



TOWN OF FRANKLIN

RESOLUTION 17 - 20

Chapter 61A – Non-exercise of 1st Refusal Option – Property located at 4 Mount Street

WHEREAS, The Town has been notified by Attorney for the owner of Chapter 61A land at 4 Mount Street, Parcel No. 330-012-000-000, of the owner’s intent to convert the property to other use.

WHEREAS, the Town has 120 days to exercise its first refusal option; and

WHEREAS, the Town Council, after consideration, does not wish to exercise said option to acquire this parcel of land.

BE IT RESOLVED THAT THE TOWN OF FRANKLIN, acting by and through the Town Council and pursuant to Section 14, MGL Chapter 61A, hereby declares that it will not exercise the first refusal option on the parcel of land at 4 Mount Street containing 10.081 acres of land known as Assessors’ Parcel ID No.: 330-012-000-000 and which is shown on the map attached herewith.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____ 2017

VOTED: _____

UNANIMOUSLY: _____

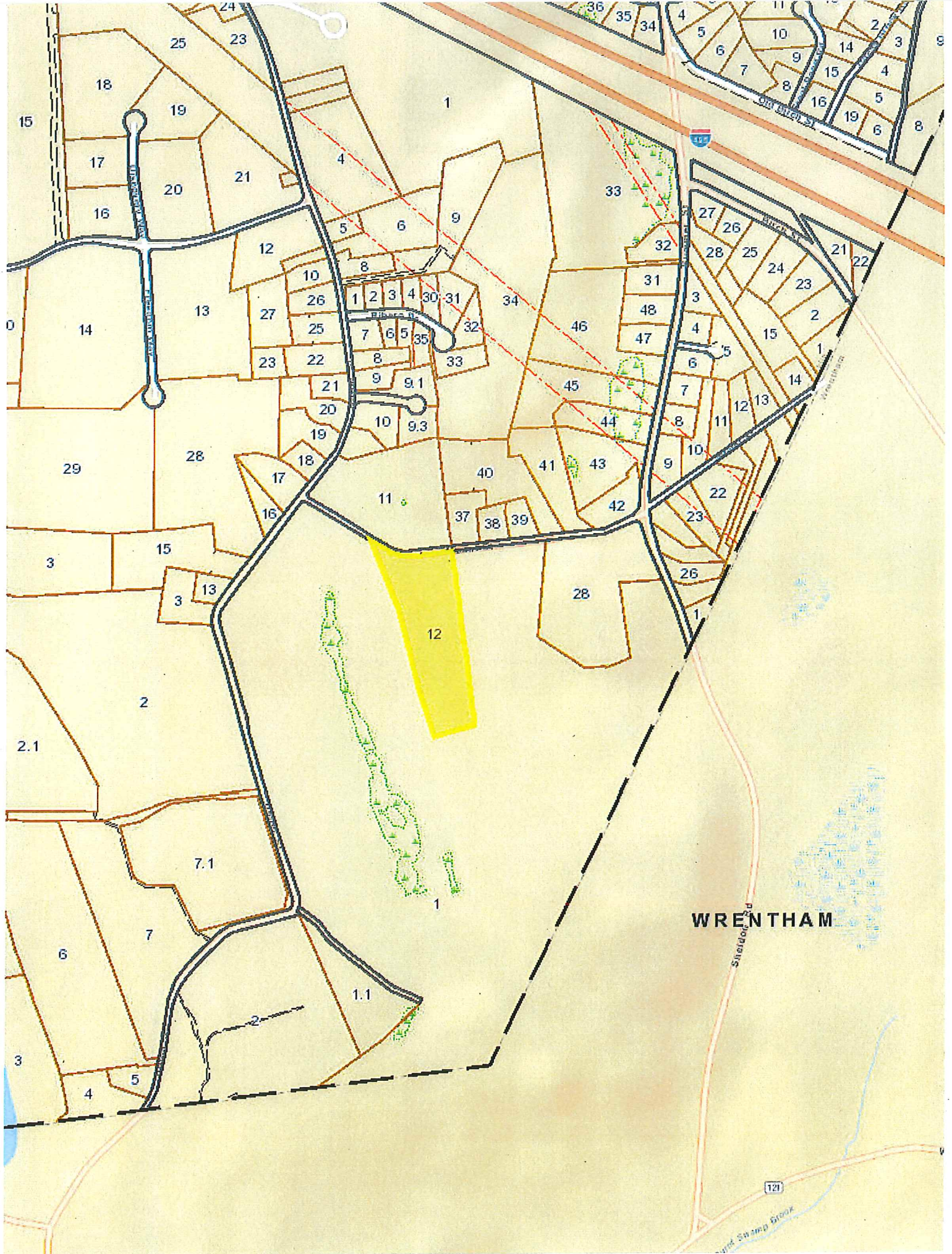
A TRUE RECORD ATTEST:

