779	6,968	-4,082	-36.9%	937	16.2%	0.29
Kingston town	11,780	5,666	5,677	11,769	-11	-0.1%	1,282	22.6%	1.00
Marshfield town	24,324	5,093	12,618	16,799	-7,525	-30.9%	2,447	19.4%	0.40
Middleborough town	19,941	6,801	10,205	16,537	-3,404	-17.1%	2,626	25.7%	0.67
Milton town	26,062	6,663	12,851	19,874	-6,188	-23.7%	2,153	16.8%	0.52
Norwell town	9,765	7,665	4,825	12,605	2,840	29.1%	934	19.4%	1.59
Pembroke town	16,927	4,912	8,739	13,100	-3,827	-22.6%	1,265	14.5%	0.56
Plymouth town	51,701	18,516	25,311	44,906	-6,795	-13.1%	9,631	38.1%	0.73
Plympton town	2,637	418	1,461	1,594	-1,043	-39.6%	153	10.5%	0.29
Quincy city	88,025	46,794	46,991	87,828	-197	-0.2%	12,383	26.4%	1.00
Randolph town	30,963	9,167	15,662	24,468	-6,495	-21.0%	2,101	13.4%	0.59
Rockland town	17,670	7,930	9,274	16,326	-1,344	-7.6%	1,696	18.3%	0.86
Scituate town	17,863	3,945	8,923	12,885	-4,978	-27.9%	2,061	23.1%	0.44
Weymouth town	53,988	17,077	28,088	42,977	-11,011	-20.4%	5,206	18.5%	0.61

Source: U.S. Census Bureau, Census 2000.
Prepared by Massachusetts Department of Workforce Development, Division of Career Services, Economic Analysis Office.

6A

Executive Office Staff Costs Populations 31,000 to 41,000

	<u>Position</u>	<u>Office Size</u>	<u>Budget For Personnel</u>
*Braintree	Mayor	5	\$ 408,429.00
Beverly	Mayor	2	\$ 153,041.37
Holyoke	Mayor	4	\$ 224,192.00
Marlborough	Mayor	3	\$ 215,064.12
Woburn	Mayor	2	\$ 132,240.00
Natick	Town Administrator	5	\$ 573,329.00
Franklin	Town Administrator	5	\$ 257,858.00
Dartmouth	Executive Administrator	5	\$ 269,128.00
Chelsea	City Manager	3	\$ 316,251.00
Lexington	Town Manager	8	\$ 561,699.00
Chelmsford	Town Manager	5	\$ 239,492.00
Falmouth	Town Manager	4	\$ 366,604.00
Watertown	Town Manager	3	\$ 247,799.00
Andover	Town Manager	3	\$ 352,670.00
Amherst	Town Manager	5	\$ 241,631.00
Billerica	Town Manager	5	\$ 361,240.00
Shrewsbury	Town Manager	4	\$ 314,733.00
Randolph	Town Manager	4	\$ 259,425.00
Mayor Avg.	*(Braintree \$408,429)	3.2	\$ 226,593.27
Town Admin. And City/Town Manager Avg.		4.5	\$ 335,528.00
Variance		1.3	\$ 108,935.00

* Reference Pg. 6 for Mayor's salary, this considers all executive & staff costs.

Executive Office Staff Costs Contiguous Communities

	<u>Town</u>	<u>Position</u>	<u>Office Size</u>	<u>Office</u>	<u>Population</u>	<u>Normalized</u>
2	Quincy	Mayor	9	\$ 593,887.00	92,271	
3	Weymouth	Mayor	4	\$ 230,594.00	53,743	
1	Braintree	Mayor	5	\$ 408,429.00	35,744	
6	Randolph	Town Manager	4	\$ 259,425.00	32,112	
5	Milton	Town Administrator	3	\$ 391,333.12	27,003	
4	Holbrook	Town Administrator	2	\$ 158,023.00	10,791	\$ 212,400.00
	Mayor Avg.		6	\$ 410,970.00	Norm Avg.	\$ 269,894.00
	Town Administrator/Manager Avg		3	\$ 233,866.56		
	Variance		3	\$ 177,103.44	Norm Variance	\$ 141,376.00

- 1 **Positions include:** Mayor, Chief of Staff, Asst. to Mayor, Services Coordinator, Grant Writer
- 2 **Positions include:** Mayor, Executive Secretary, Director of Operations, Director of Policy & Information, Constituent Services(3), Administrative Asst.(1) & Executive Asst.(1)
- 3 **Postions include:** Mayor, Asst. to Mayor(2), Secretary/Receptionist
- *The Previous Mayoral Administration had a Mayor, COS, Asst. to Mayor, and a secretary/receptionist for 8 years.*
 - *Mayor Kay prefers 2 Assts. To Mayor position, they handle higher level of work for the mayor than receptionist/ secretary.*
- 4 **Positions include:** Town Administrator, (part-time position)
- 5 **Positions include:** Interim Town Administrator, Secretary, Senior Administrative Clerk
- 6 **Positions include:** Town Manager, Administrative Asst (2), In House Town Council

Percentage Pay Increase vs. Adjusted CPI Salary's

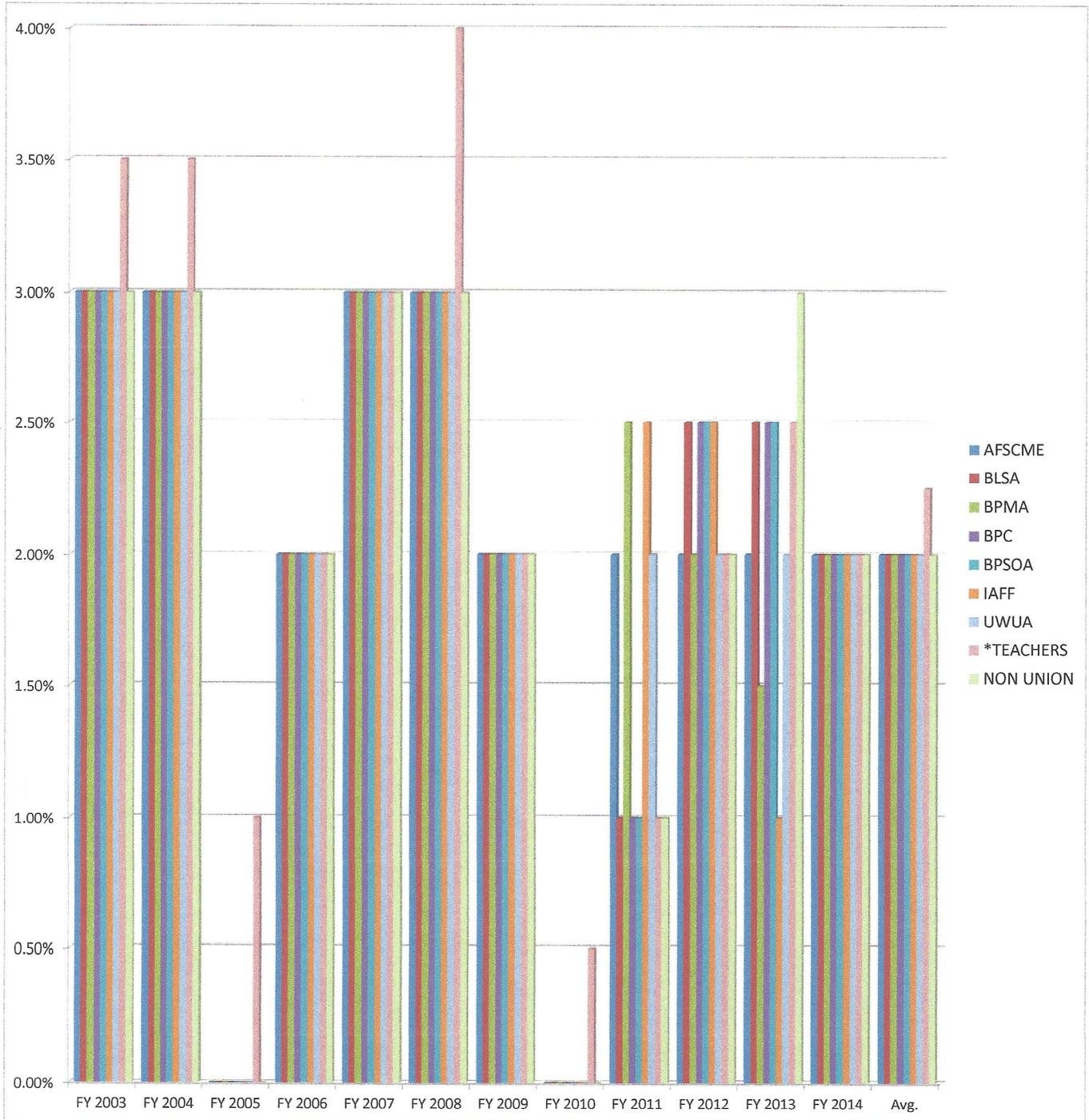
Percentage Pay Increases													
UNION	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Avg.
AFSCME	3.00%	3.00%	0.00%	2.00%	3.00%	3.00%	2.00%	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%
BLSA	3.00%	3.00%	0.00%	2.00%	3.00%	3.00%	2.00%	0.00%	1.00%	2.50%	2.50%	2.00%	2.00%
BPMA	3.00%	3.00%	0.00%	2.00%	3.00%	3.00%	2.00%	0.00%	2.50%	2.00%	2.00%	2.00%	2.00%
BPC	3.00%	3.00%	0.00%	2.00%	3.00%	3.00%	2.00%	0.00%	1.00%	2.50%	2.50%	2.00%	2.00%
BPSOA	3.00%	3.00%	0.00%	2.00%	3.00%	3.00%	2.00%	0.00%	1.00%	2.50%	2.50%	2.00%	2.00%
IAFF	3.00%	3.00%	0.00%	2.00%	3.00%	3.00%	2.00%	0.00%	2.50%	2.50%	1.00%	2.00%	2.00%
UWUA	3.00%	3.00%	0.00%	2.00%	3.00%	3.00%	2.00%	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%
*TEACHERS	3.50%	3.50%	1.00%	2.00%	3.00%	4.00%	2.00%	0.50%	1.00%	2.00%	2.50%	2.00%	2.25%
NON UNION	3.00%	3.00%	0.00%	2.00%	3.00%	3.00%	2.00%	0.00%	1.00%	2.00%	3.00%	2.00%	2.00%

