DEED

The Town of Hopkinton, a Massachusetts municipal corporation, having a usual place of business at 18 Main Street, Hopkinton, Massachusetts, 01748, through its Board of Selectmen (the "Grantors")

FOR CONSIDERATION PAID, and in full consideration of Two Thousand Five Hundred Dollars

GRANT TO Robert R. Fontaine and Sharon J. Fontaine, husband and wife as Tenants by the Entirety, of 85 Hayward Street, Hopkinton, MA 01748.

WITH QUITCLAIM COVENANTS, all of our right, title and interest in the following described premises located in Hopkinton, Middlesex County, Commonwealth of Massachusetts:

The land located on Old Town Road, Hopkinton, MA 01748, shown on Assessors Map L36, Block 177, Lot 0 and more accurately shown as lots 82 and 83 on a plan entitled Maspenock Lake Shores Section C dated April 1933, Irving Rosenblatt C.E. and recorded in the Middlesex South Registry District of Deeds as Plan Numbered 426 of 1933 and according to said plan bounded and described as follows: Beginning at the Southeasterly corner of said parcel; thence running southwesterly along Old Town Road fifty (50) feet; thence running northwesterly by lot 84 on said plan one hundred (100) feet, more or less; thence northeasterly by lots 113 and 114 on said plan fifty (50) feet, more or less; thence southeasterly by lot 81 on said plan, one hundred (100) feet, more or less to the point of beginning. Said parcel contains 5,000 square feet, more or less.

Also hereby conveyed as appurtenant to the land hereby granted is the right to use for all purposes for which ways are used in the Town of Hopkinton, Old Town Road and the abutting roads shown on said plan.

For title see deed recorded with Middlesex South District Registry of Deeds Book 10607, Page 187.

