

NATICK SELECT BOARD

AGENDA

Edward H. Dlott Meeting Room, Natick Town Hall,
13 East Central Street, Natick, MA 01760 and via
Zoom

Monday, February 26, 2024

6:00 PM

Join Zoom Meeting

[https://zoom.us/j/91200224901?](https://zoom.us/j/91200224901?pwd=N1B1NVFjRUJxNUtuZkVyRkVJUSltZ09)

pwd=N1B1NVFjRUJxNUtuZkVyRkVJUSltZ09

Meeting ID: 912 0022 4901 Passcode: 920750

One tap mobile

+13017158592,,91200224901#,,,,,0#,,920750#

Agenda Posted on February 22, 2024 at 12:45 PM

(Times listed are approximate. Agenda items will be addressed in an order determined by the Chair.)

1. 6:00 PM OPEN SESSION, Call to Order

DISCUSSION AND DECISION

Approve and Sign the 2024 Spring Annual Town Meeting Warrant

6:15 PM Roll Call Vote to Enter Executive Session

2. EXECUTIVE SESSION

This portion of the meeting is not open to the public.

A. Pursuant to M.G.L. ch30A s. 21 (a)(2) To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel: Town Administrator

3. 7:00 PM RECONVENE OPEN SESSION

4. ANNOUNCEMENTS

A. Intention to Call 2024 Special Town Meeting #1

5. PUBLIC SPEAK

Any individual may raise an issue that is not included on the agenda and it will be taken under advisement by the Board. There will be no opportunity for debate during this portion of the meeting. This section of the agenda is limited to 15 minutes, and any individual addressing the Board during this section of the agenda shall be limited to five minutes.

6. 7:15 PM APPOINTMENTS

A. Interview and Appointment to the Economic Development Committee

1. Thomas Brewster

B. Interview and Appointment to the Council on Aging

1. Fonda Mangino

7. 7:30 PM DISCUSSION AND DECISION

- A. Appointment of Reserve Police Officer
 - 1. Nicholas Raffi
- B. Public Hearing: Hare Ram Corp d/b/a Market 10 Provisions - Application for a Section 15 Off Premise Wine and Malt Beverage License
- C. Continuation of Public Hearing from January 10, 2024: Grant of Location - Summer Street
- D. Hearing: Amvets Post 79, Inc. - Failure to be in compliance with the requirements of Massachusetts General Laws, Ch. 138
- E. Water Rate discussion
- F. Consider 2024 Spring Annual Town Meeting Warrant Articles
- G. Town Administrator Review

8. CONSENT AGENDA

- A. Accept resignation from Andreia Precoma from the Economic Development Committee
- B. Approve Safety Committee Recommendations from September 2023 through January 2024 submitted by Chief Hicks
- C. Approve and sign 2024 Presidential Primary Warrant

9. TOWN ADMINISTRATOR NOTES

10. SELECT BOARD'S CONCERNS

11. CORRESPONDENCE

12. 9:30 PM ADJOURNMENT

Agenda posted in accordance with Provisions of M.G.L. Chapter 30, Sections 18-25

Meeting recorded by Natick Pegasus

ITEM TITLE: DISCUSSION AND DECISION

ITEM SUMMARY: Approve and Sign the 2024 Spring Annual Town Meeting Warrant

ITEM TITLE: Pursuant to M.G.L. ch30A s. 21 (a)(2) To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel: Town Administrator

ITEM SUMMARY:

ITEM TITLE: Intention to Call 2024 Special Town Meeting #1
ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Intention to Call 2024 Special Town Meeting #1	2/26/2024	Cover Memo

Natick Select Board

Bruce T. Evans, Chair
Kathryn M. Coughlin, Vice Chair
Richard Sidney, Clerk
Paul R. Joseph
Kristen L. Pope
PHONE 508-647-6410
EMAIL: selectboard@natickma.org

LOCATED AT
Town Hall
13 East Central Street
Natick, Massachusetts
01760

Town of Natick • Select Board Office

The Select Board hereby gives public notice of its intention to call

2024 SPECIAL TOWN MEETING # 1 ON

TUESDAY, April 23, 2024, at

NATICK HIGH SCHOOL, 7:30PM

All articles requested for inclusion in the warrant for the 2024 Special Town Meeting #1 must be received in the Office of the Select Board, Natick Town Hall, 13 East Central Street, Natick, Massachusetts by 5:00 p.m. on Monday, March 11, 2024. The Select Board encourages petitioners and others submitting articles to provide such materials electronically to selectboard@natickma.org by such date and time; if submitting through this format, petitioners are advised to request a "read receipt" to verify proper and timely receipt by the Select Board's Office. The Select Board further encourages that articles be submitted in narrative format only, and that maps and other supplementary material not be included as part of the warrant article.

DRAFT

ITEM TITLE: Interview and Appointment to the Economic Development Committee

ITEM SUMMARY: 1. Thomas Brewster

ATTACHMENTS:

Description	Upload Date	Type
Thomas Brewster Resume	2/14/2024	Cover Memo
Thomas Brewster Application packet	2/14/2024	Cover Memo

TOM BREWSTER

17 Roxbury Avenue, Natick, MA 01760 | (339) 927-0257 | tmbrewst@gmail.com

EDUCATION

BABSON COLLEGE, F.W. OLIN GRADUATE SCHOOL OF BUSINESS, Wellesley, MA
Master of Business Administration, Concentration in Marketing & Business Analytics, May 2015

SYRACUSE UNIVERSITY, FALK COLLEGE, Syracuse, NY
Bachelor of Science in Sport Management, May 2010

EXPERIENCE

617MEDIAGROUP, Boston, MA

Executive Vice President & Special Assistant to the President (February 2022 - Present)

- Delegate high-priority tasks on behalf of the President to client service teams and executive staff.
- Lead special initiatives and projects that do not have department owners and require cross-functional coordination.
- Serve as a conduit between the President's office and HR, Finance, Operations, and Marketing departments.
- Oversee all sports related sponsorships and associated contract negotiations on behalf of the Agency's client base.

BOSTON BRUINS & TD GARDEN, Boston, MA

Chief of Staff to the CEO (January 2017 - January 2022)

- Supported executive communication needs including speech writing, media preparation, and presentation development.
- Communicated on behalf of the CEO with internal executive staff and the Delaware North corporate office.
- Spearheaded special projects as assigned by the CEO and President of the Boston Bruins and TD Garden.
- Served as a proxy for the CEO at internal and external meetings.
- Developed and maintained relationships with public officials and local and national media outlets.
- Prioritized incoming concerns related to the CEO and determined the appropriate course of action or response.

Client Service & Activation Administrator (May 2015 - January 2017)

- Fulfilled all contractual obligations of assigned Boston Bruins and TD Garden corporate sponsor accounts.
- Managed the creative process of developing all in-arena and digital sponsorship assets for current and potential clients.
- Administered the KORE sponsorship data platform and generated all reports to aid executive decision making.

TIGER WOODS FOUNDATION, Norton, MA

Corporate Partnership Activation Intern (May 2014 - September 2014)

- Served as the primary point of contact for all corporate partners of the 2014 Deutsche Bank Championship.
- Oversaw and administered all sponsorship activations for each partner during Championship week.
- Ran the hospitality operations for partners with private chalets leading up to and during the Championship.

PHILADELPHIA 76ERS, Philadelphia, PA

Customer Service Coordinator (August 2010 - May 2013)

- Drafted all email, mail, and in-game communication with the team's season ticket holder base.
- Led the team's annual season ticket renewal campaigns; achieved a retention rate greater than 90% in 2011 and 2012.

Marketing Intern (May 2010 - August 2010)

- Assisted in the planning and execution of the Summer Hoops Tour and all 76ers community-oriented programs.
- Developed reports on charitable initiatives and best practices across the NBA for the Chief Marketing Officer.

KROENKE SPORTS & ENTERTAINMENT – COLORADO AVALANCHE, Denver, CO

Summer Sales Associate (May 2009 - August 2009)

- Conducted 100 cold calls each day to businesses throughout the greater Denver area.
- Sold over \$100,000 worth of various ticket packages for the 2009-10 season in the span of three-months.

CAA ICON, Denver, CO

Operations Intern (May 2008 - August 2008)

- Developed procurement plans for the furniture, fixtures, and equipment for multiple arena developments.
- Provided project management support for the construction of PPG Paints Arena and Subaru Park.
- Accompanied the firm's Chief Operating Officer at all external meetings and client engagements.

Profile

Thomas

Brewster

First Name

Middle Initial

Last Name

tmbrewst@gmail.com

Email Address

17 Roxbury Avenue

Street Address

Suite or Apt

Natick

City

MA

State

01760

Postal Code

What Precinct do you live in? *

☒ Precinct 8

Home: (339) 927-0257

Primary Phone

Alternate Phone

617MediaGroup

Employer

Executive Vice President

Job Title

Applicants are encouraged to attend or read the minutes of several meetings of the body to which they are applying, if possible.

Which Boards would you like to apply for?

Economic Development Committee: Submitted

Are you a registered voter in the Town of Natick?

☒ Yes ☐ No

Have you ever attended a Natick town meeting?

☐ Yes ☒ No

Have you ever served on a board, committee, or commission in the Town of Natick?

☐ Yes ☒ No

If yes, please list name(s) of board, committee or commissions, along with date(s) of service:

Interests & Experiences

Thomas Brewster

Why are you interested in serving on a board or commission? Are there any changes you would like to see to these boards, committees and/or commissions?

In early 2023, my wife and I moved to Natick after spending 10+ years of living in downtown Boston. Over the course of the past year, we have both developed a deep appreciation for the town and its residents, along with its history, charm, and potential. I am interested in serving on the EDC for a variety of reasons; 1) Natick's popularity as a place to live is undoubtedly on the rise and as more young families (like my own) move to the area, I would like to play a role in ensuring that the town has adequate resources to maintain its appeal; 2) I have a genuine interest in identifying community issues/concerns and developing attainable solutions; and 3) I am fully vested in Natick and as a resident, I consider it my duty to ensure that our community identifies and plans for the future accordingly.

Are you a graduate of the Natick Community Services Citizen's Leadership Academy?

☐ Yes ☒ No

Please list any skills or specialized knowledge you can bring to these boards, committees and/or commissions.

1) I have extensive knowledge of the surrounding business community and professional experience related to strategic partnerships (both with private organizations and public municipalities). 2) I hold an MBA from Babson with a focus on Marketing and have held various professional roles in the marketing/business development fields. 3) Throughout my career, I have made a wide range of business contacts in the greater Boston area. These contacts could be of value when it comes to attracting development and promoting the town's economic potential. 4) I am attune to the trends and desires of younger generations and have an understanding for what a town needs in today's climate to remain relevant and become even more attractive for new business development.

Please list any professional affiliations.

Let us know what other specialized interests or hobbies you might have.

Applicants are encouraged to upload a resume, accepted file types are listed below.

[Tom_Brewster_-_Resume.pdf](#)

Upload a Resume

ITEM TITLE: Interview and Appointment to the Council on Aging

ITEM SUMMARY: 1. Fonda Mangino

ATTACHMENTS:

Description	Upload Date	Type
Fonda Mangino Packet	2/14/2024	Cover Memo
Fonda Mangino resume	2/14/2024	Cover Memo

Profile

Fonda

E

Mangino

First Name

Middle Initial

Last Name

femangino@gmail.com

Email Address

2 Grace Circle

Street Address

Suite or Apt

Natick

City

MA

State

01760

Postal Code

What Precinct do you live in? *

☒ Precinct 10

Home: (508) 545-2114

Mobile: (214) 632-9806

Primary Phone

Alternate Phone

Self-Employed

Health, Wellness & Change Coach

Employer

Job Title

Applicants are encouraged to attend or read the minutes of several meetings of the body to which they are applying, if possible.

Which Boards would you like to apply for?

Council on Aging: Submitted

Are you a registered voter in the Town of Natick?

☒ Yes ☐ No

Have you ever attended a Natick town meeting?

☒ Yes ☐ No

Have you ever served on a board, committee, or commission in the Town of Natick?

☒ Yes ☐ No

If yes, please list name(s) of board, committee or commissions, along with date(s) of service:

Apologize don't remember exact name of committee. I believe it was called Community Services Committee that supported Jemma some years ago before Covid. Also, if I remember correctly, the group was moving into sort of a "friends of Community services" type of effort when I rolled off. Don't see it listed anymore as a committee so believe it is defunct.

Interests & Experiences

Why are you interested in serving on a board or commission? Are there any changes you would like to see to these boards, committees and/or commissions?

Want to learn more about the elder population in my community and see how I can help encourage and support. My passion is encouraging and improving wellbeing, health and coping skills amidst changing environments and major life transitions. Really interested in supporting people ages 50 and older navigating the two big life transition stages that occur in the second half of life: (1) actively working to fully retired (preparation/planning, go-years, slow years, no-go years) (2) fully living independently to dependent living to death (4-5 stages depending on model)

Are you a graduate of the Natick Community Services Citizen's Leadership Academy?

☐ Yes ☒ No

Please list any skills or specialized knowledge you can bring to these boards, committees and/or commissions.

Am a newly certified Health Coach and Master Life Coach focused on helping people ages 50 and over improve their knowledge, skills, abilities and environments so they can implement and sustain behaviors for improved wellness, health, and better change coping capability. Career in management consulting focused on people and technology use: Project & Program Management, Small and Large Group Facilitation; Team Development & Effectiveness; Communications (presentations, newsletters, etc.); Leadership Effectiveness Coaching; Process Analysis and Improvement Methods; Problem-Solving Techniques, Business Strategy Development, Change Implementation, Organization Design and Data Research/Analysis. Specific Community Related Skills include: approachability and rapport building, previous non-profit board leadership and volunteer management.

Please list any professional affiliations.

International Council on Active Aging; American College of Lifestyle Medicine, International Coaching Federation

Let us know what other specialized interests or hobbies you might have.

My hobbies include gardening, reading, cooking, music, cards, board games and learning. Interests include science advancements, demographic / cultural differences, philosophy and world religions/beliefs.

Applicants are encouraged to upload a resume, accepted file types are listed below.

[F_Mangino_resume_2024.pdf](#)

Upload a Resume

FONDA EMIGH MANGINO

P: (214) 632 - 9806 | E: femangino@gmail.com | LI: www.linkedin.com/in/fonda-mangino

SUMMARY

Newly double certified health and life coach with deep background in people change from career in management consulting focused on people performance, process and technology change implementation. Passionate about sustaining and improving wellbeing in changing environments and major life transitions.

SKILLS & EXPERTISE

- Facilitation • Behavior Process Analysis • Change Barriers & Support Identification • Learning
- Performance Mindset • Visioning & Planning • Goal Setting • Problem Solving • Group Performance

EXPERIENCE

CAREER BREAK – FAMILY CARE | Natick, MA

2010 – Present

Refocused people change and performance career corporations to individual, partners and family health, wellbeing and life changes for people ages 50+. Achieved Master Life Coach Certification 2022 and Certified Health Coach 2023.

Member of: [International Council on Active Aging](#), [American College of Lifestyle Medicine](#), [International Coaching Federation](#), and supporter of the [Global Wellness Institute](#). In addition, have been educating self on:

- Gen Z and Millennial demographic cohort profiles to add to existing Gen X and Boomer knowledge
- Personal knowledge management, vetting Information and disinformation processes
- Artificial intelligence change impact on people, organizations, and communities

Curriculum Specialist & Teacher

Homeschooled two elementary/middle-school aged children for 5 years. Both successfully matriculated back into public high school and are pursuing postsecondary education with high honors.

- Researched and evaluated learning approaches, settling on a mix of traditional, online, and blended learning curriculums.
- Established knowledge objectives, pacing and schedule, and evaluated progress, implementing remedial or advancing curriculum changes as needed.
- Conformed to all state and local guidelines and reporting requirements.

Community Volunteer

Volunteered in local schools, government, non-profit and religious organizations. Some examples:

- Co-chaired teacher appreciation committee for 2 years for [local charter school](#).
- Served 2 years for [local government](#) community services advisory board after completing citizens leadership academy.
- Facilitated executive leadership visioning and planning session as well as some status meetings in support of [local non-profit](#).
- Taught elementary [religious education](#) classes for 5 years and was cantor for [mass and funerals](#).

VERTEXONE | Richardson, TX

2009 – 2010

Process Architect

Led efforts to standardize processes across North America in support of global delivery model within company owned at that time by British corporation. Improved portfolio planning and program management processes.

People Change Management Consultant & Business Analyst Instructor

Analyzed, evaluated, designed, and implemented solutions to problems for:

PARIVEDA Was Thought Ensemble. 6-month business strategy project team role for U.S. utility billing and transaction services company. Included conducting cost-benefit analysis for outsourcing to India.

NORTH HIGHLAND 9-month change team consultant role for Japanese-owned corporation implementing SAP in American company locations. Focused on people impact and communications.

WTW Was Towers Perrin. Short-term contract job to redefine job descriptions and design job family skills progression for technology department of large, well-known university in California.

NETMIND Was B2T Training. Instructed training workshops once or twice a month for 2 years on how to gather, facilitate and document business, functional, data and technology requirements. IIBA consistent.

ONCOR & ATMOS ENERGY Was part of TXU Corporation. Full-time Internal Business Consultant employee for 2 years. Led or supported variety of projects: design and launch of new information management department; disaster recovery planning; ITIL rollout; technology strategy development; leadership planning; process improvements with OCM plan customers and employees.

SOUTHWEST AIRLINES Independent contractor for 2 years. Created and executed organizational change management program supporting new operational terminal information system implementation across all airports, impacting all union employees. Facilitated cross-functional leadership team to create 5-year ground operations strategy.

DELOITTE & ERNST & YOUNG (now Capgemini) | Dallas, TX

1993 – 1999

Manager - Management Consulting

Manage change teams in support of large-scale technology implementations for energy, transportation, and manufacturing. Provided troubleshooting and leadership to troubled organization change teams. Led methodology development efforts to embed people effectiveness under change into firm methodologies. Trained consultants and clients on people change and transition (comparable to current Prosci OCM).