• Above does not include step increases
 • FY 2014 is estimated

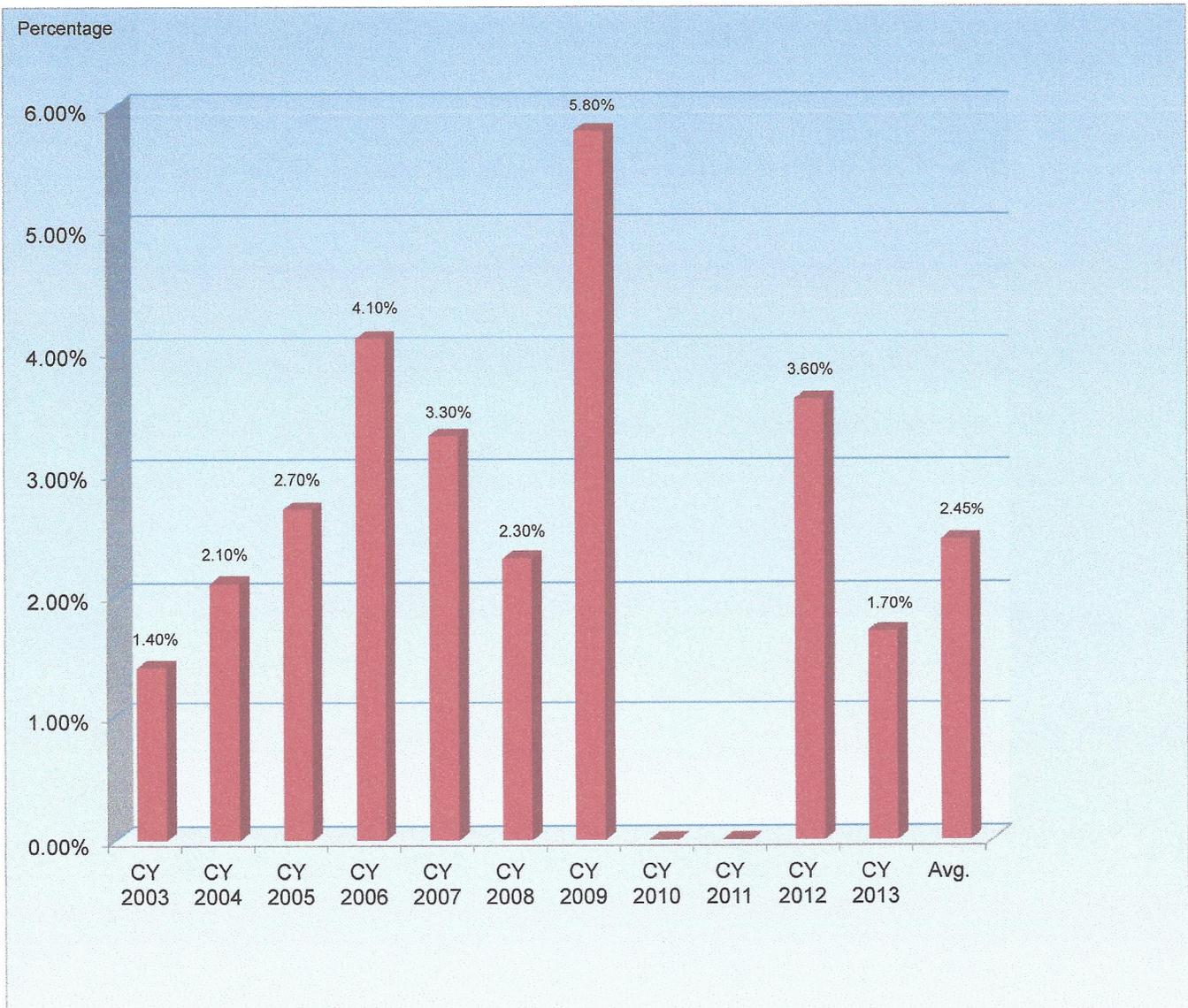
SS Cola Increase												
	CY 2003	CY 2004	CY 2005	CY 2006	CY 2007	CY 2008	CY 2009	CY 2010	CY 2011	CY 2012	CY 2013	Avg.
SS Cola	1.40%	2.10%	2.70%	4.10%	3.30%	2.30%	5.80%	0%	0%	3.60%	1.70%	2.45%

CPI % INCREASE												
	CY 2003	CY 2004	CY 2005	CY 2006	CY 2007	CY 2008	CY 2009	CY 2010	CY 2011	CY 2012	CY 2013	Avg.
CPI	2.27%	2.68%	3.39%	3.24%	2.85%	3.85%	-0.34%	1.64%	3.16%	2.11	2	2.44%