Executed under seal this _____ th day of _____, 2011

_____	_____
Todd Cestari	Michelle Gates
_____	_____
John M. Mosher	Benjamin L. Palleiko
_____	
Brian J. Herr	

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY _____, 2011

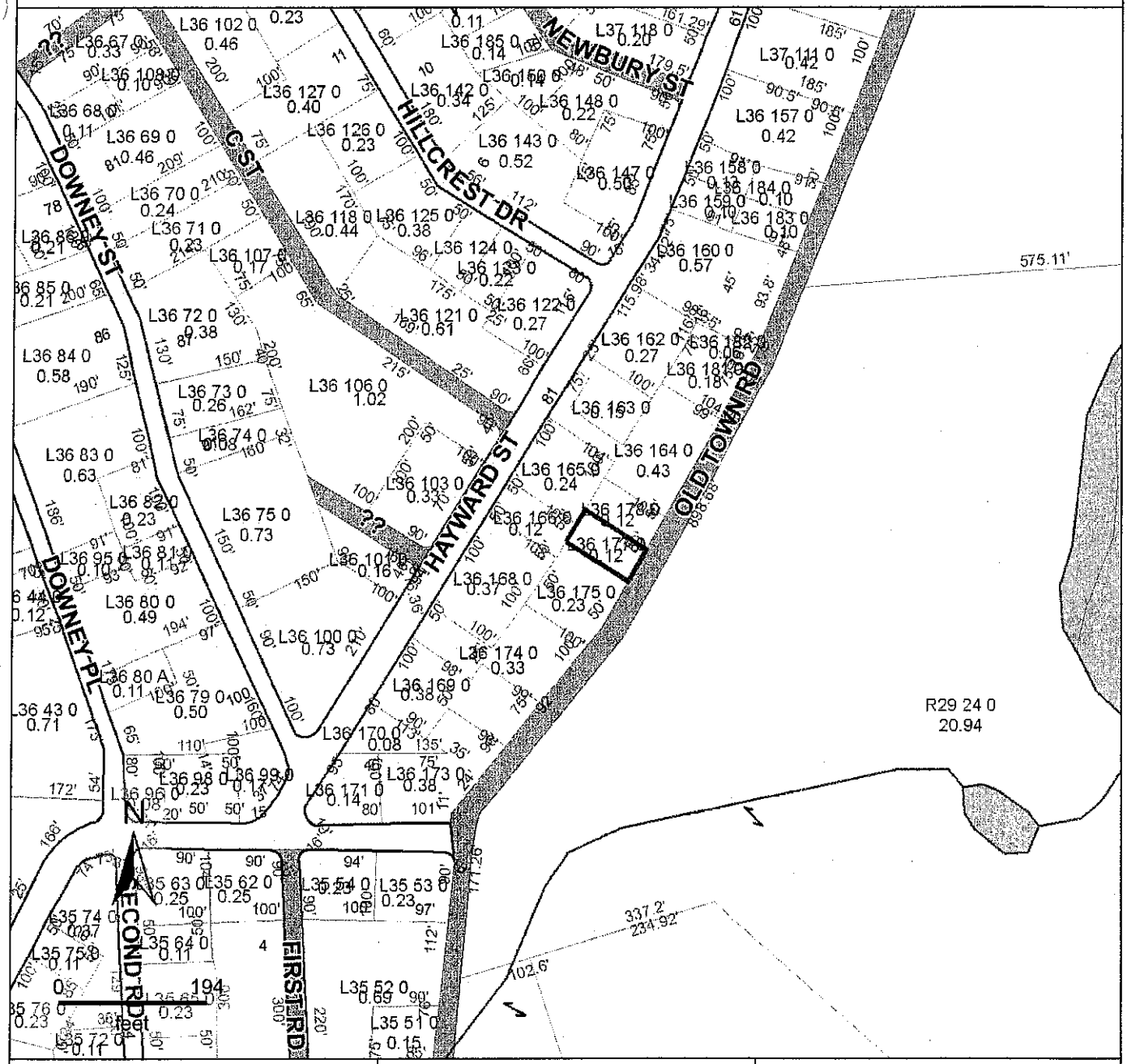
On this _____ day of _____, 2011, before me, the undersigned notary public, personally appeared the above-named Todd Cestari, Michelle Gates, John M. Mosher, Benjamin L. Palleiko and Brian J. Herr, a majority of the Board of Selectmen of the Town of Hopkinton, known personally to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and acknowledged the foregoing instrument to be the free act and deed of a majority of the Board of Selectmen of the Town of Hopkinton, before me.