EDUCATION

TEXAS WOMAN'S UNIVERSITY | Denton, TX

Master of Education, Guidance & Counseling - Research: Cross-Culture Mentoring

FORT HAYS STATE UNIVERSITY | Hays, KS

Bachelor of Arts, Communication**RELEVANT TRAINING & CERTIFICATIONS**

- Certified Health Coach #W57923, American Council on Exercise
- Behavior Change Specialist with Applied & Advanced Mentorship, American Council on Exercise
- Master Certified Life Coach, Certified Life Coach Institute
- Business Analyst Associate Certification, B2T Training (now Netmind)
- Certified Professional Facilitator "CPF", International Association of Facilitators
- Organizational Change Level 1 - Train the Trainer, Ernst & Young
- Senior Professional in Human Resources "SPHR", HRCI (not current)
- Conflict Resolution, Public Relations, & Meetings, Community Board Inc.
- Conflict Resolution / Problem Solving Seminar, Texas Woman's University

ITEM TITLE: Appointment of Reserve Police Officer
ITEM SUMMARY: 1. Nicholas Raffi

ATTACHMENTS:

Description	Upload Date	Type
Memo from Police Chief Hicks	2/14/2024	Cover Memo



POLICE DEPARTMENT
James G. Hicks, Chief of Police

20 East Central Street
Natick, MA 01760
Phone: 508-647-9511
Fax: 508-647-9509

Memorandum

Date: February 5, 2024
To: Mr. Bruce Evans – Chair, Select Board
From: Chief James G. Hicks
RE: Appointment of Reserve Officer

I respectfully request the Board of Selectmen as appointing authority for police officers in the Town of Natick appoint the following candidates as Reserve Police Officer. This appointment should be contingent upon successful completion of a medical examination, psychological examination, physical abilities test, completion of the Police Academy and any other requirements necessary for successful certification with the Commonwealth of Massachusetts Human Resource Division.

This appointment would be effective Wednesday, November 1, 2023. This date is based on Human Resource rules where as Mr. Raffi, was performing military duties and unable to complete the process with the original group. Therefore, his effective date becomes the same date as their original appointment.

Nicholas Raffi

Mr. Raffi is a 2018 graduate of Natick High School and a 2022 Graduate of University of Massachusetts, with a Degree in Criminal Justice. Nick is currently employed as an Asset Protection Detective with Macy's at the Natick Mall. Mr. Raffi has been described by his Supervisor, Michael Mercado as one with an incredible work ethic and with impeccable integrity. Mr. Raffi is currently serving with the Massachusetts National guard and is presently assigned to the 1060th Transportation Company. SFC Katherine Cross, Readiness NCO told our background investigator that Nicholas "Has the leadership skills, sound judgement and the intelligence to succeed anywhere he goes, he is a serious kid who out ranks himself by his own character". Nick currently resides in Natick with his parents Michael and Immacolate Raffi and his siblings Robert, Valerie and Michelle.

ITEM TITLE: Public Hearing: Hare Ram Corp d/b/a Market 10 Provisions - Application for a Section 15 Off Premise Wine and Malt Beverage License

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Legal Notice	2/21/2024	Cover Memo
Application	2/21/2024	Cover Memo
Police Review	2/21/2024	Cover Memo
Board of Health Review	2/21/2024	Cover Memo
CED Review	2/22/2024	Cover Memo

TOWN OF NATICK SELECT BOARD

Bruce T. Evans, Chair
Kathryn M. Coughlin, Vice Chair
Richard Sidney, Clerk
Paul R. Joseph
Kristen L. Pope
EMAIL: selectboard@natickma.org

TOWN OF NATICK

PUBLIC HEARING NOTICE

The Select Board will hold a public hearing on Monday, February 26, 2024 at 6:30 p.m. upon the application of a S.15 wine and malt beverage package store license. The application is for Hare Ram Corp d/b/a Market 10 Provisions (Neel Patel, Manager). The proposed location is 54B East Central Street and the area is 1600 square feet consisting of one floor with one entrance and two exits. The hearing will be held in the Edward Dlott meeting room, 13 East Central Street as well as remotely. Anyone wishing to be heard in this matter can participate in person or through Zoom. Log in instructions will be published on the 02/26/24 Select Board agenda.

All persons interested in this application may appear and be heard at the time and place mentioned above or may submit written comments to the Select Board at 13 East Central Street, Natick, MA 01760, selectboard@natickma.org by February 21, 2024.

Richard Sidney, Clerk

Neel Patel
Email: Neelp373@gmail.com
Telephone: 508-734-0084

Board of Selectmen:
Natick Town Hall, 2nd Floor
Natick MA 01760
Attn: Donna Donovan

RE: Hare Ram Corp
54B East Central Street
Natick, MA 01760

Enclosed please find the following items in connection with an application for a new application for Wine and Malt Beverage License.

1. Application For New License
2. Source Of Funds Document
3. Additional Information Page
4. ABCC Payment Receipt
5. Articles of Organization
6. Letter of Intent
7. ABCC Entity Vote
8. ABCC CORI Request Form
9. Passport And Driver's License
10. Applicant Statement
11. Qualified Vendor List
12. Floor Plan
13. Workers Compensation Affidavit

I request this matter be placed on the agenda for Feb 26, 2024. If there are any questions call 508-734-0084 or neelp373@gmail.com.

NEW LICENSE

To apply for an alcoholic beverages retail license, you will need the following:

- **\$200 Fee** paid online through our online payment link: **ABCC PAYMENT WEBSITE**
- **Monetary Transmittal Form**
- **New Retail Application**
- **Manager Application**
- **Vote of the Entity**
- **Business Structure Documents**
 - If Sole Proprietor, **Business Certificate**
 - If partnership, **Partnership Agreement**
 - If corporation or LLC, **Articles of Organization** from the Secretary of the Commonwealth
- **CORI Authorization Form** Complete one for each individual with financial or beneficial interest in the entity that is applying AND one for the proposed manager of record. *This form must be notarized with a stamp or raised seal.*
- **Proof of Citizenship** for the proposed Manager of Record.
- **Supporting Financial Records** for all financing and or loans, including pledge documents, if applicable.
- **Legal Right to Occupy**, a lease or deed.
- **Floor Plan**
- **Abutter's Notification**
- **Advertisement**
- **Additional information**, if necessary, utilizing the formats provided and or any affidavits.
- **Management Agreement**, if applicable, requires the following:
 - Management Agreement Application
 - Management Agreement
 - Vote of the Entity
 - CORI Forms for all listed in Section 11 and attachments

Please Note: You may be requested to submit additional supporting documentation if necessary.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

APPLICATION FOR A NEW LICENSE

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME Hare Ram Corp

ADDRESS 54B East Central Street

CITY/TOWN Natick

STATE MA

ZIP CODE 01760

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | <input type="checkbox"/> Other | | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL:

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
<input type="text" value="Off-Premises-15"/>	<input type="text" value="\$15 Package Store"/>	<input type="text" value="Wines and Malt Beverages"/>	<input type="text" value="Annual"/>

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

54B East Central Street is move in ready store with coolers, shelves, counters etc. There is need for clean up and need for new computer system, there is an available wine and malt beverage license the applicant believes suits well within the premises.

Is this license application pursuant to special legislation?



Yes



No

Chapter

Acts of

2. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name	<input type="text" value="Hare Ram Corp"/>	FEIN	<input type="text" value="99-1167878"/>
DBA	<input type="text" value="Mile 10 Provisions"/>	Manager of Record	<input type="text" value="Neel Patel"/>
Street Address	<input type="text" value="54B East Central Street, Natick MA 01760"/>		
Phone	<input type="text" value="N/A"/>	Email	<input type="text" value="N/A"/>
Alternative Phone	<input type="text" value="N/A"/>	Website	<input type="text" value="N/A"/>

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

One floor, mostly sales area with a small storage area in the rear. An entrance from East Central Street and a rear exit where deliveries are accepted.

Total Square Footage:	<input type="text" value="1,600 +/-"/>	Number of Entrances:	<input type="text" value="1"/>	Seating Capacity:	<input type="text" value="N/A"/>
Number of Floors	<input type="text" value="1"/>	Number of Exits:	<input type="text" value="2"/>	Occupancy Number:	<input type="text" value="N/A"/>

4. APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name:	<input type="text" value="Neel Patel"/>	Phone:	<input type="text" value="508-734-0084"/>
Title:	<input type="text" value="Owner"/>	Email:	<input type="text" value="neelp373@gmail.com"/>

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	<input type="text" value="Corporation"/>	Date of Incorporation	<input type="text" value="02/01/2-24"/>
State of Incorporation	<input type="text" value="Massachusetts"/>	Is the Corporation publicly traded? <input type="radio"/> Yes <input checked="" type="radio"/> No	

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises (Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Neel Patel"/>	<input type="text" value="210 Cedar St"/>	<input type="text" value="REDACTED"/>	<input type="text" value="11/23/1995"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="President, Secretary, Treasurer and Director"/>	<input type="text" value="100%"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached? ☒ Yes ☐ No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☒ No

ADDENDUM A

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Percentage of Ownership in Entity being Licensed
(Write "NA" if this is the entity being licensed)

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

☐ Yes ☐ No

US Citizen

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

☐ Yes ☐ No

US Citizen

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

☐ Yes ☐ No

US Citizen

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

☐ Yes ☐ No

US Citizen

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

☐ Yes ☐ No

US Citizen

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

☐ Yes ☐ No

US Citizen

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager

☐ Yes ☐ No

US Citizen

☐ Yes ☐ No

MA Resident

☐ Yes ☐ No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☐ No

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name Chrono Realty LLC

Landlord Phone 508-272-7621

Landlord Email dchro@comcast.net

Landlord Address 14 Hartford St, Dover MA 02030

Lease Beginning Date Upon Approval

Rent per Month \$5,000.00

Lease Ending Date 5 Year + 5 Year Option

Rent per Year \$60,000.00

Will the Landlord receive revenue based on percentage of alcohol sales?

☐ Yes ☒ No

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	0
B. Purchase Price for Business Assets	0
C. Other * (Please specify below)	\$50,000.00
D. Total Cost	\$50,000.00

*Other Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Neel Patel	\$50,000.00
Total	\$50,000.00

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

The \$50,000.00 are to be used as start up costs, for computer, clean-up and minor detail work to make the store premise inviting.

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? ☐ Yes ☒ No

Please indicate what you are seeking to pledge (check all that apply) ☐ License ☐ Stock ☐ Inventory

To whom is the pledge being made?

N/A

10. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name	Neel Patel	Date of Birth	11/23/1995	SSN	[REDACTED]
Residential Address	210 Cedar Street, Holliston MA 01746				
Email	neelp373@gmail.com	Phone	508-734-0084		
Please indicate how many hours per week you intend to be on the licensed premises				40 +/-	

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen? ☒ Yes ☐ No *Manager must be a U.S. Citizen
If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
			See Additional Information Page	

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? ☐ Yes ☒ No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature Neel Patel Date 02/08/2024

11. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

☐ Yes ☒ No

If yes, please fill out section 11.

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

11A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone		
<input type="text"/>	<input type="text"/>	<input type="text"/>		
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

☐ Yes ☐ No

If yes, attach an affidavit providing the details of any and all convictions.

11B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

LICENSE

Does any individual or entity identified in question 11A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 11A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 11A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Has any of the disclosed licenses listed in questions in section 11B, 11C, 11D ever been suspended, revoked or cancelled?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

11F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee?

Yes ☐ No ☐

b. Will the licensee retain control of the business finances?

Yes ☐ No ☐

c. Does the management entity handle the payroll for the business?

Yes ☐ No ☐

d. Management Term Begin Date

e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

☐ \$ per month/year (indicate amount)

☐ % of alcohol sales (indicate percentage)

☐ % of overall sales (indicate percentage)

☐ other (please explain)

ABCC Licensee Officer/LLC Manager

Management Agreement Entity Officer/LLC Manager

Signature:

Signature:

Title:

Title:

Date:

Date:



Statement Period 12/28/23 TO 01/27/24
SANTANDER SAVINGS

If you have questions about your statement,
contact the Customer Service Center at 877-768-2265.
Hearing- and speech-impaired customers may use 7-1-1.
www.santanderbank.com

NEEL PATEL
210 CEDAR ST
HOLLISTON MA 01746

0000
1 7 27

SANTANDER SAVINGS

Statement Period 12/28/23 - 01/27/24

NEEL PATEL

Balances

Beginning Balance	\$75,019.50	Current Balance	\$70,020.91 *
Deposits/Credits	+\$1.41	Average Daily Balance	\$73,084.11
Withdrawals/Debits	-\$5,000.00		

Interest

Paid this Period *	\$1.86	Annual Percentage Yield Earned	0.03%
Earned this Period	\$1.86	Paid Last Year	\$3.40
Paid Year-To-Date	\$1.86		

* The interest earned and the interest paid may differ depending on when interest is credited to your account.

Account Activity

Date	Description	Additions	Subtractions	Balance
12-28	Beginning Balance			\$75,019.50
01-16	INTERNET TRANSFER TO ACCT *1447 - SIMPLY RIGHT CHECKING		\$5,000.00	\$70,019.50
01-26	INTEREST CREDIT LESS FED TAX WITHHELD 0.45 FROM 12/28/2023 THROUGH 01/27/2024	\$1.41		\$70,020.91
01-27	Ending Balance			\$70,020.91





Statement Period 11/28/23 TO 12/27/23
SANTANDER SAVINGS

If you have questions about your statement,
contact the Customer Service Center at 877-768-2265.
Hearing- and speech-impaired customers may use 7-1-1.
www.santanderbank.com

NEEL PATEL
210 CEDAR ST
HOLLISTON MA 01746

0000
1 7 27



Changes to transaction posting order

On November 10, 2023, we made a change in our transaction posting order. This does not impact your day-to-day banking, but you may see a difference in the order in which items are listed on your statements. All account transfers will now be placed in Posting Order Group 2 regardless of the channel they were initiated in. Please see the updated versions of the Personal Deposit Account Agreement or the Business Deposit Account Agreement available on santanderbank.com.

2311P6PO 902001 11/2023

SANTANDER SAVINGS

Statement Period 11/28/23 - 12/27/23

NEEL PATEL

Balances

Beginning Balance	\$74,018.04	Current Balance	\$75,019.50
Deposits/Credits	+\$6,001.46	Average Daily Balance	\$77,851.42
Withdrawals/Debits	-\$5,000.00		

Interest

Paid this Period *	\$1.92	Annual Percentage Yield Earned	0.03%
Earned this Period	\$1.92	Paid Last Year	\$0.00
Paid Year-To-Date	\$3.40		

* The interest earned and the interest paid may differ depending on when interest is credited to your account.

Account Activity

Date	Description	Additions	Subtractions	Balance
11-28	Beginning Balance			\$74,018.04
11-28	INTERNET TRANSFER FROM ACCT *1447 - SIMPLY RIGHT CHECKING	\$6,000.00		\$80,018.04
12-15	INTERNET TRANSFER TO ACCT *1447 - SIMPLY RIGHT CHECKING		\$5,000.00	\$75,018.04
12-27	INTEREST CREDIT LESS FED TAX WITHHELD 0.46 FROM 11/28/2023 THROUGH 12/27/2023	\$1.46		\$75,019.50
12-27	Ending Balance			\$75,019.50





Statement Period 10/28/23 TO 11/27/23
SANTANDER SAVINGS

If you have questions about your statement,
contact the Customer Service Center at 877-768-2265.
Hearing- and speech-impaired customers may use 7-1-1.
www.santanderbank.com

NEEL PATEL
210 CEDAR ST
HOLLISTON MA 01746

0000
1 7 27

SANTANDER SAVINGS

Statement Period 10/28/23 - 11/27/23

NEEL PATEL

Balances

Beginning Balance	\$0.13	Current Balance	\$74,018.04
Deposits/Credits	+\$86,017.91	Average Daily Balance	\$57,947.57
Withdrawals/Debits	-\$12,000.00		

Interest

Paid this Period *	\$1.48	Annual Percentage Yield Earned	0.03%
Earned this Period	\$1.48	Paid Last Year	\$0.00
Paid Year-To-Date	\$1.48		

* The interest earned and the interest paid may differ depending on when interest is credited to your account.

Account Activity

Date	Description	Additions	Subtractions	Balance
10-28	Beginning Balance			\$0.13
11-06	TRANSFER FROM ACCT *1890 - BUSINESS CHECKING	\$86,016.79		\$86,016.92
11-20	TRANSFER TO ACCT *1447 - SIMPLY RIGHT CHECKING		\$12,000.00	\$74,016.92
11-27	INTEREST CREDIT LESS FED TAX WITHHELD 0.36 FROM 10/28/2023 THROUGH 11/27/2023	\$1.12		\$74,018.04
11-27	Ending Balance			\$74,018.04





Statement Period 10/01/23 TO 10/31/23

Primary Account #: [REDACTED]

If you have questions about your statement,
contact the Business Customer Service Team at
1-877-768-1145. Hearing- and speech-impaired
customers may use 7-1-1. www.santanderbank.com

70 MAIN STREET REALTY TRUST
70 MAIN ST
HOPKINTON MA 01748

0000
7 5 31

BUSINESS CHECKING

Statement Period 10/01/23 - 10/31/23

70 MAIN STREET REALTY TRUST
NEEL PATEL TRUSTEE

Balances

Beginning Balance	\$51.90	Ending Balance	\$86,383.39
Deposits/Credits	+\$348,211.38	Average Daily Balance	\$59,018.72
Withdrawals/Debits	-\$261,879.89		

Checks Posted

Check #	Date Paid	Amount	Reference	Check #	Date Paid	Amount	Reference
122	10/20	\$11,242.14	09839202407	125	10/23	\$140,000.00	0984037205
124*	10/25	\$4,500.00	0991545695	127*	10/25	\$60,000.00	0991511010

4 Check(s) Posted = \$215,742.14

An asterisk (*) indicates a skip in sequential check numbers.