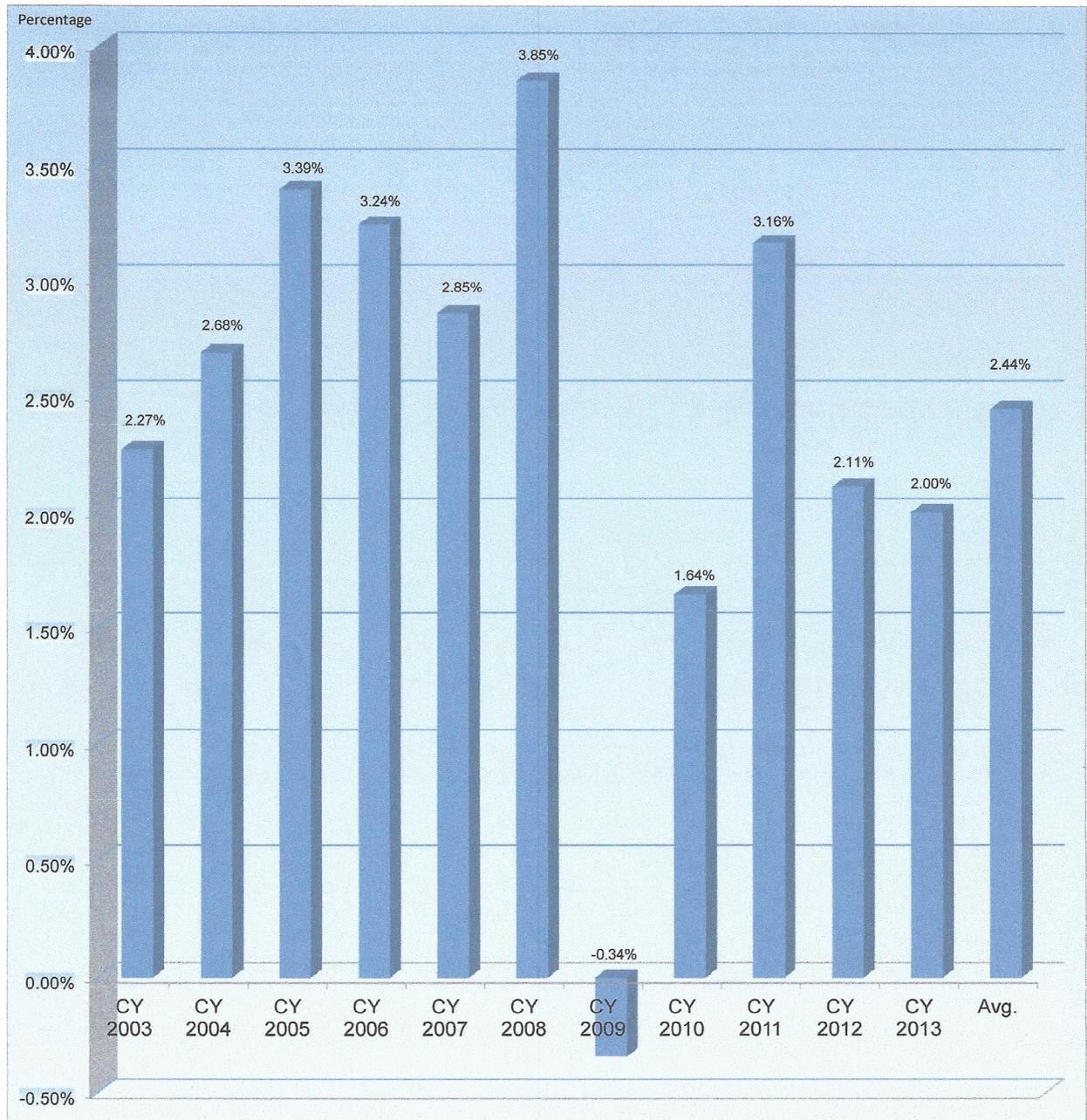
Union Percentage Increases



SS COLA INCREASES



CPI INCREASES/DECREASES



Braintree Mayor's Salary Adjusted CPI

CPI Inflation Calculator

\$ 105,262.00

In 2008

Has the same buying power as:

\$113,091.27

In 2012

Calculate

Comparison of Town Council Compensation FY 2013

<u>Town</u>	<u>Council Size</u>	<u>Salary (Per)</u>	<u>Population</u>
Braintree	9	\$5,000 (8) \$7,500 (1)	35,744
Quincy	9	\$22,300	92,271
Randolph	11	None	32,112
Weymouth	11	\$7,500 (9) \$8,500 (1) \$9,500 (1)	53,743

- Braintree has (8) Original Council Members at \$5,000 salary, and (1) Council President at \$7,500
- In Quincy, Compensation is made up of \$4,800 auto allowance, and \$17,500 salary
- Weymouth and Braintree have no auto allowance
- Weymouth Town Councilors last got a raise 5 years ago when their pay was increased from \$5,000 a year to \$7,500 (Government started in 2000)
- Weymouth Town Councilors got a raise in 2006 when their pay was increased from \$5,000 to \$7,500 and Council Chairman get an extra\$2,000 and budget management committee chairmen get an extra \$1,000.

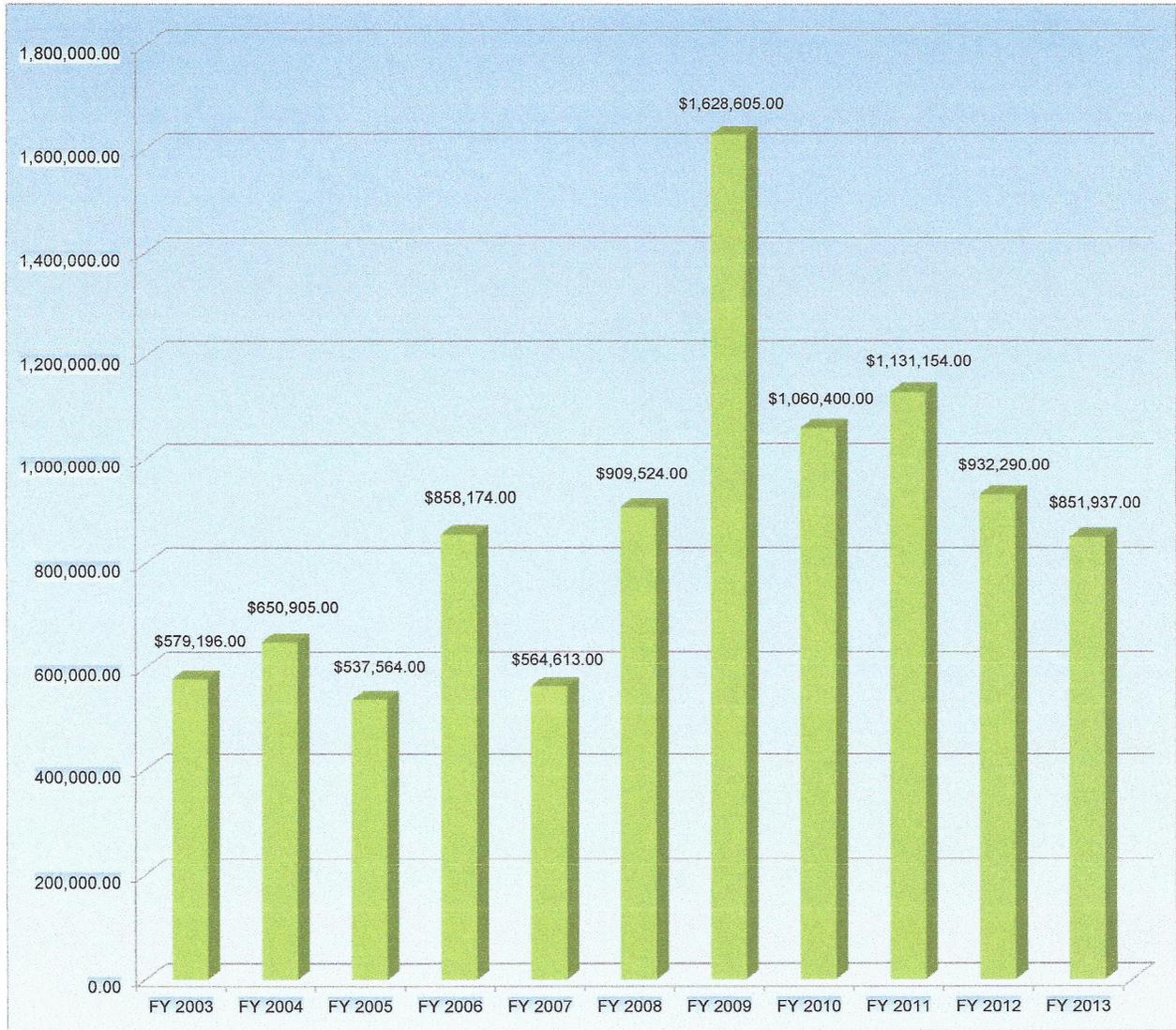
• Source 2/17/11 Patriot Ledger

- Braintree's population is 38% of Quincy (reviewing proportional compensation) along with CPI and SS Cola

Town Council Compensation Table

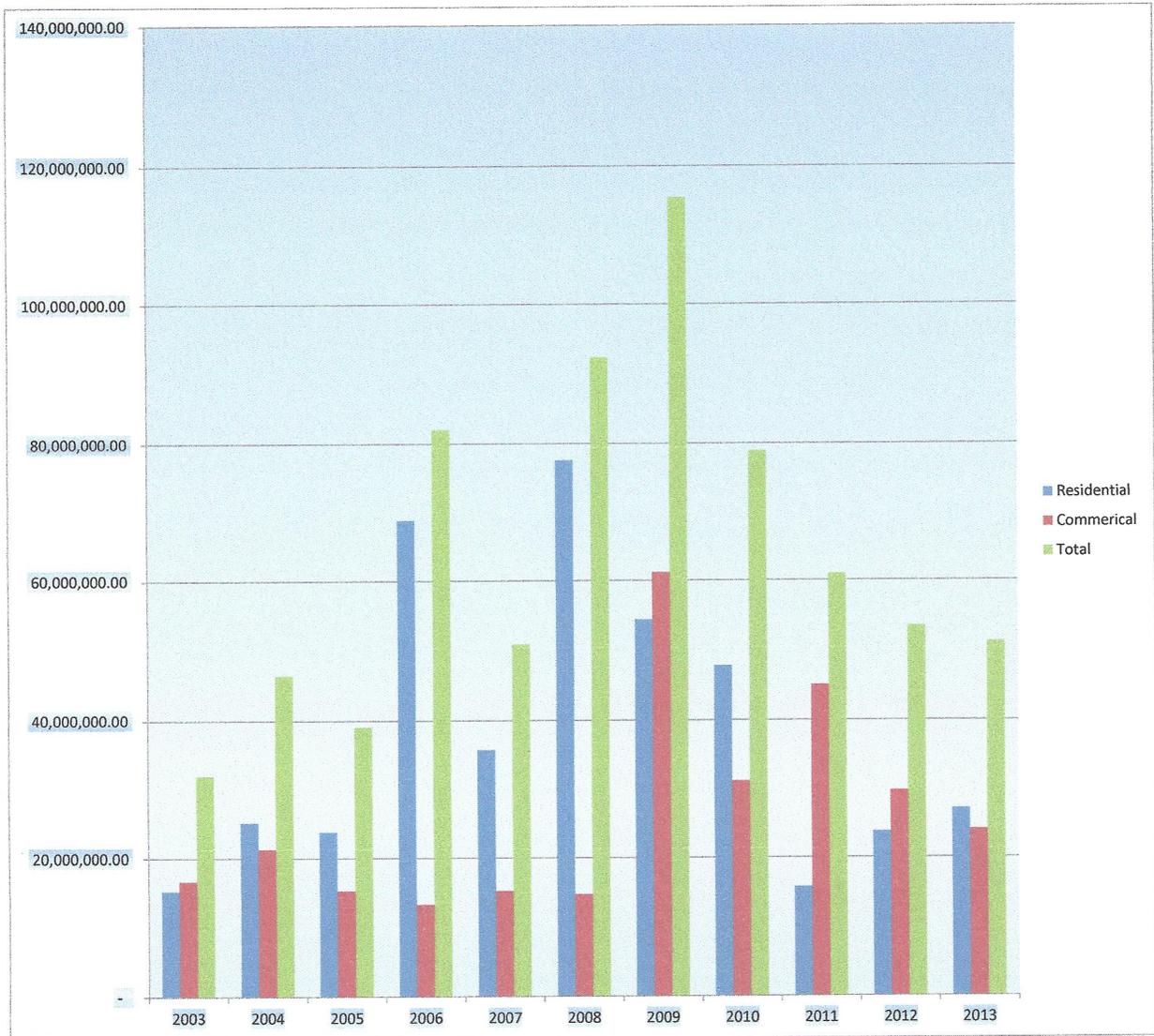
	Base Compensation	Council President Stipend	Ways & Means Chairman Stipend	Auto Allowance
Braintree	\$ 5,000.00	\$ 2,500.00	\$ -	\$ -
Quincy	\$ 17,500.00	\$ -	\$ -	\$ 4,800.00
Randolph	\$ -	\$ -	\$ -	\$ -
Weymouth	\$ 7,500.00	\$ 2,000.00	\$ 1,000.00	\$ -