_____
Notary Public
My Commission expires:

Old Town Road

Maps

Parcel Viewer

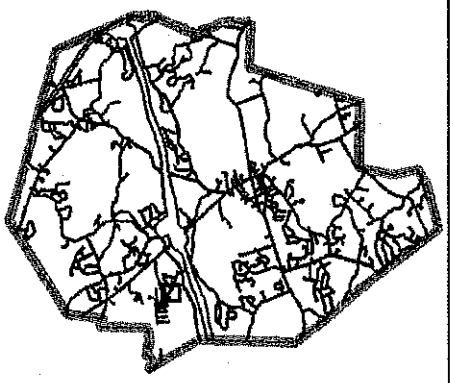


Property Information

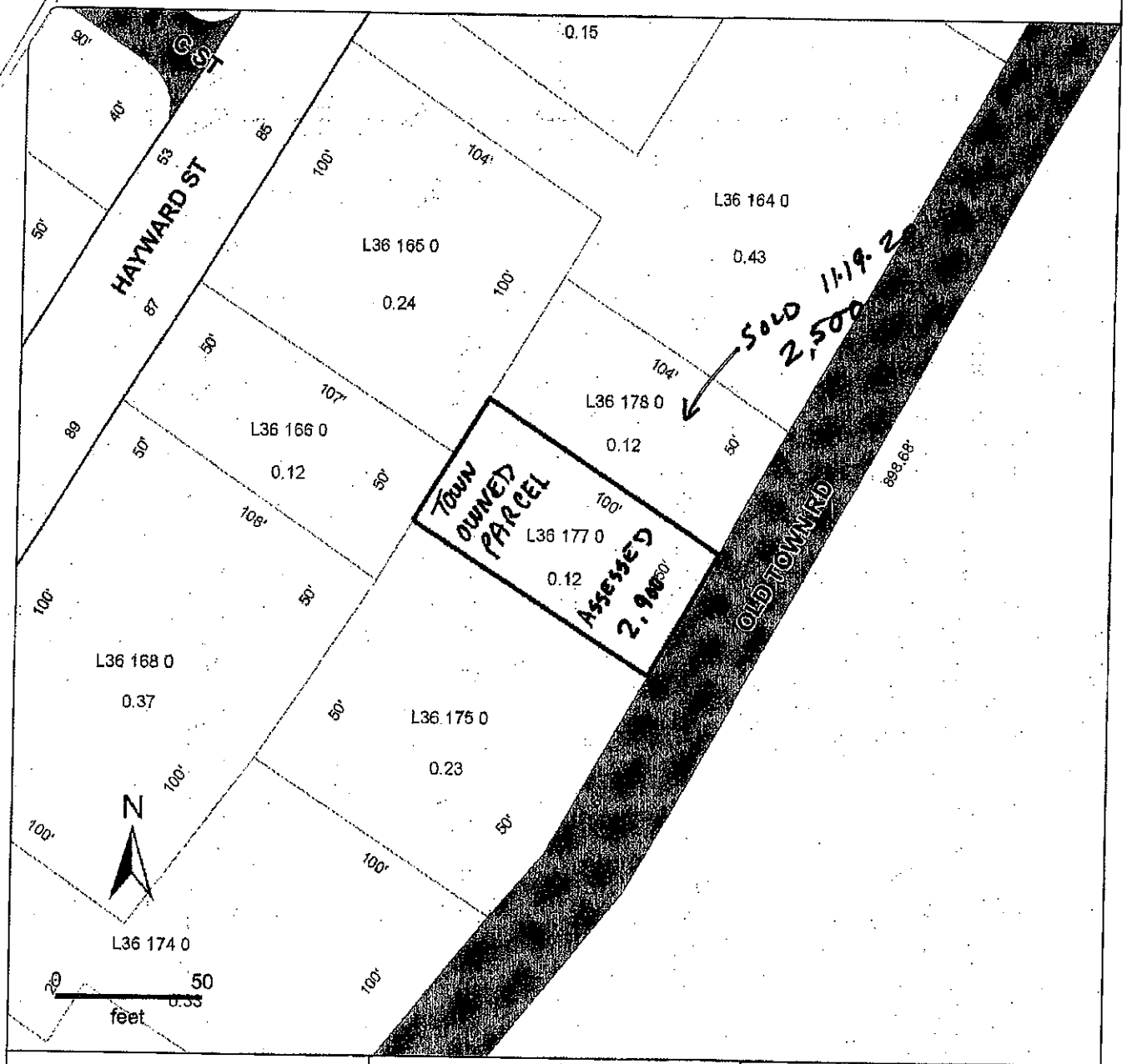
Property ID	L36 177 0
Location	0 OLD TOWN RD
Owner	HOPKINTON, TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Hopkinton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



Parcel Viewer



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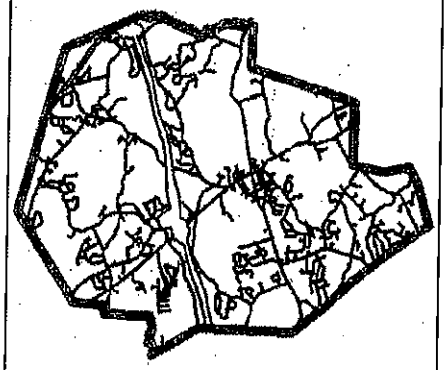
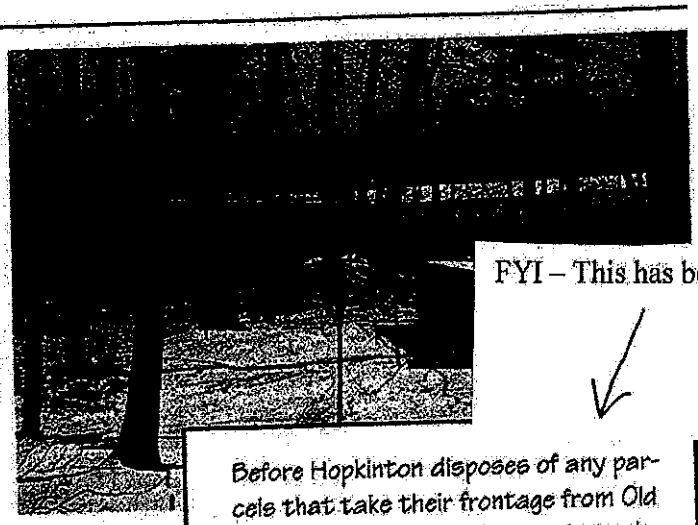