Account Activity

Date	Description	Credits	Debits	Balance
10-01	Beginning Balance			\$51.90
10-02	FRAMINGHAM HOUSI LL Rent 230928 *****65	\$1,047.00		\$1,098.90
10-03	MONTHLY FEE FROM 09-01-2023 TO 09-30-2023		\$15.00	\$1,083.90
10-10	SHAH DIXIT & ASS SDA MB - COct 10 12025		\$83.34	\$1,000.56
10-11	PROOF PEST CONTR PROOFPEST2 *****69		\$66.15	\$934.41
10-12	BRANCH TRANSACTION AT ASHLAND - CASH DEPOSIT.	\$2,500.00		\$3,434.41
10-12	SportsBookCasino FanDuel		\$300.00	\$3,134.41
10-12	ROCKLAND TRUST AT TRNSFER231011 AT External Transfer		\$5,620.65	-\$2,486.24
10-12	INSUFFICIENT FUNDS FEE - ITEM PAID		\$15.00	-\$2,501.24
10-13	ACH RETURNED ITEM	\$5,620.65		\$3,119.41
10-13	BRANCH MIXED DEPOSIT AT ASHLAND	\$2,600.00		\$5,719.41
	CASH DEPOSIT \$ 1,300.00			
	CHECK DEPOSIT \$ 1,300.00			
10-13	REFUND - INSUFFICIENT FUNDS FEE - ITEM PAID ON 10/12/2023	\$15.00		\$5,734.41
10-19	B P TRUCKING ASH BPTRUCKING		\$404.21	\$5,330.20
10-20	WIRE IN FRM ACCT8208 MASSACHUSETTS IO REF SELLER PROCEEDS 70 M	\$306,428.73		\$311,758.93
10-20	NORFOLK & DEDHAM INS PREM		\$443.00	\$311,315.93
10-20	CHECK 000000000122	\$11,242.14		\$300,073.79
10-23	EVERSOURCE WEB_PAY OCT 23		\$76.93	\$299,996.86
10-23	EVERSOURCE WEB_PAY OCT 23		\$92.18	\$299,904.68
10-23	EVERSOURCE WEB_PAY OCT 23		\$150.73	\$299,753.95
10-23	EVERSOURCE WEB_PAY OCT 23		\$165.32	\$299,588.63
10-23	EVERSOURCE WEB_PAY OCT 23		\$209.72	\$299,378.91
10-23	EVERSOURCE WEB_PAY OCT 23		\$230.77	\$299,148.14
10-23	EVERSOURCE WEB_PAY OCT 23		\$359.79	\$298,788.35
10-23	EVERSOURCE WEB_PAY OCT 23		\$2,904.96	\$295,883.39



**Account Activity (Cont. for Acct# 9534591890)**

Date	Description	Credits	Debits	Balance
10-23	INTERNET TRANSFER TO ACCT 231372691 2000141447 - SIMPLY RIGHT CHECKING		\$30,000.00	\$265,883.39
10-23	CHECK 000000000125		\$140,000.00	\$125,883.39
10-25	BRANCH TRANSACTION AT ASHLAND - CHECK DEPOSIT.	\$30,000.00		\$155,883.39
10-25	CHECK 000000000124		\$4,500.00	\$151,383.39
10-25	CHECK 000000000127		\$60,000.00	\$91,383.39
10-30	TRANSFER TO ACCT 231372691 2000141447 - SIMPLY RIGHT CHECKING		\$5,000.00	\$86,383.39
10-31	Ending Balance			\$86,383.39

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS
CALL OUR BUSINESS CUSTOMER CONTACT CENTER AT 1-877-768-1145 OR WRITE TO THE BANK
ATTN: BUSINESS CUSTOMER CONTACT CENTER
Santander Way RI1 EPV 02 23
East Providence, RI 02915

Please contact us if you think your statement or receipt is wrong or if you need additional information about a transfer on the statement or receipt. We must hear from you no later than 30 days after we sent you the FIRST statement on which the error appeared.



Santander

75 MAIN STREET REALTY TRUST
75 MAIN STREET
HOPKINTON, MA 01748

122

DATE 10/17/23

PAY TO THE ORDER OF Tamara Hopkinton \$ 11,242.14

Eleven thousand two hundred forty two dollars and four cents

Santander
Santander Bank, N.A.

Final Water Bill Wendy Patti

12313726912

122 10/20/23 \$11,242.14

75 MAIN STREET REALTY TRUST
75 MAIN STREET
HOPKINTON, MA 01748

124

DATE 11/20/23

PAY TO THE ORDER OF Anna & Yang \$ 4,500.00

Four thousand five hundred

Santander
Santander Bank, N.A.

Post Work Wendy Patti

12313726912

124 10/25/23 \$4,500.00

75 MAIN STREET REALTY TRUST
75 MAIN STREET
HOPKINTON, MA 01748

125

DATE 10/20/23

PAY TO THE ORDER OF Mukesh Patel \$ 140,000.00

ONE hundred forty thousand

Santander
Santander Bank, N.A.

Wendy Patti

12313726912

125 10/23/23 \$140,000.00

75 MAIN STREET REALTY TRUST
75 MAIN STREET
HOPKINTON, MA 01748

127

DATE 10/24/23

PAY TO THE ORDER OF DHAYAL PATEL \$ 60,000.00

Sixty thousand dollars

Santander
Santander Bank, N.A.

Loan Return Wendy Patti

12313726912

127 10/25/23 \$60,000.00



A. SETTLEMENT STATEMENT (HUD-1)

OMB Approval No. 2502-0265

B. TYPE OF LOAN:				6. File Number		7. Loan Number		8. Mortgage Insurance Case Number	
1. <input type="checkbox"/> FHA		2. <input type="checkbox"/> RHS		3. <input type="checkbox"/> Conv. Unins.					
4. <input type="checkbox"/> VA		5. <input type="checkbox"/> Conv. Ins							
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.									
D. NAME AND ADDRESS OF BORROWER: GOKDAG LLC MA				E. NAME AND ADDRESS OF SELLER: 70 Main Street Realty Trust u/d/t May 11, 2020 MA				F. NAME AND ADDRESS OF LENDER:	
G. PROPERTY LOCATION: 70 Main St Hopkinton, MA 01748				H. SETTLEMENT AGENT: Pierce Atwood LLP 100 Summer Street, Suite 2250, Boston, MA 02110 (617) 488-8100				H. SETTLEMENT DATE October 20, 2023	
								DISBURSEMENT DATE October 20, 2023	
				PLACE OF SETTLEMENT					
J. SUMMARY OF BORROWER'S TRANSACTION					K. SUMMARY OF SELLER'S TRANSACTION				
100. GROSS AMOUNT DUE FROM BORROWER:					400. GROSS AMOUNT DUE TO SELLER:				
101. Contract sales price				1,000,000.00		401. Contract sales price		1,000,000.00	
102. Personal property						402. Personal property			
103. Settlement charges to borrower (from line 1400)				15,850.54		403.			
104.						404.			
105.						405.			
ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:					ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:				
106. City/town taxes		10/20/2023 to 12/31/2023		3,184.28		406. City/town taxes		10/20/2023 to 12/31/2023 3,184.28	
107. County taxes		to				407. County taxes		to	
108. Assessments		to				408. Assessments		to	
109.						409.			
110.						410.			
111.						411.			
112.						412.			
120. GROSS AMOUNT DUE FROM BORROWER:				1,019,034.82		420. GROSS AMOUNT DUE TO SELLER:		1,003,184.28	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:					500. REDUCTIONS IN AMOUNT DUE TO SELLER:				
201. Deposit or earnest money				30,000.00		501. Excess deposit (see instructions)			
202. Principal amounts of new loan(s)				850,000.00		502. Settlement charges to seller (line 1400)		6,749.00	
203. Existing loan(s) taken subject to						503. Existing loan(s) taken subject to			
204. Hopkinton Pie Loan less fees				496,600.00		504. Payoff of first mortgage loan Rockland Trust (10/23)		651,149.93	
205.						505. Payoff of second mortgage loan			
206.						506. Deposit or earnest money		30,000.00	
207.						507.			
208.						508. Q2 FY 2024 Tax Payment		4,068.81	
209.						509.			
ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:					ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:				
210. City/town taxes		to				510. City/town taxes		to	
211. County taxes		to				511. County taxes		to	
212. Assessments		to				512. Assessments		to	
213. Rent Adjustment Unit 1 (\$1,000)				387.09		513. Rent Adjustment Unit 1 (\$1,000)		387.09	
214. Rent Adjustment Unit 2 (\$1,500)				580.65		514. Rent Adjustment Unit 2 (\$1,500)		580.65	
215. Rent Adjustment Unit 3 (\$1,400)				541.94		515. Rent Adjustment Unit 3 (\$1,400)		541.94	
216. Rent Adjustment Unit 4 (\$1,356)				524.90		516. Rent Adjustment Unit 4 (\$1,356)		524.90	
217. Rent Adjustment Unit 5 (\$1,300)				503.23		517. Rent Adjustment Unit 5 (\$1,300)		503.23	
218. Security Deposits (Unit 1 and 5)				2,250.00		518. Security Deposits (Unit 1 and 5)		2,250.00	
219.						519.			
220. TOTAL PAID BY/FOR BORROWER:				1,381,387.81		520. TOTAL REDUCTION IN AMOUNT DUE SELLER:		696,755.55	
300. CASH AT SETTLEMENT FROM/TO BORROWER:					600. CASH AT SETTLEMENT FROM/TO SELLER:				
301. Gross amount due from borrower (line 120)				1,019,034.82		601. Gross amount due to seller (line 420)		1,003,184.28	
302. Less amount paid by/for borrower (line 220)				1,381,387.81		602. Less total reductions in amount due seller (line 520)		696,755.55	
303. Cash (<input type="checkbox"/> From) (<input checked="" type="checkbox"/> To) Borrower				\$362,352.99		603. Cash (<input checked="" type="checkbox"/> To) (<input type="checkbox"/> From) Seller		\$306,428.73	

L. SETTLEMENT CHARGES				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700 TOTAL REAL ESTATE BROKER FEES					
Division of commission (line 700) as follows:					
701	to				
702	to				
703	Commission paid at settlement				
704					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN:					
801	Our origination charge	(from GFE # 1)			
802	Your credit or charge (points) for the specific interest rate chosen	(from GFE # 2)			
803	Your adjusted origination charges	(from GFE A)			
804	Appraisal fee to	(from GFE # 3)	3,900.00		
805	Credit report to	(from GFE # 3)	48.74		
806	ERM Fee	(from GFE # 3)	750.00		
807	Flood Cert	(from GFE # 3)	14.00		
808	Appraisal Review fee		650.00		
809	Tax Service Fee		123.00		
810	Fraud Guard		20.60		
811	See HUD-1 Continuation Page		55.95		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:					
901	Daily interest charges from 10/20/2023 to 11/1/2023 (12 days) @ \$0.0000/day	(from GFE # 10)			
902	Mortgage Insurance premium for	(from GFE # 3)			
903	Homeowner's insurance for to	(from GFE # 11)			
904					
905					
906					
1000. RESERVES DEPOSITED WITH LENDER:					
1001	Initial deposit for your escrow account	(from GFE # 9)			
1002	Homeowner's insurance				
1003	Mortgage insurance				
1004	Property taxes				
1005					
1006					
1007					
1008	Aggregate Accounting Adjustment		\$0.00		
1009					
1100. TITLE CHARGES:					
1101	Title services and lender's title insurance	(from GFE # 4)			
1102	Settlement or closing fee to				
1103	Owner's title insurance to	(from GFE # 5)			
1104	Lender's title insurance to				
1105	Lender's title policy limit				
1106	Owner's title policy limit				
1107	Agent's portion of the total title insurance premium to				
1108	Underwriter's portion of the total title insurance premium to				
1109	Simultaneous Loan Policy with zoning to FATIC/Bigelow		4,250.00		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:					
1201	Government recording charges	(from GFE # 7)	369.50		329.25
1202	Deed \$ 159.75 Mortgage \$ 209.75 Releases \$ 329.25				
1203	Transfer taxes	(from GFE # 8)			4,560.00
1204	City/County tax/stamps Deed \$ Mortgage \$				
1205	State tax/stamps Deed \$ 4,560.00 Mortgage \$				
1206	ALR		109.75		
1207	MLC		84.75		
1300. ADDITIONAL SETTLEMENT CHARGES:					
1301	Required services that you can shop for	(from GFE # 6)			
1302	Legal Fee to Pierce Atwood LLP		4,100.00		
1303	Legal Fee to Demakis Law Offices P.C.				1,750.00
1304	KEY/Wire/Copies/FedEx		200.00		
1305	See HUD-1 Continuation Page		1,064.50		
1400. TOTAL SETTLEMENT CHARGES (enter on Line 103, Section J and line 502, Section K)			\$15,850.54		\$6,749.00

B=borrower S=seller L=lender R=broker I=investor O=other POC=paid outside closing by

HUD-1 Continuation Page

	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
800. ITEMS PAYABLE IN CONNECTION WITH LOAN:		
811. Loan Shield	44.05	
812. Lexis Nexu	10.00	
813. PACER	1.00	
1100. TITLE CHARGES:		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:		
1208. Trustee's Cert		109.75
1209. GS	109.75	
1300. ADDITIONAL SETTLEMENT CHARGES:		
1305. Title Exam to PA	325.00	
1306. UCC to PA	23.50	
1307. Plot Plan to PA	235.00	
1308. Good Standing to PA	31.00	
1309. MLC to PA	150.00	
1310. Zoning Certificate to PA	300.00	

HUD-1 Signature Page

NAME AND ADDRESS OF LENDER: 	PROPERTY LOCATION: 70 Main St Hopkinton, MA 01748
Loan No:	
NAME AND ADDRESS OF BORROWER: GOKDAG LLC MA	NAME AND ADDRESS OF SELLER: 70 Main Street Realty Trust u/d/t May 11, 2020 MA

I have carefully reviewed the HUD-1 Settlement Statement, and, to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement (Pages 1, 2 and 3).

Borrower: GOKDAG LLC

Seller: 70 Main Street Realty Trust u/d/t May 11, 2020

By: _____ Date: 10/20/2023 By: _____ Date: 10/20/2023
Celal Fatih Gokdag, Manager

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____ Date: 10/20/2023

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

10. MANAGER APPLICATION

C. EMPLOYMENT INFORMATION

Start-End	Position	Employer	Supervisor
2013 - 2016	Student		
2016 - 2017	Procurement Specialist	YRCI Contractor D.O.D.	Anthony Cardinale
2018 - 2019	Procurement Specialist	VMSI Contractor/Department of VA	Emily Wilson
2019 - 2022	Contract Specialist	FEMA	Ryan Colgan
2022 - 2023	Contract Specialist	Federal Aviation Agency	Kristen Moran
2023 - Present	Manager	Sital Corp.	Mukesh Patel

Massachusetts Alcoholic Beverages Control Commission - Retail

95 Fourth Street, Suite 3, Chelsea, Massachusetts 02150

Phone 617) 27-3040

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email and via text message.

**Transaction Processed Successfully.****INVOICE #: 48a37828-6e90-46b4-87f7-1661e7c76d90**

Description	Applicant, License or Registration Number	Amount
FILING FEES-RETAIL	Hare Ram Corp	\$200.00
FILING FEES-RETAIL	Hare Ram Corp	\$200.00
		\$400.00

Total Convenience Fee: \$9.40**Date Paid: 2/8/2024 2:57:44 PM EDT****Total Amount Paid: \$409.40**

Payment On Behalf Of

Multiple Items:

Please see above for all of the items in this transaction.

Billing Information

First Name:

Neel

Last Name:

Patel

Address:

210 Cedar St

City:

Holliston

State:

MA

Zip Code:

01746

Email Address:

neelp373@gmail.com

[Print Receipt](#)[Make Another Payment](#)

powered by nCourt

The Commonwealth of Massachusetts, William Francis Galvin
Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Minimum Filing Fee:
\$250.00

Identification Number: 001751718 (number will be assigned)				
ARTICLE I The exact name of the corporation is: HARE RAM CORP				
ARTICLE II Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Specify if you want a more limited purpose:				
ARTICLE III State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.				
Class of Stock	Par value per share (Enter 0 if no Par)	Total authorized number of shares	Total authorized par value	Total issued and outstanding number of shares
CNP	0	1,500	0	100
ARTICLE IV If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the corporation must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.				
ARTICLE V The restrictions, if any, imposed by the articles of organization upon the transfer of shares of stock				

Other lawful provisions, and if there are no provisions, this article may be left blank.