New Growth History



Source: MA Department of Revenue databank

Residential and Commercial New Growth Values



Braintree town employees who in 2011 earned more than Mayor Joseph Sullivan. Their gross earnings include overtime, longevity, shift differentials, out-of-grade pay, holiday pay, education incentives, and stipends.

<u>Name</u>	<u>Title</u>	<u>2011 regular</u>	<u>2011 gross</u>
1. Brian Hickman	Police – Patrolman	56,089	190,645
2. William Bottiggi	BELD – General Manager	158,382	171,329
3. Peter Kurzberg	School – Superintendent	166,050	166,050
4. Paul Frazier	Police – Chief	118,711	158,989
5. Hugh Morley	BELD – Division Manager	128,728	156,168
6. Stephen Buker	BELD – General Foreman, Electric	85,461	150,288
7. Karen Macaleese	Police – Lieutenant	74,424	142,808
8. Russell Jenkins	Police – Deputy Chief	103,490	142,180
9. Easton Shakespeare	BELD – Foreman Lineman	90,478	139,834
10. James Flaherty	BELD – Foreman Lineman	35,636	139,198
11. Brian Ostiguy	BELD – Foreman Lineman	90,076	138,552
12. Ralph Toye Jr.	BELD – Foreman Electric	85,653	138,391
13. Daniel Heraty	BELD – Foreman Electric	87,622	137,541
14. Weijun Li	BELD – Principal Electrician	97,595	137,191
15. Charles Coyne Jr.	BELD – Division Manager	123,740	136,185
16. Christopher Thoener	BELD – Lineman	86,502	133,239
17. David Jordan	Police – Patrolman	53,932	132,969
18. Daniel Uhlman	BELD – Foreman Lineman	87,350	132,951
19. Jeffrey Smith	BELD – IT Supervisor	64,720	132,348
20. Bruce Williams	BELD – Line Troublemaker	67,805	130,798
21. John Martin	BELD – Lineman	84,073	129,865
22. Brian Cohoon	Police – Detective	53,932	129,828
23. David Swanton	School – Headmaster	125,074	127,074
24. Thomas Whitehouse	Police – Patrolman	56,273	127,005
25. John Currie	BELD – Foreman Electric	86,589	126,599
26. John Greenleaf	BELD – Lineman	81,937	126,563
27. Jeffrey Spencer	BELD – Engineering Technician	86,021	126,249
28. Robert Forde	BELD – Electric Supervisor	105,622	126,151
29. Peter Kress	School – Business Manager	125,840	125,840
30. Maureen Murray	School – Assistant Superintendent	125,840	125,840
31. Wayne Foster	Police – Lieutenant	77,486	125,701
32. Kevin Murphy	Fire – Chief	121,551	125,654

<u>Name</u>	<u>Title</u>	<u>2011 regular</u>	<u>2011 gross</u>
33. John Twohig	Police – Patrolman	53,932	124,988
34. Kenneth Stone	BELD – Division Manager	106,495	124,801
35. Michael Moschella	Police – Lieutenant	74,476	124,800
36. Brian Eng	Police – Patrolman	54,232	124,764
37. Kevin Miller	BELD – Lineman	81,291	124,260
38. John Orpen	BELD – Division Manager	105,423	123,252
39. John-Erik Nelson	BELD – Principal Mechanical Engineer	106,796	122,290
40. Richard Cutin	Police – Sergeant	64,720	121,275
41. Robert Beatson	BELD – Engineer	57,979	120,828
42. Michael Sardano	BELD – Engineer	66,052	120,679
43. Darron MacDonald	BELD – Electrician	78,135	120,392
44. John Herlihy	BELD – Engineer	59,381	120,128
45. Gail Cohen	BELD – Division Manager	108,125	120,075
46. Phillip Yee	Police – Sergeant	64,720	119,240
47. John McNamara	Police – Patrolman	53,932	119,231
48. William Kendall	School – Teacher—Director of Mathematics	117,197	119,197
49. Edward McDonough	School – Principal of South Middle School	117,197	119,197
50. Brett McGrath	BELD – Engineer	66,545	118,647
51. Sean Lydon	Police – Lieutenant	73,900	117,961
52. John Sheehan	School – Principal of East Middle School	117,197	117,197
53. Arthur Graziano	BELD – Division Manager	110,511	116,738
54. Michael Bochman	School – Asst. Director of Special Services	97,897	116,486
55. John Perry	BELD – Electrician	79,726	116,015
56. Timothy Macdonald	School – Principal of Hollis School	103,830	115,514
57. Kevin Ware	Police – Lieutenant	74,424	115,382
58. Mark Sherrick	Police – Detective	53,932	115,325
59. Brendan McLaughlin	Police – Patrolman	53,932	114,142
60. Kevin Crawford	BELD – Chief Engineer	97,010	112,642
61. Edward Querzoli Jr.	Police – Sergeant	64,252	112,476
62. Sean Murphy	BELD – Field Supervisor	94,783	111,735
63. Christopher Parker	BELD – Electrician	79,035	111,665
64. Carolyn Murray	Town – City Solicitor	111,636	111,636
65. Brett Markham	BELD – Network Administrator	95,556	110,661
66. James Smith III	BELD – IT Supervisor	104,015	109,789
67. Paul Dowd	Police – Lieutenant	76,663	109,180
68. Thomas O'Connor	BELD – Fireman	43,712	109,092
69. Henry Bicica	BELD – Technician	92,063	108,438

<u>Name</u>	<u>Title</u>	<u>2011 regular</u>	<u>2011 gross</u>
70. Charles Bata	Police – Sergeant	64,720	108,406
71. Kevin Lyons	BELD – Fireman	47,551	107,567
72. Timothy Bedard	BELD – Principal Technician	99,582	107,230
73. Robert Dyer Jr.	Police – Deputy	93,733	106,607
74. Dorian Belfort	BELD – Fireman	48,737	106,500
75. Robert Joseph	Police – Detective	53,932	106,398
76. Daniel McDonnell	Fire – Assistant Fire Alarm Superintendent	93,742	105,799
77. David Tetreault	BELD – Relief Engineer	73,400	105,748
78. Edward Spellman	Town – Director of Municipal Finance	105,281	105,281
79. Joseph Sullivan	Town – Mayor	105,262	105,262

SOURCE: Town of Braintree

Effective January 1, 2014 the pay grade for the mayor shall be increased from the M26E level to the M28E Non-BPMA Salary Schedule in effect as of July 1, 2012 (\$123,225.18).

Effective January 1, 2016 and every four years thereafter; **for a re-elected Mayor:** the re-elected Mayor's salary shall increase by the cumulative increase of the Consumer Price Index (CPI) of the previous four years; capped at a maximum of 6%; **for a newly elected Mayor:** the newly elected Mayor's salary shall be set at the then M28A level and the newly elected Mayor shall progress through the M28 step levels as documented by the Human Resources Department: 6 months from taking office to Step B, and each 12-month period thereafter, increasing one step each year (a total of 3 ½ years before reaching the maximum Step E); **for a Mayor either elected or qualified as described in the Braintree Charter, Section 3-10: Vacancy in Office of Mayor:** the Mayor's salary shall be fixed at the M28A level then in effect when taking office through the balance of the unexpired term. For clarification, a Mayor holding office by virtue of Section 3-10 of the Braintree Charter and then elected in the General Mayoral Election shall be classified as a "newly elected Mayor" and remain at the M28A level for the first six-months of the new term.