YES: ____ **NO:** ____

ABSTAIN: ____ **ABSENT:** ____

Teresa M. Burr
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



WRENTHAM

121

Sheldon St

Swamp Brook

I-95

Old State St

Hick St

Riverside St

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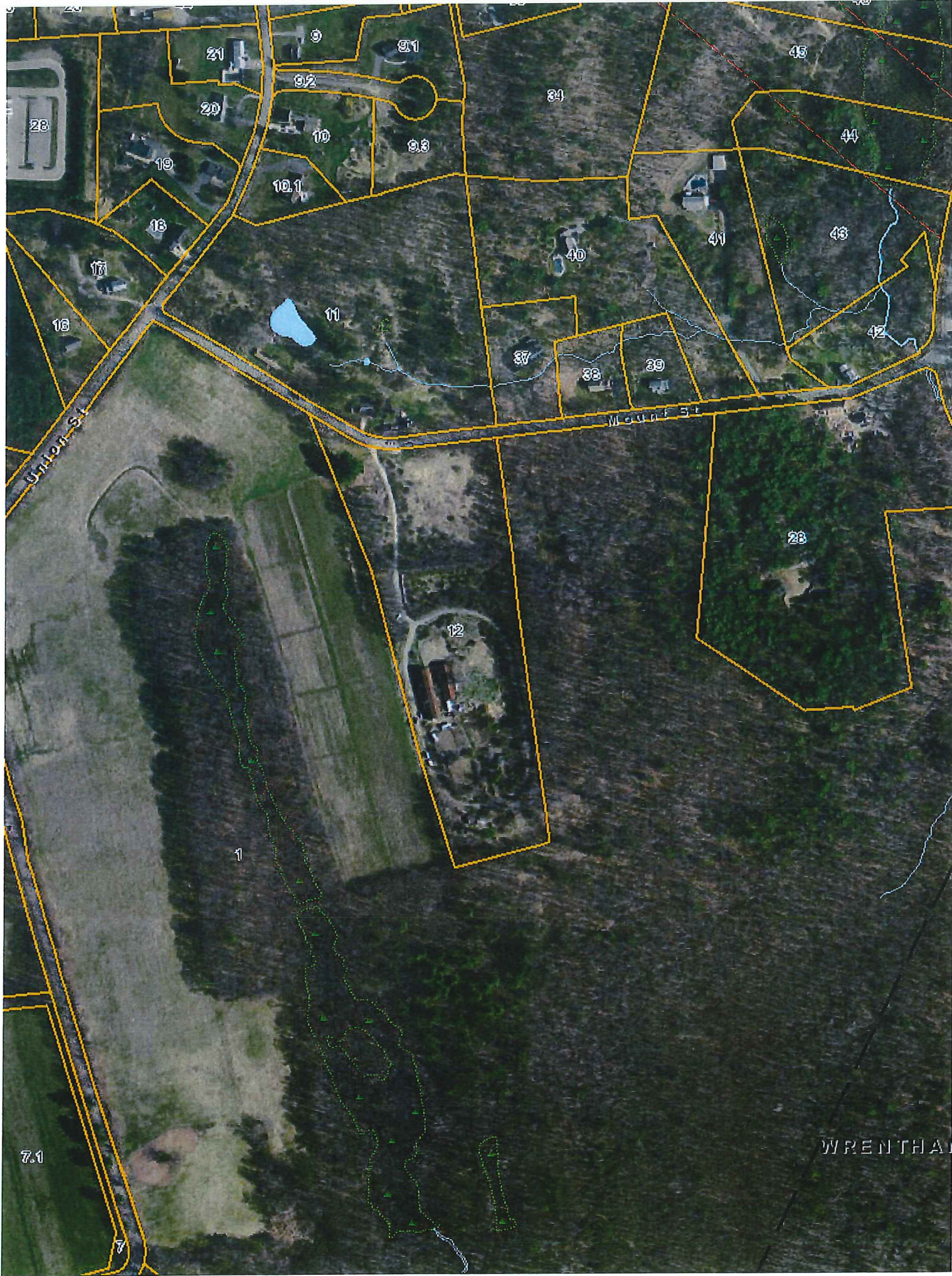
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OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: March 2, 2017
TO: Planning Board, Conservation Commission, Recreation Advisory, DPW
FROM: Jeffrey D. Nutting, Town Administrator
RE: Sale of Chapter 61A land at 4 Mount Street