TOTAL ASSESSED: 2,900

Site #13 Old Town Road Lot 182



Also steeply sloped, this parcel appears to be used by the owner of Hayward Street Lot 162.

Lot 182 is a 2,613 square-foot parcel with an assessed value of $1,300.00. Town records cite a 1964 acquisition for $1.00 from an unknown seller. This is a tax title parcel that could probably be sold as land of low value.

FYI – This has been done.

Before Hopkinton disposes of any parcels that take their frontage from Old Town Road, town meeting needs to decommission the street (or a select portion thereof) as a public way. Otherwise, the new owners may have the right to insist that taxpayers finance the minimum improvements necessary to gain access to these properties.

Site #14 Old Town Road Lot 177

This parcel is a wooded lot that appears to have been partially cleared, although there is no evidence that anyone is actually using it. Lot 177 is separated from Hayward Street Lot 166 by means of a stone wall. The Town has owned this 5,227 square foot parcel since 1964. The property data card does not identify the grantor, but like other parcels in the Lake Maspenock area this one shows that the acquisition occurred by way of a $1.00 transaction in 1964. The assessed value of Lot 177 is $2,600.00. The Town has been contacted by an abutter who is interested in purchasing this parcel (12/97).

L36 | 177 | 0
Map | Block | Lot

1 of 1
CARD

TOTAL ASSESSED: 2,900
!263!

Town of Hopkinton

Patriot Properties Inc.

PROPERTY LOCATION

Pno	Alt No	Direction/Street/City
0		OLD TOWN RD, HOPKINTON

OWNERSHIP

Unit #:

Owner 1	HOPKINTON, TOWN OF
Owner 2	
Owner 3	
Street 1	18 MAIN ST
Street 2	
City	HOPKINTON
St/Prov	MA
Country	
Own OCC	N
Postal	01748
Type	

PREVIOUS OWNER

Owner 1	
Owner 2	
Street 1	
City	
St/Prov	
Country	
Postal	

NARRATIVE DESCRIPTION

This Parcel contains .12 ACRES of land mainly classified as VACANT-SEL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Comment

PROPERTY FACTORS

Item	Method	Descrip	%	Item	Code	Descrip
92	RLF2	RLF2	100	Utl	4	NONE
Zone				Ns		
Int				Pvt		
Access				Exmpt		
Fld/Haz						
D				Topo		
Sq				Street		
Pt				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
930			0.120	2,900	2,900
			0.120	2,900	2,900
			0.120	2,900	2,900
			0.120	2,900	2,900

Source: Market Adj Cost | Total Value per SQ Ft/C Cap: N/A | Parcel: N/A

Legal Description	
Expired Lot Size	
Total Land	
Land Unit Type	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	06/01/88

PREVIOUS ASSESSMENT

Parcel ID L36 177 0

Fiscal Yr	Use Code	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assessed Value	Note	Date
2011	930	FV	0	.12	2,900	2,900	2,900		10/15/2010
2011	930	PV	0	.12	3,100	3,100	3,100		6/10/2010
2010	930	FV	0	.12	3,100	3,100	3,100	Year End	11/23/2009
2009	903	FV	0	.12	3,600	3,600	3,600	Final Value	10/20/2008
2008	903	FV	0	.12	3,600	3,600	3,600		10/23/2007
2007	903	FV	0	.12	3,600	3,600	3,600		11/21/2006
2006	903	FV	0	.12	3,400	3,400	3,400		9/23/2005
2005	903	FV	0	.12	3,100	3,100	3,100		9/22/2004