ARTICLE VII

The effective date of organization shall be the date and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a later effective date is desired, specify such date, which may not be later than ninety (90) days from the date and time of filing

Later Effective Date (mm/dd/yyyy): 02/01/2024 Time (HH:MM) 12:00 AM

ARTICLE VIII

The information contained in Article VIII is not a permanent part of the articles of organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Agent name: NEEL PATEL

Number and street: 54B EAST CENTRAL ST

Address 2:

City or town: NATICK State: MA Zip code: 01760

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name	Address
PRESIDENT	NEEL PATEL	210 CEDAR ST HOLLISTON, MA 01746 USA
TREASURER	NEEL PATEL	210 CEDAR ST HOLLISTON, MA 01746 USA
SECRETARY	NEEL PATEL	210 CEDAR ST HOLLISTON, MA 01746 USA
DIRECTOR	NEEL PATEL	210 CEDAR ST HOLLISTON, MA 01746 USA

d. The fiscal year end (i.e., tax year) of the corporation:

January 31

e. A brief description of the type of business in which the corporation intends to engage:

BEER AND WINE, GOURMET SNACKS

f. The street address (post office boxes are not acceptable) of the principal office of the corporation:

Number and 54B EAST CENTRAL AVE

Country: UNITED STATES

g. Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):

Number and street: 54B EAST CENTRAL ST

Address 2:

City or town: NATICK State: MA Zip code: 01760

Country: UNITED STATES

Which is:

- ☐ its principal office ☐ an office of its transfer agent
☐ an office of its secretary/assistant secretary ☒ its registered office

Signed this 29 Day of January, 2024 at 16:01 PM by the incorporator(s). (If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)

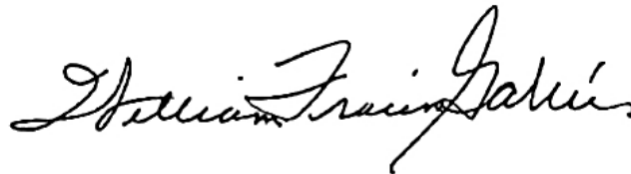
NEEL PATEL

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

January 29, 2024 03:58 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

ENTITY VOTE

The Board of Directors or LLC Managers of

Hare Ram Corp

Entity Name

duly voted to apply to the Licensing Authority of

Natick

City/Town

and the

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on

Feb 8, 2024

Date of Meeting

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | <input type="checkbox"/> Other | | <input type="checkbox"/> Change of DBA |

"VOTED: To authorize

Neel Patel

Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint

Neel Patel

Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,



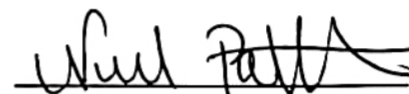
Corporate Officer / LLC Manager Signature

Neel Patel

(Print Name)

For Corporations ONLY

A true copy attest,



Corporation Clerk's Signature

Neel Patel

(Print Name)

APPLICANT'S STATEMENT

I, Neel Patel the: ☐ sole proprietor; ☐ partner; ☒ corporate principal; ☐ LLC/LLP manager
Authorized Signatory

of Hare Ram Corp
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:

Neel Patel

Date: 02/08/2024

Title:

President, Treasurer, Secretary and Director



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114

DEBORAH B. GOLDBERG
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>IF EXISTING LICENSED</small>	LICENSEE NAME: Hare Ram Corp	CITY/TOWN: Natick
---	------------------------------	-------------------

APPLICANT INFORMATION

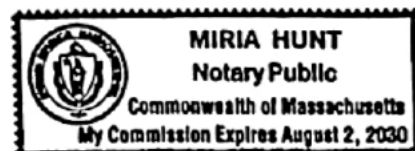
LAST NAME: Patel	FIRST NAME: Neel	MIDDLE NAME: Mukesh
MAIDEN NAME OR ALIAS (IF APPLICABLE): N/A	PLACE OF BIRTH: Queens, New York	
DATE OF BIRTH: 11/23/1995	SSN: [REDACTED]	ID THEFT INDEX PIN (IF APPLICABLE): N/A
MOTHER'S MAIDEN NAME: Hinaben Patel	DRIVER'S LICENSE #: [REDACTED]	STATE LIC. ISSUED: Massachusetts
GENDER: MALE	HEIGHT: 5 10	WEIGHT: 160 EYE COLOR: Brown
CURRENT ADDRESS: 210 Cedar St		
CITY/TOWN: Holliston	STATE: MA	ZIP: 01746
FORMER ADDRESS: 373 Union St		
CITY/TOWN: Ashland	STATE: MA	ZIP: 01721

PRINT AND SIGN

PRINTED NAME: Neel Patel	APPLICANT/EMPLOYEE SIGNATURE:
--------------------------	-------------------------------

NOTARY INFORMATION

On this 2-9-2024	before me, the undersigned notary public, personally appeared Neel M. Patel
(name of document signer), proved to me through satisfactory evidence of identification, which were MA DL	
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.	
NOTARY	



DIVISION USE ONLY

REQUESTED BY: [REDACTED]
SIGNATURE OF CORI AUTHORIZED EMPLOYEE

The CORI Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCR. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCR via mail or by fax to (617) 640-4614.

COMMERCIAL LETTER OF INTENT TO LEASE

Hare Ram Corp (LESSEE)
Neel Patel, President
54B East Central Street
Natick, MA 01760

Chrono Realty Two, LLC (LESSOR)
Dean Chronopoulos, Manager
14 Hartford Street
Dover, MA 02030

RE: Intent to Lease Commercial Property

This Letter of Intent (the "Letter") sets forth the proposed terms and conditions of a lease agreement between the Lessor and Lessee (the "Parties") and shall govern the relationship between the Parties until replaced by a definitive, formal lease agreement addressing the same transaction and subject matter (the "Lease Agreement"). The lease agreement considered in this Letter is subject in all respects to the following:

THE LESSOR. Chrono Realty Two, LLC (the "Lessor").
14 Hartford Street
Dover, MA 02030
Phone Number: 508-272-7621
Email Address: dchro@comcast.net

THE LESSEE. Hare Ram Corp (the "Lessee").
54B East Central Street
Natick, MA 01760
Phone Number: _____
Email Address: _____

ADDRESS OF PREMISES. 54 East Central Street, Unit B, Natick, Massachusetts (the "Premises").

RENTABLE SPACE. The total rentable space of the Premises consists of approximately 1600 square feet.

LEASE TERM. The term of the lease (the "Lease Term") shall be:

Fixed-Term. The Lease shall commence beginning on the 1st month following Lessee's receipt of approval by the Town of Natick, but no later than March 1st, 2024. Payment of rent shall commence March 1st, 2024. The initial term shall be for a period of five (5) years, with an additional five (5) year option if Lessee is not in default of the lease.

USE OF PREMISES. The Lessee shall be allowed to use the Premises for the following:
A Beer and Wine Store.

RENT. The base rent shall be fixed at \$5,000.00 per month for the first two years of the lease and then 3% yearly increases for the final 3 years and the option period. Additional rent, to be defined as all operating costs of the building, as a whole, shall be due and payable quarterly based upon Lessee's percentage of total leased space available in the building.

SECURITY DEPOSIT. The Parties agree that:

The Lessee shall be required to pay the Lessor a security deposit in the amount of \$5,000.00, upon the signing of this Letter of Intent. If Lessee is not granted a liquor license this deposit shall be retained by Lessor as consideration for this Letter of Intent.

ADDITIONAL TERMS AND CONDITIONS.

- a. Access to the Premises, upon the Town of Natick's approval for the liquor license, shall be made available to Lessee prior to March 1st, 2024, solely for the purpose of cleaning and removing all perishable inventory currently in the Premises. Lessee agrees not remove any equipment or start any construction prior to March 1st, 2024.

AND OR BEFORE WRITTEN APPROVAL
BY ABCC AND EXECUTION OF SIGNED
LEASE BY BOTH PARTIES. LESSEE
SHALL RETAIN PRIVATE DUMPSTER FOR
CLEANING AND DISPOSAL OF
PERISHABLES

INTENTION OF THE PARTIES. This Letter sets forth the intentions of the Parties to use reasonable efforts to negotiate, in good faith, a Lease Agreement with respect to all matters herein.

GOVERNING LAW. This Letter shall be governed under the laws of the Commonwealth of Massachusetts.


SIGNATURES.

Lessor :
Chrono Realty Two, LLC



Dean Chronopoulos, Manager

Lessee :
Hare Ram Corp.

Neel
Patel  Digitally signed
by Neel Patel
Date: 2024.02.07
13:04:03 -05'00'

Neel Patel, President

USA9511235M3304248697900949<272844

MASSACHUSETTS

DRIVER'S
LICENSE

NOT FOR FEDERAL ID

Catherine Spivey



11/18/2021

11/23/2026

CLASS 12 NONE

11/23/1995

END NONE

PATEL

NEEL MUKESH

218 CEDAR ST
HOLLISTON, MA 01746-1263

18 EYES BRO

15 SEX M 16 HGT 5'-10"

8 DO 11/18/2021 Date 8/22/2016

11/23/95

Market 10 Provisions Proposed Vendors:

Mable Distribution: Chocolates, Ice Cream, Chips, Crackers, Pretzels, Jerky Snacks, Popcorn, Nova Lox, Meats include Sausage and Salami, Cheeses

Vermont Creamery: Cheese

Arena Meats: Meat

Beer Distributors: Atlas Distribution, Commercial Distributing Corp, Merrimack Valley Brewing, L Knife and Son, Startline Brewing, 7th Wave Brewing, Lookout Farm, Bolton Beerworks, Bullspit Brewery, Loyal Foe Brewing Company, Shovel Town Brewery, Crue Brewery

Wine Distributors: Mise Wines, Olmstead Wines, Martignetti, MS Walker, Horizon Bev, Taunton Wines, Ideal Wine, Circo Vino, 21st Century Wine Company, Carpe Vinum Wine Distributor, Federal Wine and Spirits, Pioneer Wine and Spirits



THE COMMONWEALTH OF MASSACHUSETTS
Department of Industrial Accidents
Office of Investigations
Lafayette City Center
2 Avenue de Lafayette, Boston, MA 02111-1750
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: Nare Ram Corp.

Address: 54 B East Central Street

City/State/Zip: Natick MA 01760 Phone #: none at this time

Are you an employer? Check the appropriate box:

1. ☐ I am a employer with _____ employees (full and/or part-time).*
2. ☒ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. ☒ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: _____

Insurer's Address: _____

City/State/Zip: _____

Policy # or Self-ins. Lic. # _____ Expiration Date: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Wend Patel Date: 02/06/2024

Phone #: 508-734-0084

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (check one):

1. ☐ Board of Health 2. ☐ Building Department 3. ☐ City/Town Clerk 4. ☐ Licensing Board
5. ☐ Selectmen's Office 6. ☐ Other _____

Contact Person: _____ Phone #: _____

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Northern management group 3 Allied dr.
Dedham MA 02026

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Postage \$0.65

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To
Gaban eric
Street and Apt. No., or PO Box No.
60 East Central St # 105
Natick MA 01760

Postmark
FEB 16 2024
Hopkinton MA 01748

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.65

Total Postage and Fees \$5.05

Sent To
Chrono Realty two LLC
Street and Apt. No., or PO Box No.
764 Great Plain Ave
Needham MA 02492

Postmark
FEB 16 2024
Hopkinton MA 01748

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To: **JWB Real Estate LLC**
Street and Apt. No., or PO Box No. **85 South Ave**
City, State, ZIP+4® **Dartmouth MA 01760**

Postmark: **HOPKINTON MA 01748 FEB 16 2024**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To: **Lev Family Irrevocable trust**
Street and Apt. No., or PO Box No. **60 East Central St #107**
City, State, ZIP+4® **Dartmouth MA 01760**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To: **Roman Catholic Archbishop of Boston**
Street and Apt. No., or PO Box No. **1 Lake St**
City, State, ZIP+4® **Brighton MA 02135**

Postmark: **HOPKINTON MA 01748 FEB 16 2024**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To: **Roman Catholic Archbishop of Boston**
Street and Apt. No., or PO Box No. **44 East Central Street**
City, State, ZIP+4® **Dartmouth MA 01760**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To: **MORSE RUFUS C.**
Street and Apt. No., or PO Box No. **13 East Central St**
City, State, ZIP+4® **Dartmouth MA 01760**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To: **McMahon Michael T**
Street and Apt. No., or PO Box No. **148 Tremont St #W208**
City, State, ZIP+4® **Boston MA 02120**

Postmark: **HOPKINTON MA 01748 FEB 16 2024**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To: **Lincoln Trust**
Street and Apt. No., or PO Box No. **2 Pleasant St**
City, State, ZIP+4® **Dartmouth MA 01760**

Postmark: **HOPKINTON MA 01748 FEB 16 2024**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To: **Roman Catholic Archbishop of Boston**
Street and Apt. No., or PO Box No. **1 Lake St**
City, State, ZIP+4® **Brighton MA 02135**

Postmark: **HOPKINTON MA 01748 FEB 16 2024**

USPS

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To: **Roman Catholic Archbishop of Boston**
Street and Apt. No., or PO Box No. **1 Lake St**
City, State, ZIP+4® **Brighton MA 02135**

Postmark: **HOPKINTON MA 01748 FEB 16 2024**

USPS

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Certified Mail Fee

\$4.40

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- ☐ Return Receipt (electronic)
- ☐ Certified Mail Restricted Delivery
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery

Postage

\$0.68

Total Postage and Fees

\$5.08

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

New England Tel & Tel Co

PO BOX 2749

ADDISON TX 75001



4105 2284 E0000 0222 T202



ALC-75

Police Officer Review

Alcohol License Application

Status: Complete

Became Active: Feb 9, 2024

Assignee: Brian Lauzon

Completed: Feb 16, 2024

Applicant

Neel Patel
neelp373@gmail.com
210 cedar st
holliston, ma 01746
508-734-0084

Primary Location

56 EAST CENTRAL ST
Natick, MA 01760

Owner:

Dean Chronopoulos

Comments

Brian Lauzon, Feb 16, 2024

Upon review it looks as if the same applicant who we reported on previously is a suitable person for this license and I see no changes to that recommendation. Parking and access were discussed during the last proposal and should be mitigated as discussed. Public need seems to remain an issue as this proposal seems more as if its a convenience store selling beer and wine.



ALC-17

Health Dept Review

Alcohol License Application

Status: Complete

Became Active: Nov 1, 2023

Assignee: Michael Boudreau

Completed: Nov 6, 2023

Applicant

Arthur Pearlman
ampesq8@gmail.com
P.O. Box 2507
Framingham, MA 01703-2507
508-875-1500

Primary Location

56 EAST CENTRAL ST
Natick, MA 01760

Owner:

Chrono Realty Two LLC
14 Hartford Street Dover, MA 02030

Comments

Michael Boudreau, Nov 1, 2023

Contact the Board of Health to apply for any food permit



ALC-75

Site Plan Review

Alcohol License Application

Status: Complete

Became Active: Feb 21, 2024

Assignee: Amanda Loomis

Completed: Feb 21, 2024

Applicant

Neel Patel
neelp373@gmail.com
210 cedar st
holliston, ma 01746
508-734-0084

Primary Location

56 EAST CENTRAL ST
Natick, MA 01760

Owner:

Dean Chronopoulos

Comments

Amanda Loomis, Feb 21, 2024

Parcel 44-347348 is located within the Downtown Mixed (DM) Zoning District, per Section V-D.3.e) of the Zoning Bylaw off-street parking for this use is not required ("Within the DM District, 1 space for each five hundred (500) square feet of gross floor area, except that where the use is located on the first floor there is no minimum parking requirement").

Request for consideration - please requesting the owner of the property inspect the three existing light poles and fixtures on-site. Due to the condition they should be inspected for structural integrity, stability of bases/attachments/material, and are in overall good working condition. Further, if replacement is required, please add light shields to prevent light spill into abutters windows when in use.

Please consider the installation of bicycle racks on the property. Such bicycle parking spaces should not be located within off-street parking spaces, walkways, or travel lanes (this includes the rack and bicycle when attached to rack).

thank you amanda

ITEM TITLE: Continuation of Public Hearing from January 10, 2024: Grant of Location - Summer Street

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Public Hearing Notice	1/3/2024	Cover Memo
Grant of location plans and documents	1/3/2024	Cover Memo

Natick Select Board

PHONE 508-647-6410

EMAIL: selectboard@natickma.org

Bruce T. Evans, Chair

Kathryn M. Coughlin, Vice Chair

Richard Sidney, Clerk

Paul R. Joseph

Kristen L. Pope

LOCATED AT

Town Hall

13 East Central Street

Natick, Massachusetts

01760

Town of Natick • Select Board Office

PUBLIC HEARING NOTICE TOWN OF NATICK SELECT BOARD GRANT OF LOCATION – SUMMER STREET

In conformity with the requirements of Section 70, Chapter 164 of the General Laws, notice is hereby provided that the Select Board of Natick will conduct a public hearing on Wednesday, January 10, 2024, at 6:30 PM, at the request of NSTAR Electric Company d/b/a Eversource Energy and VERIZON for obtaining a Grant of Location to install one (1) new pole #178/3A and one (1) anchor guy at pole 178/3A on Summer Street, Natick, MA. This work is necessary to provide electric service to #21 Summer Street, Natick, MA. Plans are on file in the Town Administrator's Office.

The hearing will be held both in-person and remotely. Anyone wishing to be heard in this matter can participate in-person or in the virtual meeting being held through Zoom. Login instructions will be published on the January 10, 2024, Select Board agenda.


Richard Sidney, Clerk

Dated: December 20, 2023

TOWN OF NATICK
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

William E. McDowell, PE

Town Engineer, Engineering Division Supervisor

PHONE 508-647-6550 ext. 2015

EMAIL wmcdowell@natickma.org

LOCATED AT

Department of Public Works

75 West Street

Natick, Massachusetts

01760

John Digiaco, PE

Assistant Town Engineer

PHONE 508-647-6550 ext. 2064

EMAIL jdigiaco@natickma.org

November 16, 2023

Bruce T. Evans, Chairman

Natick Select Board

13 East Central Street

Natick, MA 01760

Re: Eversource Electric – Grant of Location Summer Street

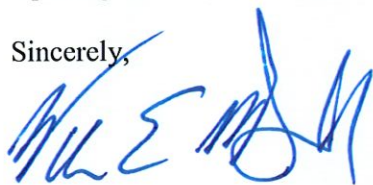
Mister Chairman & Members of the Board:

Eversource has requested a Grant of Location to install one (1) new pole (#178/3A) and one (1) anchor guy at pole #178/3A. This work is necessary to provide electric service to #21 Summer Street.

As stated in Article 78 in the Natick Town Bylaws, no utility shall be permitted to install, construct, upgrade or replace any poles, overhead wires or associated overhead structures upon, along or across any public way or ways located within Natick unless the Select Board grants special permission. Summer Street is a Town accepted way.

The Engineering Division has reviewed the request and inspected the location for the proposed pole and anchor guy. The Division does not object to the proposed work if placed in accordance with the plans dated October 11, 2023 accompanying the petition with the following comment: Due to the time of year for this grant of location request, any work associated with this installation cannot be performed until after the Winter Street Opening moratorium ends in April 2024.

Sincerely,



William E. McDowell, P.E.

Town Engineer

cc: Director of Public Works



200 Calvary Street
Waltham, Ma 02453

November 4, 2023

John Digiacomio
Dept. of Public Works
75 West Street
Natick, MA 01760

RE: Summer Street
Natick, MA
W.O. #13326780

Hearing Required

Dear Mr. Digiacomio:

The enclosed petition and plan are being presented by the NSTAR ELECTRIC COMPANY d/b/a as EVERSOURCE ENERGY and VERIZON for obtaining a Grant of Location to install one (1) new pole #178/3A and one (1) anchor guy at pole #178/3A in Summer Street, Natick.