Rationale

- The M28 Non-BPMA Salary Schedule level places the Mayor's position equal to or above the grade level of all direct staff reports.
- Setting the proposed salary at the current M28E rate (\$123,225.18) eliminates a potential double salary increase during the transition year of the new Mayor Salary policy. Further, removes current Mayor from potential conflict when setting July 2013 COLA.
- The Consumer Price Index provides an unbiased and documented reference source for future salary increases.
- In essence, a re-election of a Mayor is a performance review by the voters and the re-elected Mayor is awarded a salary increase to keep in line with inflation.
- A newly elected Mayor does not directly benefit from salary increases of a previous Mayor however, is awarded salary increases under the same policy as Town employees.
- Salary policy established for a Mayor elected or qualified under section 3-10 of the Charter.

Summary of Rankings
Comparative Communities

Overall Ranking	Municipality	Tax Bill Rank	Income Rank	Road Mile Rank	Budget Rank	Debt % Rank	FC % Rank	Stabilization % Rank	Bond Rating Rank	Population Rank	Education Rank	Rated Average
1	Barnstable	9	16	2	9	36	2	13	1	15	1	10.40
2	Chicopee	2	37	6	10	7	18	10	4	10	3	10.70
3	Plymouth	24	17	1	6	19	24	12	3	7	1	11.40
4	Peabody	13	23	21	14	3	4	22	2	13	3	11.80
5	Woburn	14	12	28	23	9	5	4	3	28	1	12.70
6	Quincy	28	22	12	1	5	34	24	4	1	3	13.40
7	Framingham	36	21	8	2	13	35	18	3	2	1	13.90
8	Waltham	33	19	25	4	11	10	34	2	4	1	14.30
9	Leominster	16	31	19	29	10	9	1	3	22	3	14.30
10	Pittsfield	3	33	9	20	24	15	20	5	16	2	14.70
11	Brookline	41	3	37	3	12	23	21	1	6	1	14.80
12	Haverhill	20	29	5	8	31	12	38	5	3	1	15.20
13	Holyoke	6	42	22	17	6	22	5	5	25	2	15.20
14	Marlborough	27	14	24	26	22	6	3	3	27	2	15.40
15	Taunton	5	35	4	7	17	40	35	5	9	1	15.80
16	Billerica	26	13	11	19	26	19	15	3	24	2	15.80
17	Weymouth	12	18	20	13	16	27	36	4	11	3	16.00
18	Lexington	42	1	27	5	33	11	7	1	41	1	16.90
19	Westfield	18	32	7	24	27	30	9	5	21	2	17.50
20	Everett	10	38	40	12	15	29	8	4	19	2	17.70
21	Dartmouth	7	24	13	40	40	16	6	3	33	1	18.30
22	Medford	23	20	32	15	8	33	42	5	8	2	18.80
23	Arlington	39	5	33	21	23	20	28	2	18	1	19.00
24	Natick	37	4	26	28	28	17	14	2	36	1	19.30
25	Revere	15	36	35	16	2	37	33	5	12	2	19.30
26	Shrewsbury	22	7	18	38	30	7	39	3	31	1	19.60
27	Chelsea	1	41	41	27	42	3	2	5	32	2	19.60
28	Andover	40	2	10	18	34	38	17	2	35	1	19.70
29	Chelmsford	35	6	15	35	37	13	16	4	34	2	19.70
30	Braintree	19	11	30	33	41	1	29	3	30	1	19.80
31	Franklin	32	8	23	37	18	25	11	3	39	2	19.80
32	Attleboro	8	25	17	30	38	31	26	5	17	2	19.90
33	Methuen	11	27	14	22	29	39	40	5	14	1	20.20
34	Fitchburg	4	39	16	32	32	32	19	5	23	1	20.30
35	Falmouth	17	15	3	31	39	28	30	3	40	2	20.80
36	Salem	30	28	38	25	14	26	23	4	20	2	21.00
37	Amherst	38	40	31	41	1	8	25	3	29	1	21.70
38	Malden	29	34	36	11	35	21	41	5	5	1	21.80
39	Watertown	31	9	39	36	20	14	31	3	38	3	22.40
40	Beverly	34	10	29	34	21	36	37	3	26	2	23.20
41	Randolph	21	30	34	39	4	41	27	7	37	2	24.20
42	Holbrook	25	26	42	42	25	42	32	6	42	1	28.30

Comparative 42 - Avg Single Family Tax Bill

Tax Bill Rank	Municipality	2012 Average Single Family Tax Bill
1	Chelsea	\$2,115.00
2	Chicopee	\$2,683.00
3	Pittsfield	\$2,858.00
4	Fitchburg	\$2,913.00
5	Taunton	\$2,917.00
6	Holyoke	\$3,115.00
7	Dartmouth	\$3,146.00
8	Attleboro	\$3,341.00
9	Barnstable	\$3,391.00
10	Everett	\$3,464.00
11	Methuen	\$3,504.00
12	Weymouth	\$3,541.00
13	Peabody	\$3,553.00
14	Woburn	\$3,554.00
15	Revere	\$3,572.00
16	Leominster	\$3,640.00
17	Falmouth	\$3,656.00
18	Westfield	\$3,737.00
19	Braintree	\$3,759.00
20	Haverhill	\$3,778.00
21	Randolph	\$4,020.00
22	Shrewsbury	\$4,139.00
23	Medford	\$4,179.00
24	Plymouth	\$4,274.00
25	Holbrook	\$4,286.00
26	Billerica	\$4,366.00
27	Marlborough	\$4,476.00
28	Quincy	\$4,477.00
29	Malden	\$4,491.00

Tax Bill Rank	Municipality	2012 Average Single Family Tax Bill
30	Salem	\$4,593.00
31	Watertown	\$4,730.00
32	Franklin	\$4,842.00
33	Waltham	\$4,980.00
34	Beverly	\$5,435.00
35	Chelmsford	\$5,653.00
36	Framingham	\$5,774.00
37	Natick	\$6,015.00
38	Amherst	\$6,293.00
39	Arlington	\$6,565.00
40	Andover	\$7,786.00
41	Brookline	\$10,328.00
42	Lexington	\$10,441.00

Comparative 42 - Debt as a % of Budget

Debt % Rank	Municipality	2011 Debt % of Budget
1	Amherst	2.91
2	Revere	3.07
3	Peabody	4.05
4	Randolph	4.14
5	Quincy	4.22
6	Holyoke	4.52
7	Chicopee	4.7
8	Medford	4.83
9	Woburn	5.24
10	Leominster	5.27
11	Waltham	5.42
12	Brookline	5.42
13	Framingham	5.62
14	Salem	5.71
15	Everett	5.72
16	Weymouth	6.41
17	Taunton	6.43
18	Franklin	6.77
19	Plymouth	6.82
20	Watertown	6.88
21	Beverly	6.95
22	Marlborough	7.19
23	Arlington	7.33
24	Pittsfield	7.33
25	Holbrook	7.5
26	Billerica	7.5
27	Westfield	7.65
28	Natick	7.76
29	Methuen	7.81

Debt % Rank	Municipality	2011 Debt % of Budget
30	Shrewsbury	8.06
31	Haverhill	8.13
32	Fitchburg	8.14
33	Lexington	8.19
34	Andover	8.43
35	Malden	9.06
36	Barnstable	11.27
37	Chelmsford	11.41
38	Attleboro	11.65
39	Falmouth	11.66
40	Dartmouth	12.24
41	Braintree	13.33
42	Chelsea	19.65

Comparative 42-Executive Officer Salary

Comp Rank	Municipality	Group	Total Comp
1	Framingham	Manager	\$170,000
2	Chelsea	Manager	\$169,000
3	Brookline	Administrator	\$167,082
4	Arlington	Manager	\$164,319
5	Barnstable	Manager	\$160,182
6	Lexington	Manager	\$160,000
7	Natick	Administrator	\$156,975
8	Chelmsford	Manager	\$152,172
9	Falmouth	Manager	\$150,000
10	Watertown	Manager	\$148,292
11	Franklin	Administrator	\$148,145
12	Andover	Manager	\$147,347
13	Plymouth	Manager	\$147,300
14	Billerica	Manager	\$144,200
15	Amherst	Manager	\$140,000
16	Holbrook	Administrator	\$136,038
17	Medford	Mayor	\$131,015
18	Shrewsbury	Manager	\$130,525
19	Dartmouth	Administrator	\$130,058
20	Randolph	Manager	\$130,000
21	Quincy	Mayor	\$127,274
22	Waltham	Mayor	\$122,904
23	Malden	Mayor	\$114,400
24	Revere	Mayor	\$113,919
25	Weymouth	Mayor	\$110,000
26	Braintree	Mayor	\$105,262
27	Attleboro	Mayor	\$102,000
28	Salem	Mayor	\$100,000
29	Taunton	Mayor	\$99,611