PRINT

Date	Time
01/21/11	15:12:08

LAST REV

Date	Time
08/26/09	14:55:57

lizs

USER DEFINED

Prior Id #1	64-116
Prior Id #2	
Prior Id #3	
Prior Id #4	
Prior Id #5	
Prior Id #6	
Prior Id #7	
Prior Id #8	
Prior Id #9	
Prior Id #10	
Sub Map	
Reval Dist	
Reval Dist	
Year	
LandReason	
BldgReason	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 263

Station	Legal Ref	Type	Date	Sale Code	Sale Price	V-Test	Valid	Assoc PID	Value	Notes
N/A	10607-187		1/1/1964	OTHER	1	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	Co	Last Visit	Fed Code	Descrip	Comment

ACTIVITY INFORMATION

Date	Reason	By	Name
6/1/1988	VACANT LOT	139	MIKE LAVOIE

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	Frontage	Depth	Land Units	Unit Price	Land Type	Adj	Neighborhood	Nbhd Mod	Land Value	Special Land Code	Total Acres	Use Code
930	VACANT-SEL	5227		SQUARE FE	UNDEV	0.5	0.	3.45	0.1633	UNBLD	-95	2,930	2,900

Total SQM: 5227.20 | Parcel Info: 930 VACANT-SEL | Prime Neighborhood: AVERAGE-3 | Total: 2,930 | Split Edit | Total: 2,900

ieved to be correct but is subject to change and is not warranteed. Database: AssessPro

apro

2011

EXTERIOR INFORMATION

Stories			
Stucco			
(Qr) Units		Total	
Foundation			
Ext Wall			
Prime Wall			
Sec Wall			%
Roof Struct			
Roof Cover			
Color			
Year Built			

BATH FEATURES

Full Bath		Rating	
7/8 Bath		Rating	
3/4 Bath		Rating	
7/8 Bath		Rating	
1/2 Bath		Rating	
1/4 Bath		Rating	
Additional		Rating	

OTHER FEATURES

Kits		Rating	
A Kits		Rating	
Capt		Rating	
Value		Rating	

GENERAL INFORMATION

Grade			
Year Blt		Eff Yr Blt	
Air LUC		% Air	
Foundation		Fact	
Mod			
Sum Adj			

CONDO INFORMATION

Type	
Total Units	
Floor	
% Own	
Name	

INTERIOR INFORMATION

Ave Hgt			
Part Int Wal			
Sec Int Wall			%
Plaster			
Prim Floors			
Sec Floors			%
Bsmnt Flr			
Bsmnt Gar			
Plumbing			
Installation			
Intus Ext			
Kitchen Fuel			
Heat Type			
Cheer Sys			
% Heated		% AC	
% Sprnkl H.W.		Central Vac	
% Drywall		Fireplaces	

DEPRECIATION

Phys Cond	0.0	%
Functional		%
Economic		%
Special		%
Obsolete		%
% Total	0	%

CALC SUMMARY

Base Sq Ft	
Size Adj	1.00000000
Const Adj	8.00000000
[illegible]	
[illegible]	0
[illegible]	
Neighborhood Adj	1.00000000
Sub Area Adj	
Adj Total	0
Depreciation	0
Depreciation Total	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc										# Units
Level	FC	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other											
Upper											
Lvl 2											
Lvl 1											
Lower											
Totals	RMS		BRS		BGRS		FBB				

REMODELING

Exterior	
Interior	
Additions	
Kitchens	
Baths	
Plumbing	
Electric	
Heating	
General	

RES BREAKDOWN

No Unit	RMS	BRS	FL

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Avg Sale		Avg Rate	
Adj Val			
Sketched Area		Total	
Gross Area		Fin Area	
Special Features	0	Val/Sq Net	
Final Total	0	Val/Sq Sz Ad	

SUB AREA

Code	Description	Area Sq	Rate	AV	Undept Value

SUB AREA DETAIL

Sub Area	% Util	Description	Type	Year	Cfer

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID L36 177 0

SPEC FEATURES/YARD ITEMS

Code	Description	A/V/S	Qty	Size	Qual	Cond	Year	[illegible]	[illegible]	[illegible]	Fact	NB	Fa	App Value	[illegible]	[illegible]	Unit Value

Active N | Total Special Features | Total Yard Items | Total

Annual Town Meeting (May 2, 2011)

Article 52: Disposition of Town Property on Old Town Road
Passed by Unanimously voted (May 3, 2011)

May 2, 2011 Annual Town Meeting

Article 52: Disposition of Town Property on Old Town Road
To see if the Town will vote to authorize the Board of Selectmen, on behalf of the Town, to sell or otherwise dispose of the real property on Old Town Road shown on Assessors Map L36 Block 177 Lot 0, under such terms as it may determine.