This work is necessary to provide electric service to #21 Summer Street, Natick.

If you have any further questions, contact Chris Cosby @ (508) 305-6989.
Your prompt attention to this matter would be greatly appreciated.

Very truly yours,

Richard M. Schifone

Richard M. Schifone
Rights and Permits, Supervisor

RMS/sky
Attachments

**ORDER FOR JOINT OR IDENTICAL LOCATIONS FOR POLES
Town of NATICK, Massachusetts**

WHEREAS NSTAR ELECTRIC COMPANY dba EVERSOURCE ENERGY and VERIZON NEW ENGLAND, INC. have petitioned for joint or identical locations for the erection or construction of poles to be owned and used in common by them upon, along and across the public way or ways of the town hereinafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that NSTAR ELECTRIC COMPANY dba EVERSOURCE ENERGY and VERIZON NEW ENGLAND, INC. be and hereby are granted joint or identical locations for the erection or construction of poles, to be owned and used in common by them, and for such other fixtures including anchors and guys as may be necessary to sustain or protect the wires of the line upon, along and across the following public way or ways of said town:

Summer Street – Southerly side approximately 345± feet west of Main Street

- Install one (1) pole #178/3A
- Install one (1) anchor guy at pole #178/3A

Hearing Required

All construction work under this Order shall be in accordance with the following conditions: Poles shall be of sound timber and located as shown on plans made by K. Rice dated October 11, 2023, on file with said petition. There may be attached to said poles by said NSTAR ELECTRIC COMPANY dba EVERSOURCE ENERGY and by said VERIZON NEW ENGLAND, INC. wires and cables necessary for the conduct of their business. All such wires and cables shall be placed at a height of not less than eighteen feet from the ground at crossings of other ways and at not less than fourteen feet from the ground elsewhere.

Select Board of
the town of
NATICK

CERTIFICATE

We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter.Ed.), and any additions thereto or amendments thereof, to wit: after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the Select Board to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held at _____ in said town on _____ day of _____, 2023 at _____ P.M.

Select Board of
the town of
NATICK

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the Select Board of the town of NATICK Massachusetts, duly adopted on the _____ day of _____ 2023, and recorded with records of location Orders said town, Book _____, Page _____ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.), and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____
Clerk of the Town of NATICK, Massachusetts

**PETITION OF NSTAR ELECTRIC COMPANY dba EVERSOURCE ENERGY AND OTHER
COMPANIES FOR JOINT OR IDENTICAL LOCATIONS FOR POLES**

To the Select Board of the Town of Natick, Massachusetts:

Respectfully represent **NSTAR ELECTRIC COMPANY dba Eversource Energy** and **VERIZON NEW ENGLAND, INC.** companies subject to Chapter 166 of the General Laws (Ter.Ed.), that they desire to construct a line upon, along and across the public way or ways hereinafter specified.

WHEREFORE, your petitioners pray that after due notice and hearing as provided by law the **Select Board** may by Order grant your petitioners joint or identical locations for the erection or construction of poles, to be owned and used in common by them, and for such other fixtures including anchors and guys as may be necessary to sustain or protect the wires of the line, said poles to be located, substantially as shown on the plans made by **K. Rice on October 11, 2023** and filled herewith, upon along and across the following public way or ways of said town:

Summer Street – Southerly side approximately 345± feet west of Main Street

- Install one (1) pole #178/3A
- Install one (1) anchor guy at pole #178/3A

Hearing Required

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for making connections with such poles and buildings as each of said petitioners may desire for distributing purposes. Your petitioners agree to reserve space for one Crossarm at a suitable point upon each of said poles for the telephone, fire and police signal wires owned by the town and used for municipal purposes.

**NSTAR ELECTRIC COMPANY
dba EVERSOURCE ENERGY**

By: *Richard M. Schifone*
Richard M. Schifone
Rights and Permits, Supervisor

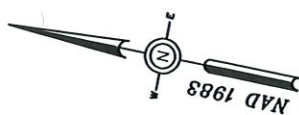
VERIZON NEW ENGLAND INC.

By: *Albert E. Bessette Jr.*

Dated this _____ day of _____ 2023

Town of NATICK, Massachusetts

Received and filed _____ 2023



43-0000388B
33 SUMMER ST
NATICK 01760
N/A
NATICK INHAB C

43-00000380
21 SUMMER ST
NATICK 01760
N/A
STONEGATE 21
LLC

APPROX. R.O.W.

CONC. SIDEWALK

33

SUMMER ST



APPROX. R.O.W.

APPROX. 319',
TO MAIN ST.

43-00000350
42 SUMMER ST
NATICK 01760
N/A
MIDDLESEX SAVINGS BANK

43-00000349
26 SUMMER
ST
NATICK
N/A
CONNELL
ALFRED L

#26-28



SCALE IN FEET

<p>BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IS GIVEN WITH RESPECT TO THE INFORMATION. NEITHER, NSTAR ELECTRIC COMPANY, NSTAR GAS COMPANY NOR ITS PARENTS, AFFILIATES, OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES OR AGENTS (COLLECTIVELY THE "NSTAR ENTITIES") SHALL BE LIABLE FOR ANY LOSS OR INJURY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT, TO THE MAXIMUM EXTENT ALLOWED BY LAW. YOU AGREE BY YOUR ACCEPTANCE OF THE INFORMATION TO RELEASE, INDEMNIFY AND HOLD THE NSTAR ENTITIES HARMLESS FROM ANY SUCH LOSS OR INJURY.</p> <p>THE INFORMATION MAY NOT REPRESENT A SURVEY. MAY NOT BE THE MOST COMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION, EITHER EXPRESSED OR IMPLIED. UNAUTHORIZED ATTEMPTS TO MODIFY THE INFORMATION OR USE THE INFORMATION FOR OTHER THAN ITS INTENDED PURPOSES ARE PROHIBITED.</p>	Proposed pole locations shown thus \oplus	C#	<p>NSTAR EVERSOURCE ELECTRIC d/b/a 1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125</p>
	Pole locations to be abandoned, shown thus \bigcirc	Ward #	
	Proposed Anchor Guy shown thus T	Work Order # 13326780	
	Proposed Hip Guy shown thus T $\frac{1}{2}$	Surveyed by: GR/LM	
	Proposed Underground location shown thus _____	Research by: GR	
	Proposed Push Brace shown thus \oplus	Plotted by: LM	
	Existing Pole location shown thus \bullet	Proposed Structures: LM	
	Approved: K. RICE	Scale 1"=20'	Date OCTOBER 11, 2023
	P#	SHEET 1 of 1	

WO# 13326780
SUMMER ST
NATICK, MA

43-0000388B
33 SUMMER ST
NATICK 01760
N/A
NATICK INHAB OF THE TOWN
13 EAST CENTRAL ST
NATICK, MA 01760

43-00000380
21 SUMMER ST
NATICK 01760
N/A
STONEGATE 21 SUMMER STREET 2020
LLC
235 WEST CENTRAL STREET, FLOOR 2
NATICK, MA 01760

43-00000350
42 SUMMER ST
NATICK 01760
N/A
MIDDLESEX SAVINGS BANK
36 SUMMER ST
NATICK, MA 01760

43-00000349
26 SUMMER ST
NATICK
N/A
CONNELL ALFRED L
88 MAIN ST
NORTHBOROUGH, MA 01532

ITEM TITLE: Hearing: Amvets Post 79, Inc. - Failure to be in compliance with the requirements of
Massachusetts General Laws, Ch. 138

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
2/26/24 Hearing Notice	2/22/2024	Cover Memo
Application submitted to ABCC	2/22/2024	Cover Memo
Recommendation from the ABCC Investigator dtd 2/7/24	2/22/2024	Cover Memo
1/24/24 Hearing Notice	1/17/2024	Cover Memo

TOWN OF NATICK SELECT BOARD

Bruce T. Evans, Chair
Kathryn M. Coughlin, Vice Chair
Richard Sidney, Clerk
Paul R. Joseph
Kristen L. Pope
EMAIL: selectboard@natickma.org

February 22, 2024

Hand Delivered by the Town of Natick Police Department

Kevin Uhlman, Commander
Amvets Post 79, Inc.
79 Superior Drive
Natick, MA 01760

Dear Commander Uhlman,

You are hereby notified that the Natick Select Board pursuant to M.G.L. c.138, Section 23 and Section 26, will hold a hearing on Monday, February 26, 2024 at 7:30 pm in the Edward Dlott Meeting Room at Natick Town Hall, 13 East Central Street, Natick, MA to consider whether to modify, suspend, revoke or cancel the Liquor License issued to Amvets Post 79, Inc., 79 Superior Drive, Natick, Ma 01760.

The reason for the hearing is that you continue to not be in compliance with the requirements of Massachusetts General Laws, Chapter 138 with respect to the identification and qualifications of onsite management of the premises as further reviewed and determined by the Local Licensing Authority at a hearing held on January 24, 2024.

Your presence is requested at the above-referenced hearing and you have the right to be represented by counsel if you so choose.

Sincerely,



Bruce T. Evans, Chair



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR MULTIPLE AMENDMENTS

Please select all of the amendments you are applying for(continued):

Non-Profit Club's ONLY

e.g. Veteran's Club

☒ **Non-Profit Club CHANGE OF OFFICERS/DIRECTORS**

DOR Certificate of Good Standing
DUA Certificate of Compliance
Change of Officers/Directors Application
Vote of the club signed by an approved officer
Business Structure Documents-Articles of Organization from the Secretary of the Commonwealth
Monetary Transmittal Form
\$200 fee via ABCC website and Payment Receipt

☒ **Non-Profit Club CHANGE OF MANAGER**

\$200 fee via ABCC website and Payment Receipt
Monetary Transmittal Form
Change of Manager Application
Vote of the club signed by an approved officer
CORI Authorization Complete one for the proposed manager of record. This form must be *notarized with a stamp or raised seal*.
Updated Officers and Directors*
*Please ensure to update your officers and directors *simultaneously* or PRIOR to applying for a change of manager. It will be returned with no action taken if the officers and directors do not match ABCC records.
Proof of Citizenship. Passport, birth certificate, voter registration, or naturalization papers will be accepted.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

APPLICATION FOR MULTIPLE AMENDMENTS

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ALC-48

ENTITY/ LICENSEE NAME

NATICK AMVETS POST #79

ADDRESS

79 SUPERIOR DRIVE

CITY/TOWN

NATICK

STATE

MA

ZIP CODE

01760

For the following transactions (Check all that apply):

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input checked="" type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input checked="" type="checkbox"/> Change of Hours |
| | <input type="checkbox"/> Other | | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email.



Invoice (for Payment) Submitted

INVOICE # 1.1ed1040-0200-6a82-001e-n7103aa0827

Description	Amount of Payment or Payment Due	Amount
FILING FEES-RETAIL	Natick AMvets Post 79	\$200.00
		\$200.00

Total Convenience Fee: \$4.70

Date Paid: 1/24/2024 2:21:03 PM EDT

Total Amount Paid: \$204.70

Payment On Behalf Of

License Number or Business Name:
Natick AMvets Post 79

Fee Type:
FILING FEES-RETAIL

Billing Information

First Name:
CATHERINE

Last Name:
LOPEZ

Address:
79 Superior Drive

City:
Natick

State:
MA

Zip Code:
01760

Email Address:
natickamvets.eventcoordinator@gmail.com



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR MULTIPLE AMENDMENTS

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
NATICK AMVETS POST #79, INC	NATICK	ALC-48

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Applicant is filing a change of directors, a change of alcohol manager and a change of hours.

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
GARY FISHER	MANAGER	natickamvets.eventcoordinator@gmail.com	508-655-9016

2. AMENDMENT-Change of License Classification

<input type="checkbox"/> Change of License Category	Last-Approved License Category	
All Alcohol, Wine and Malt, Wine Malt and Cordials	Requested New License Category	
<input type="checkbox"/> Change of License Class	Last-Approved License Class	
Seasonal or Annual	Requested New License Class	
<input type="checkbox"/> Change of License Type*	Last-Approved License Type	
I.e. Restaurant to Club *Certain License Types CANNOT change once issued*	Requested New License Type	

3. AMENDMENT-Change of Business Entity Information

<input type="checkbox"/> Change of Corporate Name	Last-Approved Corporate Name:	
	Requested New Corporate Name:	
<input type="checkbox"/> Change of DBA	Last-Approved DBA:	
	Requested New DBA:	
<input type="checkbox"/> Change of Corporate Structure	Last-Approved Corporate Structure	
LLC, Corporation, Sole Proprietor, etc	Requested New Corporate Structure	

4. AMENDMENT-Pledge Information

<input type="checkbox"/> Pledge of License	To whom is the pledge being made:	
<input type="checkbox"/> Pledge of Inventory		
<input type="checkbox"/> Pledge of Stock		

5. AMENDMENT-Change of Manager

☒ **Change of License Manager**

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name **MR. GARY FISHER**

Date of Birth **NOV 27, 1955**

SSN **[REDACTED]**

Residential Address **17 LAKE SHORE DRIVE, COCHITUATE, MASS.**

Email **SOUTHMIDDLESEXCLEANING@AOL.COM**

Phone **5086540141**

Please indicate how many hours per week
you intend to be on the licensed premises **40+**

Last-Approved License Manager **JAMES SHERIDAN**

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?*

☒ Yes ☐ No *Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime?

☐ Yes ☒ No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
1994	N/A	OWNER	SELF	SAME

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? ☐ Yes ☒ No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature 

Date **JANUARY 6, 2024**

6. AMENDMENT-Change of Officers, Stock or Ownership Interest

☒ **Change of Officers/Directors** ☐ **Change of Ownership Interest (LLC Managers/LLP Partners, Trustees)** ☐ **Change of Stock (E.g. New Stockholder/Transfer or Issuance of Stock)**

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises (Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
JOHN MAURO	3 OAK ST., HOPKINTON, MASS.	[REDACTED]	07-10-1964

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
JUDGE ADVOCATE	0%	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
KEVIN UHLMAN	8 HASKELL ST., WESTBOROUGH, MASS.	[REDACTED]	01-04-1068

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
POST COMMANDER	0%	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
LENEORD FAMA	187 SPEEN ST., NATICK, MASS.	[REDACTED]	0-20-64

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
FIRST VICE COMMANDER	0%	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
DAN MCKENZIE	17 SHORE DRIVE, NATICK, MASS.	[REDACTED]	12-30-1955

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
TRUSTEE	0%	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
JOHN A. CUNNINGHAM	136 WARREN ROAD	[REDACTED]	06-19-1948

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
THIRD VICE COMMANDER	0%	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
PAUL CAREW	NATICK, MASS.	[REDACTED]	6-3-52

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
TRUSTEE	0%	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Additional pages attached? ☐ Yes ☒ No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☒ No

MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.

☐ Yes ☒ No

6. AMENDMENT-Change of Officers, Stock or Ownership Interest

6B. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
Name of Principal	Title/Position	Percentage of Ownership
Name of Principal	Title/Position	Percentage of Ownership
Name of Principal	Title/Position	Percentage of Ownership
Name of Principal	Title/Position	Percentage of Ownership
Name of Principal	Title/Position	Percentage of Ownership

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?

Yes ☒ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation
1/23/2022	AMVETS POST #79	Natick	Serving outside of approved hours

7. AMENDMENT-Change of Premises Information

☐ **Alteration of Premises:** (must fill out attached financial information form)

7A. ALTERATION OF PREMISES

Please summarize the details of the alterations and highlight any specific changes from the last-approved premises.

PROPOSED DESCRIPTION OF PREMISES

Please provide a complete description of the proposed premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Total Sq. Footage

Seating Capacity

Occupancy Number

Number of Entrances

Number of Exits

Number of Floors

☐ **Change of Location:** (must fill out attached financial information form)

7B. CHANGE OF LOCATION

Last-Approved Street Address

Proposed Street Address

DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Total Sq. Footage

Seating Capacity

Occupancy Number

Number of Entrances

Number of Exits

Number of Floors

OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises. (E.g. Deed, lease, letter of intent)

Please indicate by what means the applicant has to occupy the premises

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales?

☐ Yes ☐ No

8. AMENDMENT-Management Agreement

☐ **Management Agreement:** (must fill out all pages in section 8)

Are you requesting approval to utilize a management company through a management agreement?
If yes, please fill out section 8.

☐ Yes ☐ No

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

8A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone		
<input type="text"/>	<input type="text"/>	<input type="text"/>		
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☐ No

8B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 8A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

8. AMENDMENT-Management Agreement

8C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 8A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

8D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 8A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

8E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 8B, 8C or 8D ever been suspended, revoked or cancelled?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

8F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee?

Yes ☐ No ☐

b. Will the licensee retain control of the business finances?

Yes ☐ No ☐

c. Does the management entity handle the payroll for the business?