Comp Rank	Municipality	Group	Total Comp
30	Peabody	Mayor	\$99,500
31	Beverly	Mayor	\$96,970
32	Westfield	Mayor	\$92,931
33	Haverhill	Mayor	\$90,000
34	Pittsfield	Mayor	\$87,780
35	Chicopee	Mayor	\$85,000
36	Everett	Mayor	\$85,000
37	Holyoke	Mayor	\$85,000
38	Methuen	Mayor	\$80,000
39	Leominster	Mayor	\$79,325
40	Marlborough	Mayor	\$78,681
41	Woburn	Mayor	\$73,000
42	Fitchburg	Mayor	\$60,083

Comparative 42 - Bond Rating

Bond Rating Rank	Municipality	Moody's Bond Rating
1	Barnstable	AAA (S & P)
1	Lexington	Aaa
1	Brookline	Aaa
2	Natick	Aa1
2	Arlington	Aa1
2	Waltham	Aa1
2	Andover	Aa1
2	Peabody	Aa1
3	Billerica	Aa2
3	Franklin	Aa2
3	Dartmouth	Aa2
3	Braintree	Aa2
3	Amherst	Aa2
3	Framingham	Aa2
3	Plymouth	Aa2
3	Watertown	Aa2
3	Beverly	Aa2
3	Woburn	Aa2
3	Shrewsbury	Aa2
3	Marlborough	Aa2
3	Leominster	Aa2
3	Falmouth	Aa2
4	Quincy	Aa3
4	Chicopee	Aa3
4	Everett	Aa3
4	Weymouth	Aa3
4	Salem	Aa3
4	Chelmsford	AA- (S&P)
5	Malden	A1

Bond Rating Rank	Municipality	Moody's Bond Rating
5	Chelsea	A1
5	Holyoke	A1
5	Methuen	A1
5	Haverhill	A1
5	Pittsfield	A1
5	Taunton	A1
5	Westfield	A1
5	Attleboro	A1
5	Fitchburg	A1
5	Medford	A1
5	Revere	A1
6	Holbrook	A2
7	Randolph	A-(S&P)

Comparative 42 - Education

Education Rank	Municipality	Education
1	Barnstable	Masters Public Administration
1	Plymouth	Masters in Public Administration
1	Brookline	Master's Degree
1	Lexington	Masters Public Administration, Bachelor's Political Sc
1	Woburn	Business Management degree, Law degree
1	Framingham	Bachelor's and Master's
1	Fitchburg	Masters
1	Haverhill	Bachelor's Political Science, JD Law
1	Shrewsbury	Master Public Administration
1	Malden	Master's Degree
1	Braintree	Bachelor's, Master's
1	Methuen	Masters
1	Arlington	MBA, BA Political Science
1	Andover	Masters Public Administration
1	Amherst	Bachelor's, Master's
1	Natick	Bachelor's and Master's
1	Holbrook	BA in Sociology, JD Law
1	Taunton	Master's in Education
1	Waltham	Masters degree
1	Dartmouth	Masters
2	Chelmsford	BS in Economics; BS Public Policy and Management;
2	Chelsea	Bachelors
2	Falmouth	Bachelor's Degree
2	Franklin	Political Science, Public Admin
2	Billerica	Bachelor's Degree
2	Marlborough	CPA, Bachelor's Degree
2	Westfield	Bachelors
2	Salem	Bachelor's in Business
2	Revere	Bachelor's Business Administration

Education Rank	Municipality	Education
2	Pittsfield	Bachelor's Degree
2	Attleboro	Bachelor's Political Science
2	Medford	Bachelor's in Political Science
2	Randolph	Bachelor's Degree
2	Holyoke	Bachelor's Urban Studies
2	Everett	Bachelor's Degree
2	Beverly	Bachelors
3	Leominster	No stated Bachelors
3	Quincy	No stated Bachelors
3	Chicopee	No stated Bachelors
3	Watertown	No stated Bachelors
3	Weymouth	Attended Boston Business School
3	Peabody	No stated Bachelors

Summary of Rankings
Comparative Mayoral Communities

Overall Rank	Municipality	Mayor Tax Bill Rank	Mayor Income Rank	Mayor Road mile rank	Mayor Budget Rank	Mayor Debt % rank	Mayor-FC % Rank	Mayor - Stab % Rank	Mayor Bond Rating rank	Mayor Population Rank	Education Rank	Rated Average
1	Chicopee	1	20	3	5	5	9	7	4	7	3	6.4
2	Peabody	10	9	12	9	2	2	10	2	10	3	6.9
3	Quincy	19	8	6	1	3	19	12	4	1	3	7.6
4	Waltham	22	6	15	2	9	6	16	2	3	1	8.2
5	Woburn	11	3	16	15	7	3	3	3	22	1	8.4
6	Pittsfield	2	16	5	13	16	8	9	5	12	2	8.8
7	Haverhill	16	13	2	4	19	7	20	5	2	1	8.9
8	Taunton	4	18	1	3	13	23	17	5	6	1	9.1
9	Weymouth	9	5	11	8	12	13	18	4	8	3	9.1
10	Leominster	13	14	10	19	8	5	1	3	17	3	9.3
11	Holyoke	5	23	13	12	4	11	4	5	19	2	9.8
12	Marlborough	18	4	14	18	15	4	2	3	21	2	10.1
13	Everett	7	21	23	7	11	14	5	4	14	2	10.8
14	Westfield	14	15	4	16	17	15	6	5	16	2	11
15	Medford	17	7	19	10	6	18	23	5	5	2	11.2
16	Revere	12	19	20	11	1	21	15	5	9	2	11.5
17	Attleboro	6	10	9	20	22	16	13	5	13	2	11.6
18	Methuen	8	11	7	14	18	22	21	5	11	1	11.8
19	Braintree	15	2	18	22	23	1	14	3	23	1	12.2
20	Fitchburg	3	22	8	21	20	17	8	5	18	1	12.3
21	Salem	21	12	22	17	10	12	11	4	15	2	12.6
22	Malden	20	17	21	6	21	10	22	5	4	1	12.7
23	Beverly	23	1	17	23	14	20	19	3	20	2	14.2

Mayor - Average Single Family Tax Bill

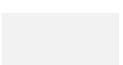
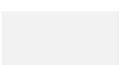
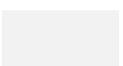
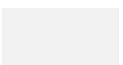
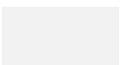
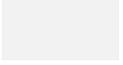
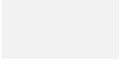
Mayor -Tax Bill Rank	Municipality	2012 Average Single Family Tax Bill
1	Chicopee	\$2,683.00
2	Pittsfield	\$2,858.00
3	Fitchburg	\$2,913.00
4	Taunton	\$2,917.00
5	Holyoke	\$3,115.00
6	Attleboro	\$3,341.00
7	Everett	\$3,464.00
8	Methuen	\$3,504.00
9	Weymouth	\$3,541.00
10	Peabody	\$3,553.00
11	Woburn	\$3,554.00
12	Revere	\$3,572.00
13	Leominster	\$3,640.00
14	Westfield	\$3,737.00
15	Braintree	\$3,759.00
16	Haverhill	\$3,778.00
17	Medford	\$4,179.00
18	Marlborough	\$4,476.00
19	Quincy	\$4,477.00
20	Malden	\$4,491.00
21	Salem	\$4,593.00
22	Waltham	\$4,980.00
23	Beverly	\$5,435.00

Mayor- Salary Rank

Mayor Comp Rank	Municipality	Total Comp
1	Medford	\$131,015
2	Quincy	\$127,274
3	Waltham	\$122,904
4	Malden	\$114,400
5	Revere	\$113,919
6	Weymouth	\$110,000
7	Braintree	\$105,262
8	Attleboro	\$102,000
9	Salem	\$100,000
10	Taunton	\$99,611
11	Peabody	\$99,500
12	Beverly	\$96,970
13	Westfield	\$92,931
14	Haverhill	\$90,000
15	Pittsfield	\$87,780
16	Chicopee	\$85,000
17	Everett	\$85,000
18	Holyoke	\$85,000
19	Methuen	\$80,000
20	Leominster	\$79,325
21	Marlborough	\$78,681
22	Woburn	\$73,000
23	Fitchburg	\$60,083

Mayor - Bond Rating

Mayor Bond Rating rank	Municipality	Moody's Bond Rating
2	Waltham	Aa1
2	Peabody	Aa1
3	Marlborough	Aa2
3	Beverly	Aa2
3	Woburn	Aa2
3	Braintree	Aa2
3	Leominster	Aa2
4	Salem	Aa3
4	Weymouth	Aa3
4	Everett	Aa3
4	Chicopee	Aa3
4	Quincy	Aa3
5	Holyoke	A1
5	Westfield	A1
5	Pittsfield	A1
5	Attleboro	A1
5	Medford	A1
5	Taunton	A1
5	Revere	A1
5	Haverhill	A1
5	Methuen	A1
5	Malden	A1
5	Fitchburg	A1