Voted: that the Town authorize the Board of Selectmen, on behalf of the Town, to sell or otherwise dispose of the real property on Old Town Road shown on Assessors Map L36 Block 177 Lot 0, under such terms as it may determine.

Capital Improvement Committee recommended approval for Article 52
Passed by: Voice Vote Unanimous (05-03-2011)

Correspondence

Elaine Lazarus

Director of the Land Use, Planning and Permitting Department

Memorandum

RECEIVED
JAN 24 2011
BY:

To: Elaine Lazarus; Town Planner

From: Robert Bushway, Principal Assessor

Date: 1/24/2011

Re: Market Value of Town owned land off Hayward Street, L36-177-0

I have reviewed the parcel of town owned land off Hayward Street that an abutter is interested in purchasing from the town known as 0 Old Town Road, assessors map L36 block 177 lot 0.

The parcel consists of 5,227 square feet of vacant, unbuildable land and has an assessed valuation of $2,900. This assessment is supported by an abutting parcel of the same size that sold on November 19, 2010 for $2,500 to an abutter.

Non-buildable land is typically very difficult to value, as it's only real value is to an abutter and the fact that there are typically a limited number of sales. Fortunately for the parcel in question, the sale of an abutting parcel lends more credibility to the assessed value of $2,900. The current assessment is performed as part of a mass appraisal for taxation purposes as of January 1, 2010.

If I were valuing this single parcel for an appraisal, I would estimate the market value as of January 24, 2011 for L36-177-0 at **$2,500.**

TOWN OF HOPKINTON

DEPARTMENT OF
LAND USE, PLANNING AND PERMITTING

RECEIVED
JUN 0 2011
BY: .....

TOWN HALL
18 MAIN STREET
HOPKINTON, MA 01748
508-497-9755

DATE: June 6, 2011

TO: Geri Holland

FROM: Elaine Lazarus

RE: **Old Town Road Lot (Map L36, Block 177, Lot 0)**

This memo is relative to the follow-up needed pursuant to the affirmative vote on Article 52 at the 2011 Annual Town Meeting. The vote authorized the Board of Selectmen to "to sell or otherwise dispose of" the referenced lot. At this time, the Board should vote to declare that the property is available for disposition, and the vote should indicate whether the Town will include any restrictions to be imposed on the use of the parcel, such as the retention of easements, etc. I am not aware of the need or desire to impose any restrictions or retain easements. Assuming that there will be no such restrictions, a motion would be:

> I move to declare that the real property on Old Town Road shown on Assessors Map L36, Block 177, Lot 0 is available for disposition.

After the vote (it can be at a future meeting), the Board should meet in executive session to determine the price for the lot. The Board should also designate a representative who will negotiate with a buyer on its behalf.

Please let me know if you need additional information.

Geri Holland

From: Elaine Lazarus
Sent: Wednesday, March 23, 2011 11:06 AM
To: Norman Khumalo
Cc: Geri Holland
Subject: Old Town Road lot - ATM article 48
Attachments: Old Town Rd. L36 177 0 Deed.docx; Old Town Road Bob Bushway memo 1-24-11.pdf; Old Town Rd. L36 177 0 #1.pdf

Norman,

Attached is information on the lot on Old Town Road that Robert Fontaine, an abutter, would like to purchase from the Town, including a draft deed. The matter is on the draft annual town meeting warrant as article 48. The attached memo from Bob Bushway suggests a sale price, and the Board of Selectmen will need to meet with Mr. Fontaine to discuss the matter and the price. Mr. Fontaine has verbally agreed to reimburse the Town for legal costs, up to $500.00.