The town has received the paperwork for the right of first refusal on a 10 Acre parcel of land on Mount Street for \$365,000. The town has 120 days to decide if there is any interest in the property.

However the Town Council can vote prior to the 120 days to not consider the land and then the property owner is free to sell the land.

Accordingly, if anyone would like to comment on whether the town should purchase or not purchase the land please advise my office by March 30, 2017.

I am happy to answer any questions that you may have.

PETER D. JORDAN
ATTORNEY AT LAW
1441 MAIN STREET, SUITE 601
SPRINGFIELD, MASSACHUSETTS 01103

TELEPHONE: (413) 737-8266
FACSIMILE: (413) 781-1691
peter@peterjordanlaw.com

RECEIVED
FEB 27 2017
CONSERVATION

February 21, 2017

George Russell
Conservation Agent
Conservation Commission
Town of Franklin
355 East Central Street
Franklin, MA 02038

Re: 4 Mount Street
Parcel No. 330-012-000-000
Request for Waiver of Right of
First Refusal and Release of
Agricultural Tax Lien

DOX

NOTICE OF INTENT TO SELL FOR OTHER USE

Dear Mr. Russell:

I represent the Estate of Stanley C. Adelstein which owns the property located at 4 Mount Street. The Estate is now in the process of selling the property to a third party and is requesting a Waiver of the Right of First Refusal and a Release of Agricultural Tax Lien from the Town of Franklin in order to clear the title in connection with the sale.

The property being conveyed is known as 4 Mount Street and identified as Parcel No. 330-012-000-000. The parcel contains approximately 10.081 acres according to the Assessor's records. A copy of the Assessor's plan is attached for your file. The purchaser intends to use the property for two building lots for the construction of single family homes. A certified copy of the Purchase and Sale Agreement for the property is attached for your file.

Town of Franklin

Tel: (508) 520-4929


Fax: (508) 520-4906



Conservation Commission

355 East Central Street • Franklin, Massachusetts 02038-1352

TO: Jeff Nutting
Town Administrator

FROM: George Russell, AICP
Conservation Agent 

DATE: March 15, 2017

RE: Sale of Chapter 61 land, 4 Mount Street

At their March 9, 2017 meeting, the Conservation Commission discussed the above sale of land.

The Commission voted to take no position on the Town's option to purchase this parcel.

This lot has an approved Order of Conditions from the Commission for a single family home that was granted in December 2016. This Order runs with the land, not the property owner.

Please feel free to contact me if you need any additional information or clarification.

CC: Franklin Planning Board
Bryan Taberner

RECEIVED

MAR 15 2017

TOWN ADMINISTRATOR
TOWN OF FRANKLIN