Mayor - Free Cash as a % of FY 12 budget per recap

Mayor-FC % Rank	Municipality	Free Cash as a % of Budget
1	Braintree	7.58%
2	Peabody	6.63%
3	Woburn	6.01%
4	Marlborough	5.86%
5	Leominster	5.26%
6	Waltham	4.36%
7	Haverhill	4.26%
8	Pittsfield	3.81%
9	Chicopee	3.49%
10	Malden	3.10%
11	Holyoke	3.10%
12	Salem	2.43%
13	Weymouth	2.41%
14	Everett	2.29%
15	Westfield	1.84%
16	Attleboro	1.73%
17	Fitchburg	1.60%
18	Medford	1.55%
19	Quincy	1.54%
20	Beverly	1.27%
21	Revere	0.97%
22	Methuen	0.73%
23	Taunton	0.24%

Mayor - Debt Service as a % of Budget

Mayor Debt % rank	Municipality	2011 Debt % of Budget
1	Revere	3.07
2	Peabody	4.05
3	Quincy	4.22
4	Holyoke	4.52
5	Chicopee	4.7
6	Medford	4.83
7	Woburn	5.24
8	Leominster	5.27
9	Waltham	5.42
10	Salem	5.71
11	Everett	5.72
12	Weymouth	6.41
13	Taunton	6.43
14	Beverly	6.95
15	Marlborough	7.19
16	Pittsfield	7.33
17	Westfield	7.65
18	Methuen	7.81
19	Haverhill	8.13
20	Fitchburg	8.14
21	Malden	9.06
22	Attleboro	11.65
23	Braintree	13.33

ORDER #: 13-001

Application for Street Acceptance – Worksheet

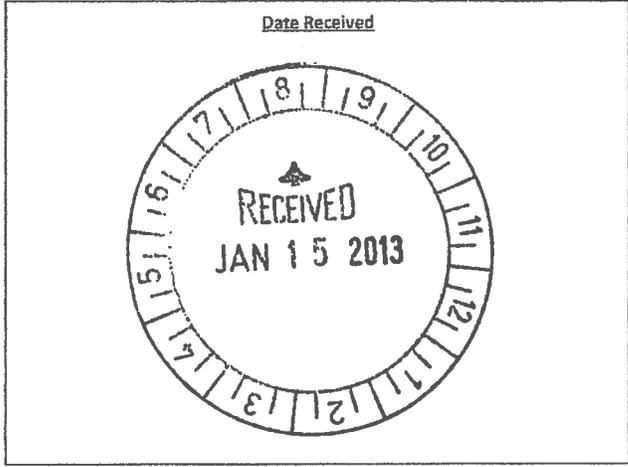
~~PRISCILLA~~ AVENUE

SECTION TO BE COMPLETED BY PETITIONER

Petitioner
Name: Aspinwall Corp
Address: 25 Adams St
Braintree MA 02184

Contact/Billing Information
Name: Aspinwall Corp
~~Inc~~
Address: 25 Adams St
Braintree, MA 02184

*Petition Submitted By: KEVIN KANE



Aspinwall Corporation #13-001

25 Adams Street Braintree MA.02184

(781) 690 1245

E-Mail Aspinwallcorp@yahoo.com

12-24-2012

To : Office of Town Council

To whom it may concern,

With regard to the road acceptance application for Pricilla Ave. the Mylar is being held at the planning board office as well as copies. At an earlier date I did leave copies at your office. If there is any other questions please feel free to call.

Note: The plan has earlier been approved by both planning and the town engineer

Sincerely



Kevin Kane



Office of the **#13-001**
Board of Assessors

ONE JOHN FITZGERALD KENNEDY MEMORIAL DRIVE
BRAINTREE, MASSACHUSETTS 02184
TEL: (781) 794-8050 • (781) 794-8056
FAX: (781) 794-8068

#13-001

DATE: December 17th, 2012

APPLICANT: Aspinwall Trust

PROPERTY LOCATION: Priscilla Ave

This is to certify that at the time of submission of this form to the Board of Assessors, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown and described are as written and are the parties according to the records of the Assessors.

Office of the Board of Assessors (MB)

Robert M. Cusack
Chairman

Abutters List

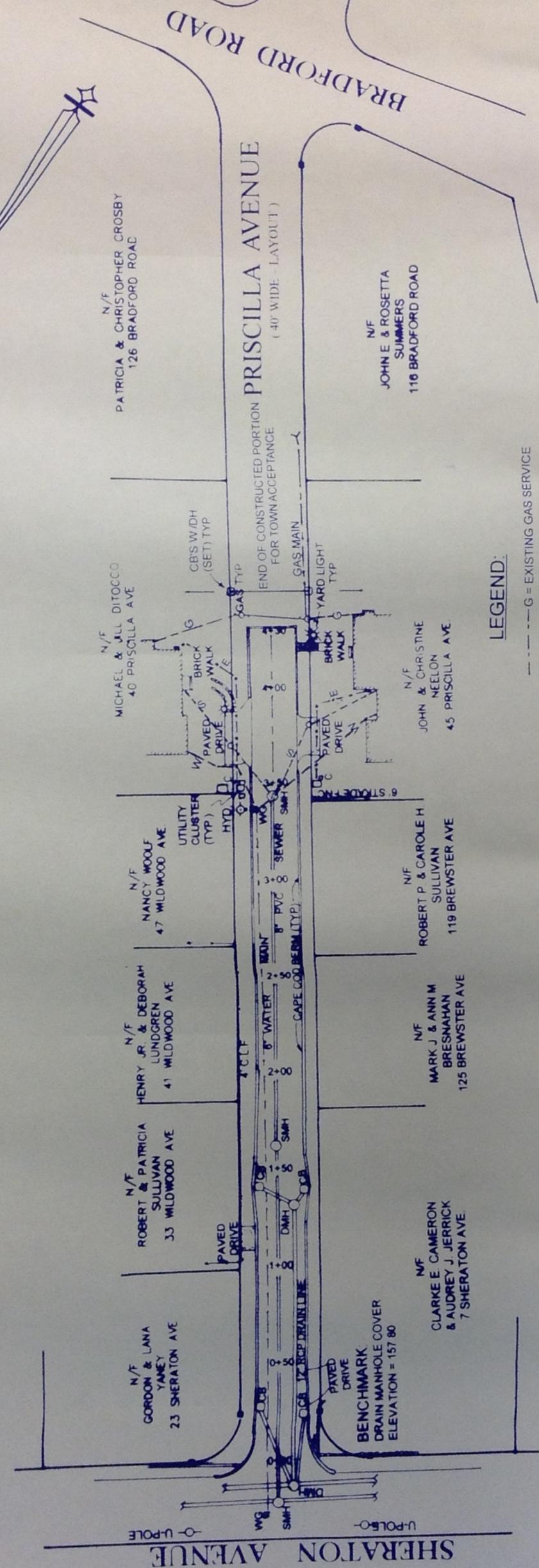
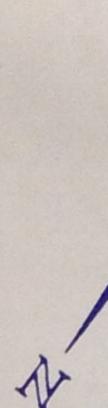
ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1079 0 14	33 WILDWOOD AV	SULLIVAN ROBERT F	SULLIVAN PATRICIA A TBYE	33 WILDWOOD AVE	BRAINTREE	MA	02184
1079 0 15	41 WILDWOOD AV	LUNDGREN HENRY A JR	LUNDGREN DEBORAH J TE	41 WILDWOOD AVE	BRAINTREE	MA	02184
1079 0 16	47 WILDWOOD AV	WOOLF NANCY C		47 WILDWOOD AVE	BRAINTREE	MA	02184
1079 0 20	40 PRISCILLA AV	DITOCO MICHAEL V	DITOCO JILL L TBYE	40 PRISCILLA AVE	BRAINTREE	MA	02184
1079 0 29	7 SHERATON AV	JERRICK AUDREY J LE	CAMERON CLARKE E	7 SHERATON AVE	BRAINTREE	MA	02184
1079 0 34	115 BREWSTER AV	BYRNE CHARLES L	BYRNE JANE M TBYE	115 BREWSTER AV	BRAINTREE	MA	02184
1079 0 79A	45 PRISCILLA AV	NEELON JOHN F	NEELON CHRISTINE M TBY	45 PRISCILLA AV	BRAINTREE	MA	02184