Yes ☐ No ☐

d. Management Term Begin Date

e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

☐ \$ per month/year (indicate amount)

☐ % of alcohol sales (indicate percentage)

☐ % of overall sales (indicate percentage)

☐ other (please explain)

ABCC Licensee Officer/LLC Manager

Signature:

Title:

Date:

Management Agreement Entity Officer/LLC Manager

Signature:

Title:

Date:

9. FINANCIAL DISCLOSURE

Required for the following transactions:

- Change of Officers, Stock or Ownership Interest (E.g. New Stockholder/Transfer or Issuance of Stock)
- Change of Premises Information
- Pledge of License, Inventory or Stock

Purchase Price(s):

N/a--Non-profit Veteran's Club

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
N/A	
Total	

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
n/a			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

APPLICANT'S STATEMENT

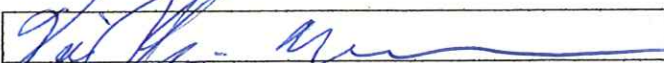
I, POST COMMANDER KEVIN UHLMA the: ☒ sole proprietor; ☐ partner; ☐ corporate principal; ☐ LLC/LLP manager
Authorized Signatory
of NATICK AMVETS POST #79
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:



Date: JANUARY 6, 2024

Title:

NATICK AMVETS POST #79 COMMANDER

THE COMMONWEALTH OF MASSACHUSETTS
UNITED STATES OF AMERICA
COPY OF RECORD OF BIRTH

TOWN OF WAYLAND

I, the undersigned, hereby certify that I am the clerk of the TOWN of WAYLAND that as such I have custody of the records of births required by law to be kept in my office; that among such records is one relating to the birth of

Gary Edward Fisher

and that the following is a true copy of so much of said record as relates to said birth, namely;

Date of Birth:	November 27, 1955	Time: 5:42AM
Place of Birth:	Natick, MA	

Name of Child:	Gary Edward Fisher	Color: White
Sex:	Male	

FATHER

Name: Francis L. Fisher
Residence: Wayland, MA
D/O/B/Age: 39
Birthplace: Natick, MA
Occupation: Automobile Assembler

MOTHER

Maiden Name: Bernice Peters
Residence: Wayland, MA
D/O/B/Age: 36
Birthplace: Digby, Nova Scotia
Occupation: Housewife

Record Date:	December 20, 1955
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And I do hereby certify that the foregoing is a true copy from said records. **Witness** my hand and seal of said Town of Wayland on this 2nd Day of August 2001.

Year: 1955
Volume: 1955
Page: 60
No: 172


Town Clerk/Assistant Town Clerk



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114

DEBORAH B. GOLDBERG
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
CHAIRMAN

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: (IF EXISTING LICENSEE)	A 1648	LICENSEE NAME:	Amvets Post 79	CITY/TOWN:	Natick
--	--------	----------------	----------------	------------	--------

APPLICANT INFORMATION

LAST NAME:	Fisher	FIRST NAME:	Gary	MIDDLE NAME:	Edward
MAIDEN NAME OR ALIAS (IF APPLICABLE):		PLACE OF BIRTH:	Natick Mass		
DATE OF BIRTH:	11/27/55	SSN:		ID THEFT INDEX PIN (IF APPLICABLE):	
MOTHER'S MAIDEN NAME:	Peters	DRIVER'S LICENSE #:		STATE LIC. ISSUED:	MASS
GENDER:	MALE	HEIGHT:	5'11"	WEIGHT:	225
				EYE COLOR:	Brown
CURRENT ADDRESS:	17 Lake Shore Drive				
CITY/TOWN:	Cohituate	STATE:	Mass	ZIP:	01778
FORMER ADDRESS:	57 School Street				
CITY/TOWN:	Cohituate	STATE:	Mass	ZIP:	01778

PRINT AND SIGN

PRINTED NAME:	Gary E. Fisher	APPLICANT/EMPLOYEE SIGNATURE:	
---------------	----------------	-------------------------------	--

NOTARY INFORMATION

On this	9th day of Jan 2024	before me, the undersigned notary public, personally appeared	Gary Fisher
(name of document signer), proved to me through satisfactory evidence of identification, which were		MA Lic # 58849584	
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.			
		 NOTARY	

DIVISION USE ONLY

REQUESTED BY:	
SIGNATURE OF CORI-AUTHORIZED EMPLOYEE	

The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-4614.



AMVETS POST 79
79 Superior Drive
Natick, Ma 01760
(508) 655-9016

January 8, 2023

To Whom It May Concern:

On January 6, 2024 the Executive Committee of AMvets Post 79 unanimously voted to change the licensed manager to Gary Fisher.

Sincerely,

Kevin Uhlman
Commander
AMvets Post 79

ENTITY VOTE

The Board of Directors or LLC Managers of

NATICK AMVETS POST 79

Entity Name

duly voted to apply to the Licensing Authority of

NATICK

City/Town

and the

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on

NOV 2 2023

Date of Meeting

For the following transactions (Check all that apply):

- ☒ Change of Officers/Directors/LLC Manager
- ☐ Change of Ownership Interest (LLC Members, LLP Partners, Trustees)
- ☐ Issuance/Transfer of Stock/New Stockholder
- ☐ Management/Operating Agreement
- ☒ Other change of hours

"VOTED: To authorize

LE CANRD FAMA

Name of Person

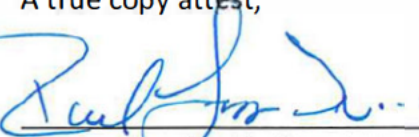
to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

A true copy attest,

For Corporations ONLY

A true copy attest,


Corporate Officer /LLC Manager Signature


Corporation Clerk's Signature

Leonard Fama
(Print Name)

Raul Lopez Jr...
(Print Name)

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

AMVETS LAKE COCHITUATE PREMISES DEFINED FOR TOWN OF NATICK LIQUOR LICENSING BOARD:

On the following described premises: Natick AMVETS Post #79, Superior Drive, Natick, on the western shore of Lake Cochituate, consisting of a two-story cinder block building containing within the first floor, a game room, bar, lounge, and two bathrooms, a boiler room, kitchen, two office rooms, and a rear storage room; the second floor consisting of one large Function Hall, with a stage, two bathrooms, a kitchen and a storage area. The Main entrance and egress to the Hall is from a ramped, western-facing, double-door portal, over a private way, with six other fire exits. Exterior seating is present under a fifty-five foot awning extending East, from the rear, or Eastern-facing entrance to the lower level, member's canteen section of the building, over eight picnic tables, a recreational bocce pit and horseshoe pit with adjacent seating, a groomed sandy beach on the shoreline, and a boat ramp to Lake access. Recreational grounds contained within the original lease agreement of 5.91 acres are to be considered, as originally intended, as the premises for the rest, relaxation and recuperation for American veterans, and the enjoyment of their families and guests. The property was originally described in the Middlesex South District Registry of Deeds, Book 9726, Page 455.

1

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF CORPORATIONS AND TAXATION
HENRY F. LONG, COMMISSIONER
236 STATE HOUSE, BOSTON

ARTICLES OF ORGANIZATION

We, Ingvald J. Johnson, ^{Commander,} 3 Finance Officer,
Edward L. McNeill, Adjutant, ^{President,} Orville J. Ruid, ^{Treasurer,}
First Vice Commander, ^{Secretary,} and Robert S. Lesberg,

being a majority of the directors (or officers having the power of directors)

of AMVETS Post #79, Natick, Inc.

elected at its first meeting, in compliance with the requirements of General Laws, Chapter 180, Section 3, hereby certify that the following is a true copy of the agreement of association to form said corporation, with the names of the subscribers thereto:

We, whose names are hereto subscribed, do, by this agreement, associate ourselves with the intention of forming a corporation under the provisions of General Laws, Chapter 180.

The name by which the corporation shall be known is

AMVETS Post #79, Natick, Inc.

The location of the principal office of the corporation in Massachusetts is to be the Town or city of Natick Street 1 South Main Street

The purposes for which the corporation is formed are as follows:

To perpetuate the friendships and associations of the Second World War; to uphold and defend the Constitution of the United States of America; to safeguard the principles of freedom, and good will among nations; to maintain in-violate the freedom of liberty and justice for all; to expedite and assist in the rehabilitation of the veteran by maintaining employment services, sponsoring educational opportunities, and providing counsel on all insurance, housing, recreation, personal problems, hospitalization and veterans' benefits; to build and maintain the welfare of the United States of America toward lasting peace and prosperity for all its inhabitants, and these purposes shall include the right to apply for a license to sell alcoholic beverages.

(If seven days' notice is waived, fill in the following waiver.)

We hereby waive all requirements of the General Laws of Massachusetts for notice of the first meeting for organization, and appoint the 29th day of January, 19 51, at 11:00 o'clock A. M., at Room 2, 11 South Main Street, Natick, Mass. as the time and place for holding such first meeting.

IN WITNESS WHEREOF we hereto sign our names, this 29th day of January, 19 51.

(Type or plainly print the name and address of each incorporator in space below.)

NAME	RESIDENCE Give Number and Street, City or Town
Ingvald J. Johnson	12 Border Road, Natick
Robert S. Lesberg	8 Stagg Drive, Natick
Edward L. McNeill	66 MacArthur Road, Natick
Orville J. Ruid	10 Gilbert Road, Natick
John F. Sullivan	19 Eisenhower Ave. Natick
Herbert E. Halliday	9 Winslow Road, Natick
Jack Matthews	32 Oak Street, Natick
Eugene E. Bryant	3 Marshall Road, Natick
Cedric Freeman	19 North Main St. Natick

And we further state that the first meeting of the subscribers to said agreement was held on the 29th day of January in the year 1951.

Leave this space for use

The name, residence, and post office address of each of the officers of the corporation is as follows:

NAME	CITY OR TOWN OF RESIDENCE <small>Actual place of domicile must be given.</small>	POST OFFICE ADDRESS <small>HOME OR BUSINESS</small>
Commander		
President Ingvald J. Johnson	12 Border Road	12 Border Road
Vice Commander	Natick, Mass.	Natick, Mass.
Treasurer		
Robert S. Lesberg	9 Stagg Drive	9 Stagg Drive
Clerk	Natick, Mass.	Natick, Mass.
Secretary		
Finance Officer, Orville J. Ruid	10 Gilbert Rd.	10 Gilbert Rd.
Directors (or officers having the power of directors)	Natick, Mass.	Natick, Mass.
Adjutant		
Edward L. McNeill	66 MacArthur Rd.	66 MacArthur Rd.
	Natick, Mass.	Natick, Mass.

Directors:

Ingvald J. Johnson	12 Border Rd. Natick, Mass.	12 Border Rd. Natick, Mass.
Robert S. Lesberg	9 Stagg Drive Natick, Mass.	9 Stagg Drive Natick, Mass.
Orville J. Ruid	10 Gilbert Rd. Natick, Mass.	10 Gilbert Rd. Natick, Mass.
Edward L. McNeill	66 MacArthur Rd. Natick, Mass.	66 MacArthur Rd. Natick, Mass.

IN WITNESS WHEREOF AND UNDER THE PENALTIES OF PERJURY, we hereto sign our names,
this 29th day of January, 1951

(President, Treasurer, Clerk or Secretary, and majority of Directors or of other Board, sign in space below.)

Ingvald J. Johnson
Robert S. Lesberg

Orville J. Ruid
Edward L. McNeill

THE COMMONWEALTH OF MASSACHUSETTS

WRITE NOTHING BELOW

RECEIVED

\$25 OK.

APR 23 1951

CORPORATION DIVISION
SECRETARY'S OFFICE

CORPORATIONS FOR CHARITABLE AND CERTAIN OTHER PURPOSES

.....AMVETS Post #79, Natick, Inc.

Fee \$25 Paid

ARTICLES OF ORGANIZATION

GENERAL LAWS, CHAPTER 180, SECTION 7

Filed in the office of the Secretary of the Commonwealth
and Certificate of Incorporation issued

as of April 23, 1951

DEPARTMENT OF

APR 23 1951

CORPORATIONS AND TAXATION

I hereby certify that, upon an examination of the within-written articles of organization, the agreement of association, and the record of the first meeting of the incorporators, including the by-laws, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles

this 23rd day of April, 1951

CERTIFICATE
RECEIVED

MAY 3 - 1951

Wm. F. Long
Commissioner of Corporations and Taxation

BY SECRETARY'S OFFICE CHARTER TO BE SENT TO
FROM DEPARTMENT OF CORPORATIONS
AND TAXATION

Sullivan + Romanow
11 South Main Street
Natick

NOTIFICATION SENT TO

Natick - 5/4/51

34-9-04
 THE COMMONWEALTH OF MASSACHUSETTS, acting herein through its DEPARTMENT OF NATURAL RESOURCES, under the authority of Chapter 569 of the Acts of 1960, for consideration paid, grants to AMVETS POST #79, NATICK, INC., for the purpose of enabling said Post to establish a headquarters thereon, a certain parcel of land situated in Natick, Middlesex County, Massachusetts, described as 5.91 acres W.D. on Sheet No. 6 entitled, "Commonwealth of Massachusetts, Metropolitan Water Works, Lake Cochituate, Land Plans, Scale 100 feet to an inch, October, 1910, on file with the Department of Natural Resources. Said parcel of land is bounded on the north, east and south by Lake Cochituate and on the west by the Saxonville branch of the Boston & Albany Railroad.

Meaning and intending to convey a portion of the same premises described in deed of the Commonwealth of Massachusetts through its Metropolitan District Commission, to the Department of Conservation of said Commonwealth of Massachusetts, dated June 23, 1948, recorded with the Middlesex Registry of Deeds South District in Volume 7324, Pages 206, 207..

The title to the land herein described shall revert to and re-vest in the Commonwealth of Massachusetts whenever such land shall cease to be used for the purpose of establishing a headquarters thereon.

In the event that said land is not used for the purpose herein set forth within two years of the passage of Chapter 659 of the Acts of 1960, the title to said land shall revert to and re-vest in the Commonwealth of Massachusetts.

Witness my hand and seal in behalf of the Commonwealth of Massachusetts this 21st day of NOVEMBER 1960.

COMMONWEALTH OF MASSACHUSETTS
 DEPARTMENT OF NATURAL RESOURCES

By Charles H.W. Foster
 Charles H.W. Foster, Commissioner

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 21st day of NOVEMBER 1960, before me personally appeared Charles H. Foster, Commissioner of Natural Resources, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as the free act and deed of the Commonwealth of Massachusetts.

My commission expires April 17 1965
 Approved as to matters of form

James P. E. Howard
 Notary Public

Lucy Bradenich Bradley
 Assistant Attorney General





In witness whereof, the said AMVETS POST #79, NATICK, INC.
has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and
delivered in its name and behalf by George P. Sorensen, its Commander

14 hereto duly authorized, this 29th
day of March in the year one thousand nine hundred and sixty-one.

Signed and sealed in presence of

AMVETS POST #79 Natick, Inc.
AMVETS POST #79, NATICK, INC.

by

George P. Sorensen
George P. Sorensen, Commander

The Commonwealth of Massachusetts

MIDDLESEX,

ss.

March 29, 1961

Then personally appeared the above named George P. Sorensen, Commander,
and acknowledged the foregoing instrument to be the free act and deed of the

AMVETS POST #79, NATICK, INC.
before me

John Francis Sullivan
John Francis Sullivan - Notary Public - 70414/61 10/1/62

My commission expires May 19, 1962

D10.5D 07

AMVETS POST #79, NATICK, INC.,
a corporation duly established under the laws of Massachusetts

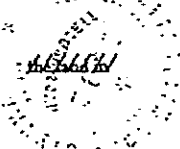
and having its usual place of business at Natick,

Middlesex County, Massachusetts, for consideration paid,

grant to George P. Sorensen, Arthur J. Roebuck, Edward B. Leonard,
Fred V. Howard, Walter J. Anderson, Joseph M. Pagano and Pancrazio
Maricola, trustees of Lake Cochituate Building Trust, under the terms
of a Declaration of Trust to be recorded herewith, all

of Natick, Massachusetts

with appropriate comments



(Description and enclosures, if any)

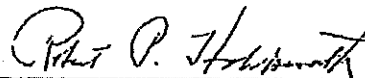
A certain parcel of land together with the buildings thereon situated
in Natick, Middlesex County, Massachusetts, described as 5.91 acres
W. D. on Sheet No. 8 entitled, "Commonwealth of Massachusetts, Metropolitan
Water Works, Lake Cochituate, Land Plans, Scale 100' = 1", October, 1910,
on file with the Department of Natural Resources. Said parcel of land is
bounded on the north, east and south by Lake Cochituate and on the west
by the Saxonville branch of the Boston & Albany Railroad.

Meaning and intending to convey the same premises conveyed to the grantor
herein by deed of the Commonwealth of Massachusetts, acting through its
Department of Natural Resources, dated November 21, 1960 and recorded with
Middlesex South District Registry of Deeds, Book 9726, Page 455.

The consideration for this conveyance being less than \$100.00, no
documentary stamps are affixed.

VOTED -- to authorize Commissioner, Charles H.W. Foster, to execute on behalf of the Board of Natural Resources, a deed conveying to ALVERS POST #79, NATICK, INC., a certain parcel of land situated in the Town of Natick, described as 5.91 Acres W.D. on Sheet No. 8 entitled, "Commonwealth of Massachusetts, Metropolitan Water Works, Lake Cochituate, Land Plans, Scale 100 feet to an inch, October 1910," as authorized by Chapter 569 of the Acts of 1960.

I, Robert P. Holdsworth, Secretary of the Board of Natural Resources, Commonwealth of Massachusetts do hereby certify that the foregoing is a true and correct extract copy of a vote adopted by the Board of Natural Resources at a meeting duly called and held on October 18, 1960, a quorum being present and voting.



Secretary
Board of Natural Resources



AMVETS POST 79
79 Superior Drive
Natick, Ma 01760
(508) 655-9016

January 24, 2023

Dear Members of the Board,

This is to inform you that the Amvets Post #79 has changed its operating hours, pursuant to the request of Deputy Chief Lauzon, to Monday through Saturday, opening at noon - midnight (to allow for functions) and on Sunday from 11:00 am to midnight.

Best Regards,

Sincerely,

Kevin Uhlman
Commander
AMvets Post 79



Certificate of Compliance

NATICK AMVETS POST #79
1 SUPERIOR DR
NATICK MA 01760-1508

Date: November 8, 2023
Letter ID: L0000146090
Employer ID (FEIN): XX-XXX6682

Certificate ID: L0000146090

The Department of Unemployment Assistance certifies that as of 07-Nov-2023, NATICK AMVETS POST #79 is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires in 30 days from the date of issuance.

Sincerely,

Katie Dishnica, Director
Department of Unemployment Assistance

Questions?