In January, I emailed Town departments to determine if any had a need or use for this parcel, and none expressed interest.

Please let me know if you need more information or if you have any questions.

Elaine

Please Note: When writing or responding, please be aware that the Secretary of State has determined that most email is a public record and, therefore, may not be kept confidential.

TOWN OF HOPKINTON

DEPARTMENT OF
LAND USE, PLANNING AND PERMITTING

TOWN HALL
18 MAIN STREET
HOPKINTON, MA 01748
508-497-9755

DATE: January 21, 2011

TO: Conservation Commission
Open Space Preservation Commission
Parks and Recreation Commission
Police Chief
Fire Chief
Director of Public Works
Town Engineer/Facilities Coordinator
Sustainable Green Committee

FROM: Elaine Lazarus, Director of Land Use, Planning and Permitting

RE: Land on Old Town Road, Assessors Map L36, Block 177, Lot 0

The Town of Hopkinton owns a parcel of land on Old Town Road, shown on Assessors Map L36, Block 177, Lot 0. An abutter would like to purchase the lot from the Town. Before proceeding, I would like to make sure that the Town does not have a potential or planned use for the property. Therefore, please let me know as soon as possible whether you have any recommendations in this regard.

The lot is approximately 5,200 sq. ft. in area and is wooded. It is not adjacent to any other Town-owned land.

Thank you for your help with this matter, and I look forward to hearing from you.

ARTICLE 51. Voted: that the Town authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, two parcels of land located along Granite Street and South Barn Road as shown on Assessors Map U25 Block 38 Lot 0 and Map R30 Block 151 Lot 0, said land to be under the care, custody, management and control of the Conservation Commission and used for open space purposes.

Capital Improvement Committee recommended approval for Article 51

Passed by: Voice Vote Unanimous (05-03-2011)

ARTICLE 52. Voted: that the Town authorize the Board of Selectmen, on behalf of the Town, to sell or otherwise dispose of the real property on Old Town Road shown on Assessors Map L36 Block 177 Lot 0, under such terms as it may determine.

Capital Improvement Committee recommended approval for Article 52

Passed by: Voice Vote Unanimous (05-03-2011)

ARTICLE 53. Voted: that the Town accept the preliminary design for the Town Library renovation and expansion project, as shown in "Appendix J" to the document entitled "Massachusetts Board of Library Commissioners 2011 Construction Grant Application for the Hopkinton Public Library" (a copy of which is available at the Town Clerk's Office).

Motion to End Debate: Passed by: 2/3 Majority Declared by the Moderator

Passed by: Voice Vote (05-03-2011)

ARTICLE 49. Voted: that the Town amend the Zoning Map of the Town of Hopkinton by changing the zoning district of the parcels of land located at 13 Main Street (Assessors Map U16 Block 196 Lot 0) and 9 Church Street (Assessors Map U16 Block 198 Lot 0) from Residence A to Downtown Business.

Motion to End Debate: Passed by: 2/3 Majority Declared by the Moderator

Passed by: 2/3 Majority Declared by the Moderator (05-03-2011)

ARTICLE 54. Voted: that the Town take "no action" on this article: Accept MG.L. c.32B, §18: Medicare for Retirees

Passed by: Voice Vote (05-02-2011)

ARTICLE 55. Voted: that the Town take "no action" on this article: Accept MG.L. c.32B, §19: Join the GIC

Passed by: Voice Vote (05-02-2011)

ARTICLE 56. Voted: that the Town take "no action" on this article: Replace Center School With K-1 School (Petition)

Passed by: Voice Vote (05-02-2011)

Geri Holland

From: Elaine Lazarus
Sent: Wednesday, April 13, 2011 4:50 PM
To: Norman Khumalo
Cc: Geri Holland
Subject: Old Town Road lot

Norman,

After reviewing the BOS minutes, it looks like last year relative to the disposal of 84 West Main St., the Board met in executive session after the town meeting vote (at least that is what I can glean from public session minutes of 6/8/10 and 6/29/10). So following the same procedure would be fine in the case of the Old Town Road lot.

Elaine

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