End of Report

#13-001

Y THE
REE
BOARD

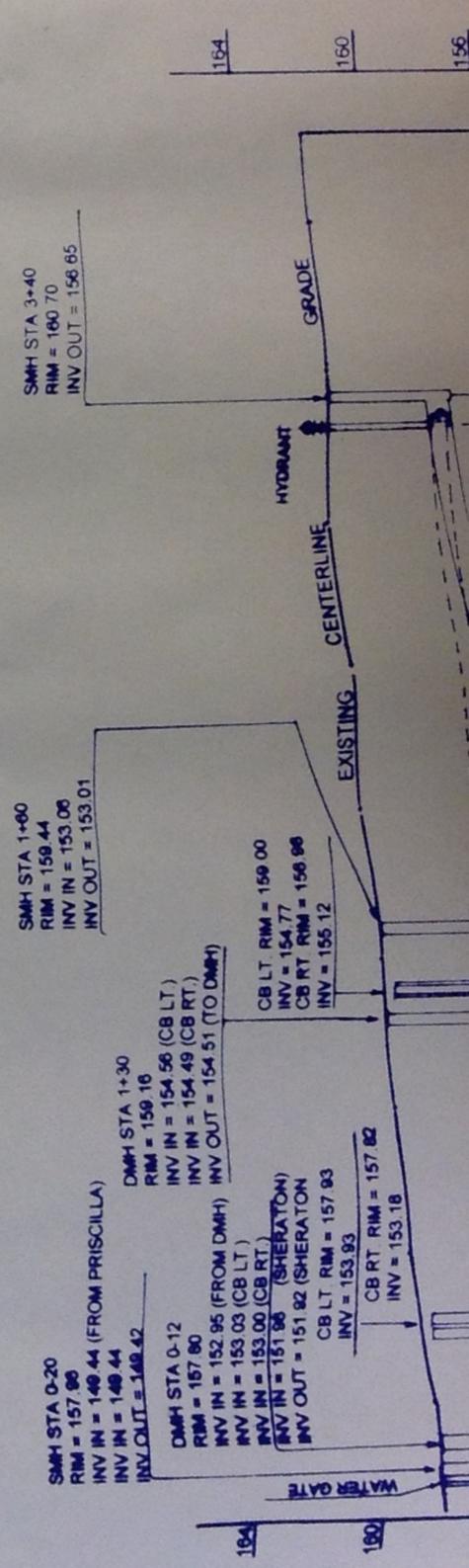
APPLICANT:
ASPINWALL TRUST
25 ADAMS STREET
BRAINTREE, MA 02184



LEGEND:

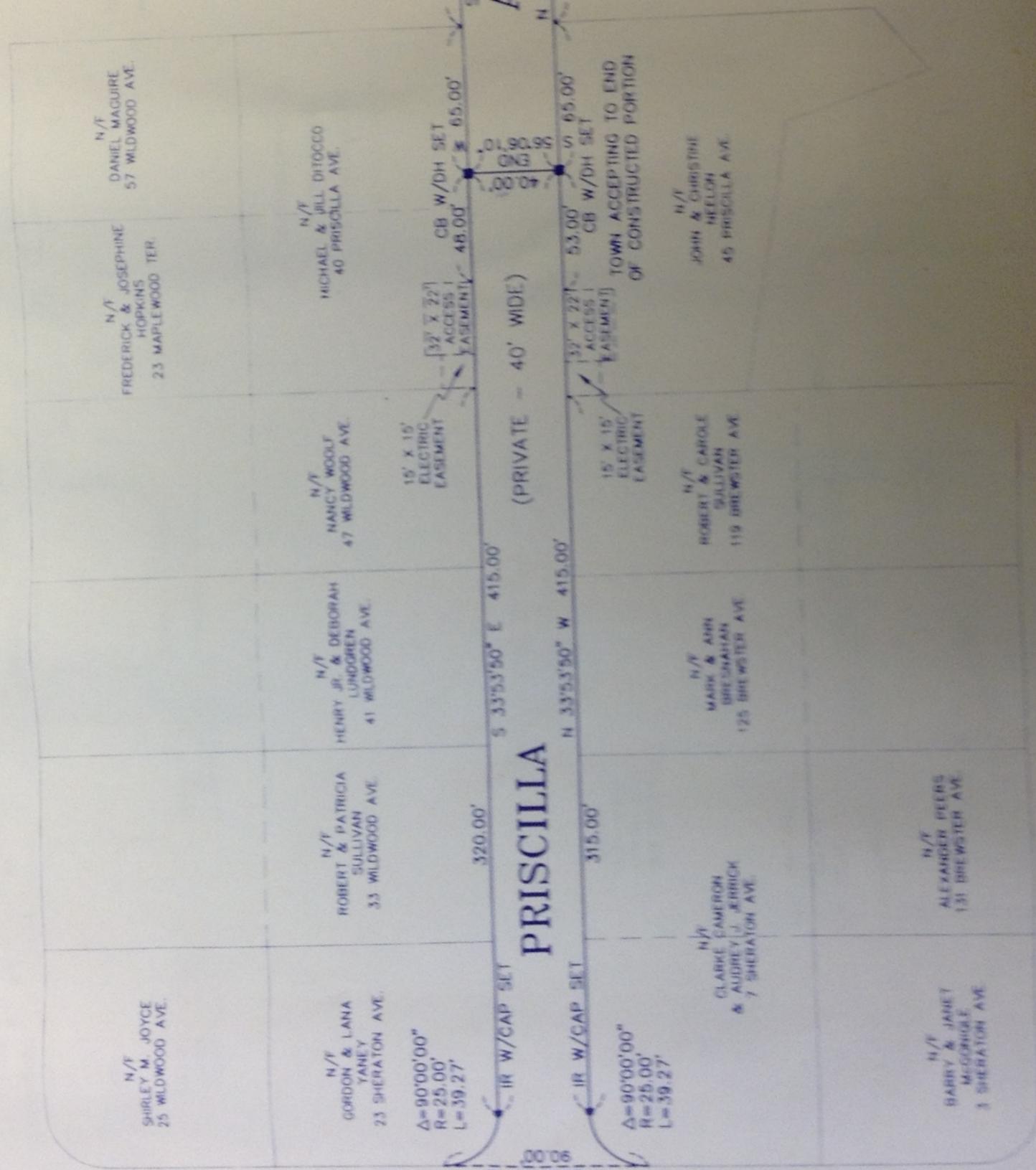
- G = EXISTING GAS SERVICE
- W = EXISTING WATER SERVICE
- S = EXISTING SEWER SERVICE
- E/C = ELECTRIC & CABLE SERVICE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



WILDWOOD AVENUE (PUBLIC - 40' WIDE)

WILDWOOD AVENUE (PUBLIC - 40' WIDE)



SHERATON AVENUE (PUBLIC - 40' WIDE)

BREWSTER AVENUE (PUBLIC - 40' WIDE)

BREWSTER AVENUE (PUBLIC - 40' WIDE)

BREWSTER AVENUE (PUBLIC - 40' WIDE)

BRADFORD ROAD (PUBLIC - 40' WIDE)

THE PROFESSIONAL

THREE, NORFOLK COUNTY, MASSACHUSETTS
BERT E. HANNIGAN ASSOCIATES AND
23, 2000, RECORDED AT TOWN HALL.
PRISCILLA AVENUE IN ITS ENTIRETY, THE



Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

1 3 - 0 0 2

Joseph C. Sullivan
Mayor

781-794-8100

To: Charles Kokoros, President of the Town Council
Clerk of the Council
Town Clerk

CC: Community Preservation Committee
Dave Oliver, East Braintree Civic Association

From: Joseph C. Sullivan, Mayor *JCS*

Date: January 16, 2013

RE: Request for Appropriation – Community Preservation Fund



On December 10, 2012, the Community Preservation Committee voted unanimously in support of funding for the creation of the Watson Park section of the Monatiquot Riverwalk. As the attached materials reflect, the Town has been working with the National Park Service to develop the riverwalk. The Monatiquot Riverwalk will begin with a path off Gordon Road, adjacent to the baseball diamond closest to Quincy Avenue, extending towards the Fore River and running along the Fore River to the last baseball diamond and proposed splash pad, where the path will turn towards Gordon Road and connect to the Frank Toland Walkway. The attached memorandum from Kelly Phelan, the Town's Conservation Planner, details the pathways, signage, landscaping and benches to be incorporated into the riverwalk, along with the associated cost. Labor for the construction of the riverwalk will be performed by our Department of Public Works. Our goal is to accomplish this project this year.

The Monatiquot Riverwalk will maximize the use and enjoyment of our Town's precious waterfront and will be a treasure to our community in the years to come. I fully support the Community Preservation Committee in this endeavor and request favorable action on the following motion.

MOTION: Pursuant to the recommendation of the Community Preservation Committee and in accordance with the provisions of General Laws Chapter 44B, that the sum of \$21,000.00 be appropriated from the Community Preservation Act Unreserved Fund for the purpose of funding the purchase of materials, including but not limited to, signage,

benches and landscaping related to the creation of the Watson Park section of the Monatiquot Riverwalk. Said funds are to be expended under the direction of the Community Preservation Committee and the Director of Planning and Community Development.