Revenue Enforcement Unit
Department of Unemployment Assistance
Email us: Revenue.Enforcement@detma.org
Call us: (617) 626-5750



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L1537791776
Notice Date: November 20, 2023
Case ID: 0-002-246-820



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



AMVETS POST 79 NATICK INC
79 SUPERIOR DR
NATICK MA 01760-1508

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, AMVETS POST 79 NATICK INC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau

RECOMMENDATION OF THE INVESTIGATOR

Licensee: **Amvets Post 79 Natick Inc**

City/Town: **Natick**

- | | | |
|--|---|--|
| <input type="checkbox"/> New License | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Category |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Corporate Structure |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Premises | <input type="checkbox"/> Change of DBA |
| <input checked="" type="checkbox"/> Change of Officers/Directors/LLC Managers | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> Change of Corporate Name |
| <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners, Trustees) | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Change of Class |
| <input type="checkbox"/> Other: Change of Hours | | <input type="checkbox"/> Change of License Type |

I have reviewed the application and recommend:

RETURN NO ACTION

CORI CHECK COMPLETE:

- ☐ No Criminal Record Found ☐ See CORI that indicates criminal history

Investigator Comments:

The articles of organization submitted are from 1951. Applicant must update Articles of Organization. This is a corporation so the persons in Q 6 must match exactly to the articles and positions. The positions in a corporation are president secretary treasurer directors.

The positions listed in application are commandeer post commandeer etc. Just make sure the Articles when filed match with the positions people and titles in the articles and application.

Special Investigator: **Timothy Hooton**

Date: **2/7/24**

TOWN OF NATICK SELECT BOARD

Bruce T. Evans, Chair
Kathryn M. Coughlin, Vice Chair
Richard Sidney, Clerk
Paul R. Joseph
Kristen L. Pope
EMAIL: selectboard@natickma.org

January 11, 2024

By Certified and First-Class Mail

Kevin Uhlman, Commander
Amvets Post 79, Inc.
79 Superior Drive
Natick, MA 01760

Dear Commander Uhlman,

You are hereby notified that the Natick Select Board pursuant to M.G.L. c.138, Section 23, will hold a hearing on Wednesday, January 24, 2024 in the Edward Dlott Meeting Room at Natick Town Hall, 13 East Central Street, Natick, MA to consider whether to modify, suspend, revoke or cancel the Liquor License issued to Amvets Post 79, Inc., 79 Superior Drive, Natick, Ma 01760.

Chapter 138 of the Massachusetts General Laws requires all holders of liquor licenses to have approved managers on the premises, and a manager is not considered to be approved until he/she is approved by both the local licensing authority and the Alcohol Beverage Control Commission (ABCC).

The reason for the hearing is that you have failed to be in compliance with the requirements of Massachusetts General Laws. Chapter 138.

Your presence is requested at the above-referenced hearing and you have the right to be represented by counsel if you so choose.

Sincerely,



Bruce T. Evans, Chair

ITEM TITLE: Water Rate discussion

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Mid-Year Rate Update	2/23/2024	Cover Memo

Water/Sewer Rate Analysis

February 26, 2024

TOWN OF NATICK – MID YEAR SUMMARY

Town of Natick

Water/Sewer Rate Setting for FY 2024

Rate Recommendation:

Staff recommends:

* **Adjust Tier Volumes**

Tier 1
Tier 2
Tier 3
Tier 4

from:

0-10 HCF
10-20 HCF
20-40 HCF
40+ HCF

to:

0-8 HCF
8-16 HCF
16-32 HCF
32+ HCF

4% Rate Increase for all consumption rates

Effective July 1, 2023

* Adjusting the tier volumes down will naturally generate some additional revenue because the customer will hit the higher tier rate sooner. Most importantly, the new tier volumes will help mitigate the risk of revenue shortfall during years of necessary conservation.

Town of Natick

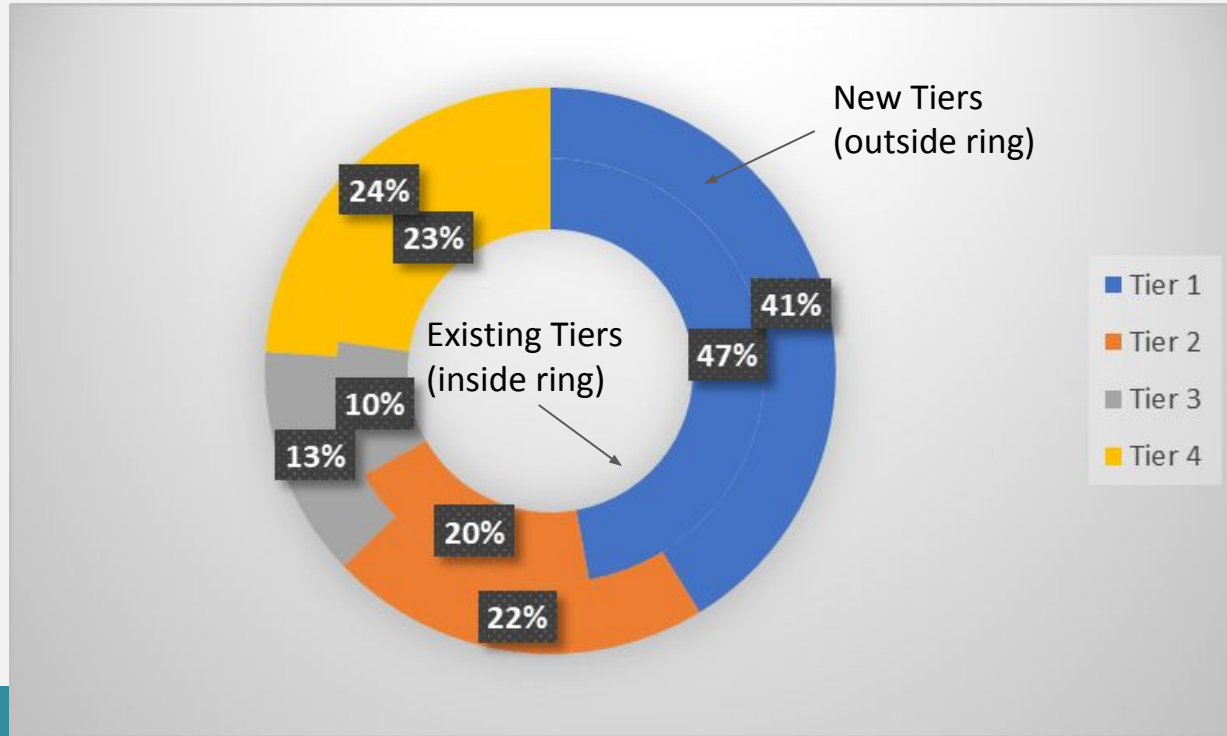
Water/Sewer Rate Setting for FY 2024

Recommended FY 2024 Rates:

New Tiers with 4% Increase

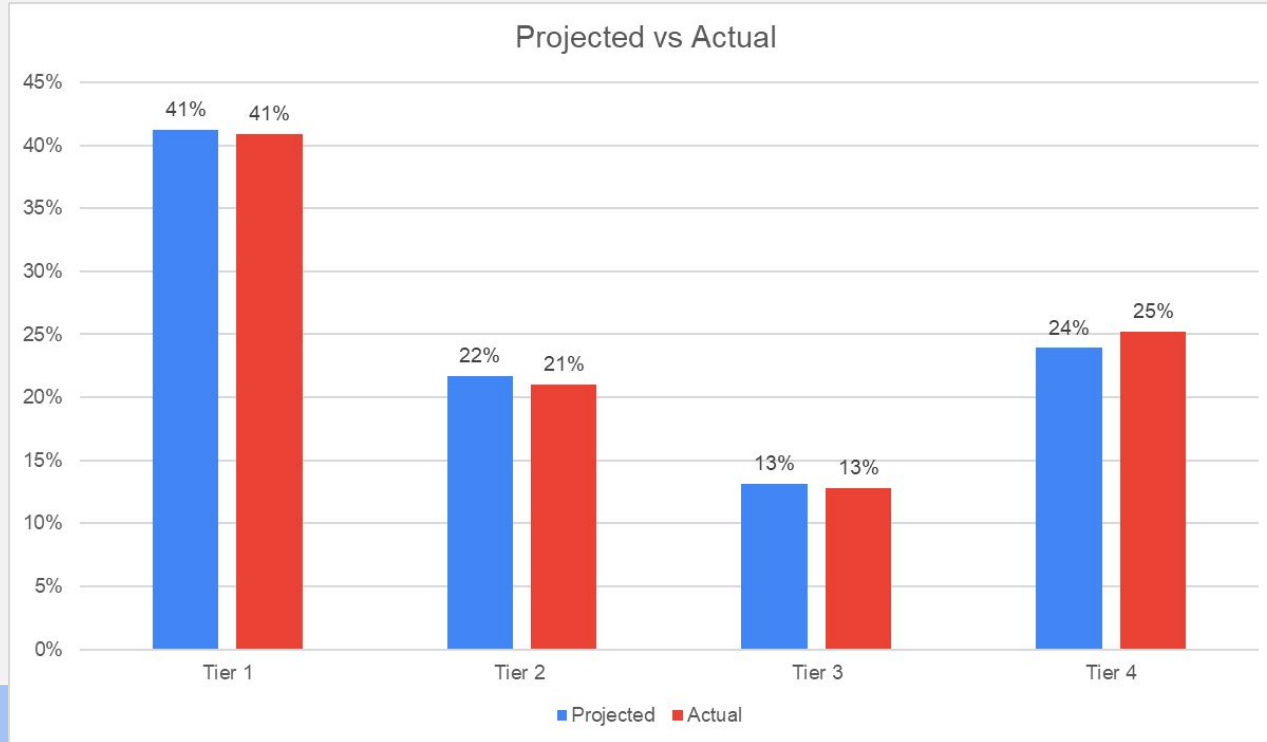
<u>Volume</u>	<u>Combined (9970)</u>	<u>Water (1135)</u>	<u>Sewer (35)</u>	<u>Elderly (61)</u>	<u>Irrigation (2909)</u>
Base	\$5.00	\$5.00	\$5.00		\$5.00
0-8	\$9.64	\$2.52	\$7.12		\$4.50
8-16	\$16.54	\$3.85	\$12.69		\$8.76
16-32	\$26.69	\$5.70	\$20.99	\$16.57	\$11.69
32+	\$29.83	\$14.02	\$20.99	\$19.74	\$14.33

Consumption Shift by Tier (2019&2021 AVG Data)



TOWN OF NATICK – FY 2024
WATER/SEWER RATE SETTING

Consumption By Tier Q1/Q2 FY24



TOWN OF NATICK – MID YEAR SUMMARY

Town of Natick

Water/Sewer Rate Setting for FY 2024

Quarterly Bill Impacts on Recent Consumption Averages

	3-YR AVG	Gallons	Existing Bill	New Bill	\$ per gallon
Elderly W/S	13.83	10344.84	\$ -	\$ -	\$ -
Elderly Water Only	9.71	7263.08	\$ -	\$ -	\$ -
Res Irrigation	23.84	17832.32	\$ 170.63	\$ 197.71	\$ 0.011
Res Sewer Only	14.02	10486.96	\$ 117.56	\$ 133.39	\$ 0.013
Res Water Only	19.15	14324.2	\$ 50.23	\$ 68.93	\$ 0.005
Res W/S	17.02	12730.96	\$ 204.31	\$ 236.63	\$ 0.019
Commercial W/S	80.43	60161.64	\$ 1,924.29	\$ 2,080.79	\$ 0.035

TOWN OF NATICK – FY 2024
WATER/SEWER RATE SETTING

Projected Bills vs Actual Bills

	Account	2023 Usage	Actual 2023 Bill	Projected 2024 Bill	2024 Usage	Actual 2024 Bill
Elderly W/S	3212***	13	\$ -	\$ -	13	\$ -
Elderly Water	1022***	10	\$ -	\$ -	10	\$ -
Res Irrigation	3262***	24	\$ 170.63	\$ 197.71	24	\$ 199.52
Res Sewer Only	1050***	14	\$ 117.56	\$ 133.39	14	\$ 133.10
Res Water Only	3282***	19	\$ 50.23	\$ 68.93	19	\$ 68.06
Res W/S	2102***	17	\$ 204.31	\$ 236.63	17	\$ 236.13
Commercial W/S	3230***	80	\$ 1,924.29	\$ 2,080.79	80	\$ 2,068.32

Projections were Accurate

Projected Bills vs Actual Bills - Outliers

	Account	2023 Usage	2023 Bill	Projected 2024 Bill	Actual 2024 Usage	Actual 2024 Bill	Notes
Elderly W/S	3212***	13	\$ -	\$ -	13	\$ -	None
Elderly Water	1022***	10	\$ -	\$ -	10	\$ -	None
Res Irrigation	3286***	24	\$ 170.63	\$ 197.71	51	\$ 565.31	Usage increased 113%
Res Sewer Only	2183***	14	\$ 117.56	\$ 133.39	84	\$ 1,606.79	Usage increased 500%
Res Water Only	2114***	19	\$ 50.23	\$ 68.93	35	\$ 185.15	Usage increased 84%
Res W/S	3171***	17	\$ 204.31	\$ 236.63	31	\$ 609.79	Usage increased 74%
Commercial W/S	2110***	80	\$ 1,924.29	\$ 2,080.79	93	\$ 2,456.11	Usage increased 16%

Higher Bills were due to Higher Usage

Historic Consumption Q1/2 vs Q3/4



FY24 Mid-Year Consumption Status

Questions on Rate Analysis

TOWN OF NATICK – MID YEAR SUMMARY

Housekeeping

TOWN OF NATICK – MID YEAR SUMMARY

New Tiers with 4% Increase

<u>Volume</u>	<u>Combined (9970)</u>	<u>Water (1135)</u>	<u>Sewer (35)</u>	<u>Elderly (61)</u>	<u>Irrigation (2909)</u>
Base	\$5.00	\$5.00	\$5.00		\$5.00
0-8	\$9.64	\$2.52	\$7.12		\$4.50
8-16	\$16.54	\$3.85	\$12.69		\$8.76
16-32	\$26.69	\$5.70	\$20.99	\$16.57	\$11.69
32+	\$29.83	\$14.02	\$20.99	\$19.74	\$14.33

New Tiers with 4% Increase

<u>Volume</u>	<u>Combined (9970)</u>	<u>Water (1135)</u>	<u>Sewer (35)</u>	<u>Elderly (61)</u>	<u>Irrigation (2909)</u>
Base	\$5.00	\$5.00	\$5.00		\$5.00
0-8	\$9.64	\$2.52	\$7.12		\$4.49
9-16	\$16.54	\$3.85	\$12.69		\$8.76
17-32	\$26.69	\$5.70	\$20.99	\$18.99	\$11.69
33+	\$29.83	\$14.33	\$20.99	\$21.21	\$14.33

ITEM TITLE: Consider 2024 Spring Annual Town Meeting Warrant Articles
ITEM SUMMARY:

ITEM TITLE: Town Administrator Review

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Town Administrator Performance Review CY2023 02-25-2023	2/26/2024	Exhibit

Summary

Natick is quite fortunate to have Jamie Errickson as its Town Administrator. He possesses a unique set of skillset and personal traits that are essential to succeed in this very demanding role in a time of continued economic certainty. He's a change agent, not satisfied with simply continuing to do things the way they've always been done and looks to improve the organizational culture of town administration to position the Town for sustainable long-term growth and to deliver quality service to the community. He has effectively built a strong team, demonstrated smart and creative leadership, and earned the trust of staff and community members. In particular, he has been able to attract very capable key employees to Natick despite the ongoing difficulty in attracting municipal talent.

In last year's review it was noted that Mr. Errickson possesses a "complete toolkit," - stamina, an easy-going nature, candor, and an appreciation of how important it is to earn and maintain the confidence and respect of Town staff, town committees, and residents. During the last two years, four new members joined the Select Board, and he developed strong relationships with each of them to help them grow into their roles. We often hear that we should strive to be active listeners, but Mr. Errickson embodies that quality extremely well. He listens to others and then identifies the pros and cons of a given suggestion or idea without judgment that allows the Select Board to rely on his counsel in making decisions. He seeks outside perspectives, especially those with expertise that may not be available in town or are required because town staff don't have the bandwidth to address a particular item. He looks at the facts and makes decisions based on the best available data.

In addition, the NPS Superintendent left for another school district and the NPS Business Manager retired. Mr. Errickson built a strong relationship with the Interim Superintendent and the NPS Business Manager to develop a workable budget and to assist the Superintendent Search Committee to identify a permanent Superintendent.

2023 Performance

- Mr. Errickson worked with Personnel Department and made effective hires for Communications Director, Director, Equity, Inclusion, & Outreach, DPW Director, Community and Economic Development (CED) planning staff, and Town Clerk in a very difficult municipal hiring climate.
- Mr. Errickson capitalized on the resignation of two town IT leaders to consolidate IT operations under the NPS IT Director who will oversee town and NPS IT operations. Town and NPS IT operations must continue to be separate entities due to state law with respect to school budget spending authority. However, operations will be consolidated where possible and this will foster increased communications between the town and NPS IT departments. Moreover, when a position is vacated, Mr. Errickson encourages departments to use that opportunity to identify their needs and examine whether they might be able to deliver services to the residents more efficiently. And, he has urged his management team to change the position description to reflect those changes and meet emerging and not historical needs.
- The shortage of experienced municipal employees is a challenge to all cities and towns and was highlighted at the Massachusetts Municipal Association (MMA) annual meeting. Mr. Errickson encourages his staff to think of how they might modify their organizations to improve their effectiveness and deliver services more efficiently. Mr. Errickson has hired and empowered department heads to establish and build a culture of "ownership" throughout town administration. Employees are encouraged to share honestly and not say what leaders want to hear.
- Mr. Errickson started or continued housing and mixed-use development along Route 135 & downtown Natick (Natick Center & Center Gateway District. Advance Washington St., Stonegate (former St. Patrick's School property), 1 South Main St projects, and 5 Auburn St. He oversaw the opening of the Anthology Assisted Living facility and ensured that Natick met the deadlines of the MBTA Communities Act (state law requirement) with the initial focus on West Natick.

Town Administrator Review CY2023 DRAFT

Overall Results

- Mr. Errickson worked well with his department heads and Natick Public Schools to present a balanced budget. (Outline some of the financial accomplishments here) and maintained the town's AAA bond rating.
- Mr. Errickson continues to look to increase efficiencies in delivering town services:
 - Drove a substantive review of all town policies, including Select Board policies. He worked with staff to identify the most pressing and/or the most easily reviewed/updated policies, including:
 - Worked with DPW to create a clearer process for residents to work with the town to get their roads to become accepted roads in town.
 - Reviewed and updated the tree policy with the Tree Warden
 - Developed a crosswalk implementation policy.
- Worked with the Department of Public Works Water & Sewer department to develop a multi-year plan and investment to ensure the safety of the town water supply and to continue to improve the processes and policies for fairer water and sewer rate charges.
- Revised HR policies with the assistance of a consultant.
- Worked with the Charter and Bylaw Review Committee Chair to modify the duties and responsibilities of the Town Administrator to enable him to be more effective. This is ongoing as the Special Act has not been submitted to the State Legislature and Town Meeting opted to postpone part of this charter and bylaw review until a yet to be scheduled Special Town Meeting, most likely concurrent with 2024 Spring Annual Town Meeting.
- Replenished the stabilization funds that were needed to help balance the FY23 budget to re-align with the town's stated financial guidelines. This helped Natick to continue its AAA bond rating which reduces the town's borrowing costs.

2023 Goals/Objectives Missed

- **Finance Department Management.** Mr. Errickson received mixed reviews of Finance Department management. One Board member noted that Mr. Errickson failed to improve financial department management while another noted that he determined that substantial improvement in financial reporting was required. He proactively contacted the Massachusetts Department of Local Services (DLS) to conduct an audit of the town, to identify best practices, next steps, and has been implementing DLS suggestions, which were extensive on an ongoing basis. This should be included as part of his objectives for the coming year.
 - **Update HR policies and procedures.** One Select Board member noted that, working with an outside consultant, the administration has prioritized revising HR policies and procedures and is expected to have suggested revisions shortly. This is an area where Mr. Errickson recognized the importance of completing the policies but faced a bandwidth issue and hired a consultant to further the process quickly and to get an unbiased perspective. Completion of this process should be included in 2024 goals. However, another Select Board member identified this as an area of strength for Mr. Errickson – he clearly identifies the obstacles to achieving a goal within a given timeframe to help the Select Board understand why a given project needs to be moved out. He is not making excuses; he is being pragmatic about what he can actually deliver.
 - **Longer Term Economic Development plans delayed, reprioritized.** Now, with the CED fully staffed, ability to progress with West Natick Planning has commenced; However, Golden Triangle Study further delayed until mid/late 2024. Economic development will be essential to reducing the burden on residential taxpayers as we move into the coming years.
 - **Human Services Study** delayed; began in Fall 2023.
-

2023 Challenges

- **Economic Development.** CED Department was extremely short-staffed so progress on the Golden Triangle study for redevelopment of that area was slowed. Also, CED had to handle multiple complicated activities such as the MBTA Communities Act and multiple large-scale projects.
- **Continued refinement of the budget process.** The excellent partnership with NPS produced a balanced budget for FY23. Moving forward, Mr. Errickson has delivered a balanced budget for FY24, although there will be challenges to bring the NPS budget into alignment with what the tax levy can fund. The big challenge lies ahead as one-time funds such as ARPA that were used to help balance the FY24 budget will be reduced and expire at the end of calendar year 2026. Thus, Mr. Errickson must develop override scenarios for FY25 and beyond so that the Select Board can decide on how to approach the need for an operational override. If the forecasts indicate that there will be sizable funding shortfalls for the FY25 budget and beyond, Mr. Errickson needs to provide the data to support a vote by taxpayers at the November 2024 election so that they are effective beginning with the FY25 budget.
- **Improving town administration culture and accountability.** Mr. Errickson faces challenges in onboarding new hires while balancing the engagement and development of employees with deep institutional knowledge to build a cohesive team that trusts each other and assumes more responsibility. This is an area of great strength for Mr. Errickson as he challenges and empowers department heads to look at how they might deliver services more efficiently and effectively. This is a work-in-progress and Mr. Errickson appears to be managing it well.
- **Investment in water infrastructure.** The elimination of PFAS from the public water supply is a challenge that the town must address. Mr. Errickson initiated the development of a five-year plan and 55-year plan to assure the safety of the water supply while keeping rates at a manageable level. This is a state-wide problem, not a Natick problem.
- Natick installed new PFAS treatment systems and is preparing to further upgrade the water treatment plant in the coming years. Over the past year, Natick developed a 55-year water resource plan that takes into account system capacity, capital needs, and changing regulations. The plan recommended Natick join MWRA to provide supplemental supply and ensure water security for the future. This was approved at the 2023 Fall Annual Town Meeting and Natick will begin pursuing this process in 2024.
- The Water Department is also working on a new metering system to help customers identify leaks and prevent high bills by providing daily usage reports & expects to have community-wide coverage by the end of 2025.

Summary of Strengths

- Mr. Errickson is an extremely effective leader and communicator who empowers his staff to implement the goals that he sets for the town. He is a very effective communicator and has established strong relationships with his staff and other communities and is very responsive to questions from the Board and the public.
- Mr. Errickson develops and maintains effective professional working relationships with the Select Board, NPS, School Committee, Finance Committee and other key town committees. He consistently and appropriately represents the Town Administration's position and is accessible and responsive to requests for information. Mr. Errickson has done an excellent job negotiating with the many unions that represent town employees. This is always challenging work with a lot of give-and-take, but he does a good job of representing what the town can afford to do and be firm in that position without being adversarial. This is a vital skill to keeping the budget under control.
- Mr. Errickson is a unique blend of a pragmatic realist and creative problem solver; Mr. Errickson is not afraid to rethink the process, department organization, use of funds, etc. and is willing to examine new approaches and empowers others to do so, too.

Town Administrator Review CY2023 DRAFT

Overall Results

- Mr. Errickson recognized the need to improve communications and outreach to town residents. Towards that end, he hired a Communications Director and Director of Equity, Inclusion & Outreach. These hires have greatly improved communications with the town and this improvement process is ongoing.
- As residents know, Natick replaced its town seal last year. Through the Communications Director, he encouraged the development of a town brand to meet a multiplicity of requirements. This town brand was reviewed with residents and approved by the Select Board in December 2023. The Communications Director produced a modern logo suite and supporting brand guidelines that provided a simple & versatile logo that not only served the basic utility to identify Town assets (vehicles, apparel, documents, etc.), but also included comprehensive brand guidelines to provide consistent, well-branded communications.
- Mr. Errickson is a natural leader who continually demonstrates strong leadership qualities fostering a culture of excellent customer service to residents. He is a clear communicator who does not micro-manage his staff, which fosters good morale. He always provides thoughtful, often data-supported feedback and strikes a respectful tone when engaging with community members and other stakeholders.

Development Needs/Areas for Improvement or Better Focus

- One member said they were VERY hard-pressed to identify any areas where Mr. Errickson has development needs. One area might be understanding the implications of the Healey-Driscoll Administration's Municipal Empowerment Act & how it will help Natick improve tax revenues and improve services.
- Economic Development to lessen the impact of a projected operational override beginning in FY25.
- Mr. Errickson is very respectful of the Select Board and helps the Board make informed policy decisions. He often presents several choices, with the "pros" or "cons" for each. One member noted that, "when it comes to what town administration *needs* to run the town, it may be more helpful for the administrator to state, "this is what we need, " while presenting those choices. Another member stated that Mr. Errickson is very careful not to present alternatives in a biased manner. After weighing the "pros" & "cons", he serves as a trusted advisor to the Select Board to help them make an informed decision.
- Ensuring that affordable housing continues to be implemented to ensure "safe harbor" status for Natick so it can retain zoning control.

Development Plan/Suggestions

"Professional Mentorship and Executive Coaching should be regularly employed. Mr. Errickson has an extensive network for municipal advice, peer collaboration, etc., but the value of a non-municipal executive coach (perhaps with more private sector, HR/organizational psychology experience). Regular, facilitated leadership retreats (semi-annual?) to foster further collaboration and relationship building outside of regular department head meetings. Engage with other partners - School Department, area non-profits on brainstorming innovating services.

Additional Comments:

- Mr. Errickson's leadership skills are unparalleled. He is the opposite of a micro-manager, and this was quite evident when, due to a family illness, he was unable to be in the office for a period of time and his immediate staff picked up the slack without missing a beat.
- Mr. Errickson continues to be the right person to foster a municipal culture of empowered, accountable community services. His completion of, and progress on, many of his goals for the year, notably key hiring, following up on the Financial (DLS) audit, and initiating major programs/projects (e.g. implementing Community Preservation Act, MBTA Communities Act/housing, public water supply, and developing a longer-term financial plan and planning

process are highlights from a successful year.

- It is also important to note that while the Administrative ""engine"" keeps moving forward, there are several key activities with major direct and perceived impacts on the community on the horizon - understanding and implementing recommendations from the Human Services study, prioritizing economic development activities, and working with community partners on housing challenges (affordability and availability), as some examples. Further, with financial clouds on the horizon, it's vital to regularly present financial forecasts/reports to the Board and the general public to convey importance and urgency about future budgets. It will be extremely important to "read the room" with citizen temperament/concerns and leveraging the SB members' "ears to the ground" and committee engagement to do so. Community outreach is essential to meeting this challenge. We're already seeing that community outreach in action with public events on the status of the removal of the Charles River Dam in South Natick along with riverfront park improvements to the parks surrounding the dam site.
- On a personal level, Mr. Errickson is an experienced professional with the knowledge, temperament, good humor, and appreciation for the challenges ahead to help Natick thrive through an uncertain, and likely volatile, few years ahead. Natick is lucky to have him, and the Board continues to be well-served by his support and leadership in Town Hall and as a highly respected community and regional leader.
- "There are many personalities, wants, requests and desires and Mr. Errickson handles them with care and steadiness. He may need to be a little tougher in delegating and supporting or replacing underperforming staff sooner. Overall, I'm grateful Mr. Errickson is managing Natick!"
- Mr. Errickson always gives credit to the people who are getting the work done and ensures that they are perceived as valued employees. Conversely, he always shoulders the blame when something goes awry and isn't working and takes ownership of finding the solution.

	Description/Examples of Criterion	Excellent/ Exceeds Expectations	Meets Expectations	Below Expectations	Notes
Evaluation Criteria		For each Evaluation Criterion, place "x" under appropriate column			Notes from aggregation of SB evaluations.
Personal Characteristics	Exhibits honest and ethical behavior; Acts in a fair and equitable manner; Effectively deals with unforeseen issues and problems; Shows resilience by maintaining energy and motivation despite constant demands. Responds well to stressful situations; Displays creativity, innovation, flexibility and appropriate risk taking; etc.	XXXXX			Unanimous.
Professionalism	Is fully knowledgeable and committed to the field of local government management; Seeks to enhance skills and abilities through educational opportunities; Actively participates in professional municipal management organizations; Encourages staff training and development; etc.	XXXX	X		Number of Xs indicates number of SB who chose that rating.
Public Relations/Communications	Projects a positive image in the community; Is reasonably open and available to the public and responsive to citizen complaints or requests; Communicates effectively to the media; Keeps the citizenry informed of current issues in Town government; etc.	XXX	XX		

		Excellent/ Exceeds Expectations	Meets Expectations	Below Expectations	Notes
Evaluation Criteria	Description/Examples of Criterion	For each Evaluation Criterion, place "x" under appropriate column			Notes from aggregation of SB evaluations.
Board Support/Relations	Offers professional advice to the Board, including appropriate alternatives and recommendations, based upon thorough study and analysis; Implements policy matters and other directives adopted by the Select Board; Keeps Board members informed of issues and activities in Town government and in the community; Listens, understands, and appropriately addresses Select Board members' concerns; Maintains a professional working relationship with the Board, promoting a climate of mutual respect and trust; etc.	XXX	XX		
Community Leadership	Provides leadership within the community by being visible and approachable; Maintains good relationships with the business community; Supports and recognizes the efforts of volunteer citizens and groups; Maintains effective relationships with other communities, state agencies, and municipal organizations; Maintains effective relationships with state and federal elected representatives; Maintains effective relationships with Town elected and appointed officials, boards, and municipal leaders outside of the Town Administrator's reporting structure; etc.		XXXXX		

	Description/Examples of Criterion	Excellent/ Exceeds Expectations	Meets Expectations	Below Expectations	Notes
Evaluation Criteria		For each Evaluation Criterion, place "x" under appropriate column			Notes from aggregation of SB evaluations.
Organizational Leadership/ Personnel Management	Provides leadership, motivation and support within the organization; Effectively delegates tasks and assignments; Builds and motivates a team, providing direction and monitoring/adjusting performance as required; Assures selection for employment of the best-qualified personnel; Assures systematic performance evaluation of staff in the organization; Establishes high standard of performance for all Administrators; recognizes, develops, and utilizes their leadership abilities; Effectively leads collective bargaining efforts with unions; keeps the Board informed on progress; Maintains good staff morale and maintains open, honest, and professional relationships with staff; Exercises powers and duties consistent with the terms of the Town Charter under Art. 4-2; etc.	XXXX	<----X		One Select Board Member chose "between exceeds and meets expectations"

	Description/Examples of Criterion	Excellent/ Exceeds Expectations	Meets Expectations	Below Expectations	Notes
Evaluation Criteria		For each Evaluation Criterion, place "x" under appropriate column			Notes from aggregation of SB evaluations.
Financial Management	Prepares a timely annual budget proposal; Effectively promotes a full understanding of budgeting issues and needs; Employs sound fiscal management practices for the development of the operating and capital budget recommendations; Effectively monitors and controls budget expenditures; Provides complete and accurate financial information to facilitate budget deliberations; Creatively manages available resources to increase productivity and efficiency; Develops and maintains a long-term financial plan for the Town; Undertakes fiscal procedures consistent with the terms of the Town Charter under Article 5; etc.	XXX	X		One Select Board Member silent on this category.
Planning and Organization	Creates and facilitates an environment for long-range and strategic planning; Develops proposals for cost effective organization of Town operations; Establishes appropriate goals and objectives for Town operations; etc.	XXXXX			

	Description/Examples of Criterion	Excellent/ Exceeds Expectations	Meets Expectations	Below Expectations	Notes
Evaluation Criteria		For each Evaluation Criterion, place "x" under appropriate column			Notes from aggregation of SB evaluations.
Progress Towards Goals	Examples include: ARPA Funding Approach; Key Hires/Succession Planning/Retention; Professional development (through networking, executive coaching, mentor); Operational Support/Improvements; Update HR policies/procedures; Collaboration with Superintendent/NPS; Financial Forecasting/Override Discussion; Budget Process Revamp; Improved Communications internal/external; Legal Counsel Review; Town Governance; Equity Task Force Implementation; Support hiring and developing high-quality staff.	XXXX	<----X		One Select Board Member chose "between exceeds and meets expectations"

ITEM TITLE: Accept resignation from Andreia Precoma from the Economic Development Committee

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
resignation from Andreia Precoma	2/14/2024	Cover Memo

From: Andreia Precoma <arprecoma@gmail.com>
Subject: Re: Your service on the Economic Development Committee
Date: February 5, 2024 at 3:21:36 PM EST
To: Scott Laughlin <slaughlin@natickma.org>

Hi Scott,

Starting February 5, 2024, I resign my position as a member of the Economic Development committee at the town of Natick, due to a schedule conflict. Thank you for your understanding.

Sincerely,

Andreia Ribas Precoma

ITEM TITLE: Approve Safety Committee Recommendations from September 2023 through January 2024 submitted by Chief Hicks

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
Safety Committee Recommendations	2/22/2024	Cover Memo



TOWN OF NATICK
SAFETY COMMITTEE RECOMMENDATIONS
POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 23A-23C

NATICK POLICE DEPARTMENT SAFETY COMMITTEE
SEPTEMBER 2023 – JANUARY 2024

AGENDA ITEM	RECOMMENDATION	DATE
Resident Request for No Turn on Right at the intersection of West Central Street and Speen Street in all four directions for safety of pedestrians in crosswalks.	Committee VOTED to recommend to the Select Board to erect a MUTCD compliant YIELD to PEDESTRIAN sign on Speen Street southbound at West Central Street.	11-28-23
Request to add a street light on existing pole on Bishop Street at Madonna Street due to extreme darkness in area.	Committee VOTED to recommend to the Select Board to consider adding a light to existing pole on Bishop Street at Madonna Street.	11-28-23

Resident request to install a street light at the end of Bacon Street at the beginning of the Cochituate Rail Trail as it is extremely dark and would increase safety near the trail.	Committee VOTED to recommend to the Select Board to consider adding a light to existing light pole on Bacon Street in the vicinity of the Cochituate Rail Trail.	11-28-23
Request from the Town Treasurer's Office to address the duplicate street name of Upland Road. One section is on the northside of Route 9 off of Oak Street, other is on the southside of Route 9 off of Oak Street.	Committee VOTED to recommend to Select Board to hold a public hearing to change the name of Upland Road on the southside of Route 9 to Upland Terrace.	01-23-24

ITEM TITLE: Approve and sign 2024 Presidential Primary Warrant

ITEM SUMMARY:

ATTACHMENTS:

Description	Upload Date	Type
2024 Presidential Primary Warrant	2/20/2024	Cover Memo

COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

WARRANT FOR PRESIDENTIAL PREFERENCE PRIMARIES

Middlesex SS.

To either of the Constables of the Town of Natick

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in Primaries to vote at

Ward 0/Precincts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

165 Mill Street, 14 East Central Street, 22 Rutledge Road, and 117 East Central Street

on **TUESDAY, THE FIFTH DAY OF MARCH, 2024**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the Presidential Primaries for the candidates of political parties for the following offices:

PRESIDENTIAL PREFERENCE	FOR THIS COMMONWEALTH
STATE COMMITTEE MAN	MIDDLESEX & NORFOLK SENATORIAL DISTRICT
STATE COMMITTEE WOMAN	MIDDLESEX & NORFOLK SENATORIAL DISTRICT
TOWN COMMITTEE	TOWN OF NATICK

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this _____ day of February, 2024.

Select Board of : The Town of Natick

Service of the warrant by a Constable or Police Officer

Constable	(month and day)

, 2024.