



City of Melrose

Appropriations & Oversight Committee

Thursday, September 3, 2026, 8:00 PM
City Council Chamber, 1st Floor
562 Main Street, Melrose, MA 02176

AGENDA

NOTE:

To watch this meeting live visit mmtv3.org or local cable station MMTV (Channels 3, 15, 22 on Comcast or Channels 37, 38, 39 on Verizon)

Some Board and Commission meetings meet via zoom. Information on how to enable closed captioning for online commission meetings can be found by clicking [here](#).

I. CALL TO ORDER

Kimberly Vandiver	Vice Chair
Jason Chen	
Cal Finocchiaro	
Maya Jamaledine	
Manjula Karamcheti	
Elizabeth Kowal	
John Obremski	
Christopher Park	
Ryan Williams	
William Bradley Freeman	President, Ex Officio
Devin Romanul	Chair

II. MINUTES APPROVAL

A. Appropriations & Oversight Committee Meeting August 17, 2026 7:15 PM

III. PUBLIC COMMENT

When: Sep 3, 2026 08:00 PM Eastern Time (US and Canada)
Topic: Appropriations & Oversight Committee Meeting

Join from PC, Mac, iPad, or Android:

<https://cityofmelrose-org.zoom.us/j/97144838666?pwd=lyhGQBOFjvHz9d8GFBnG4JgKfLwLFt.1>

Passcode:758278

Webinar ID: 971 4483 8666

IV. GRANTS

- A. **(ID # 2026-1619):** Acceptance of a Massachusetts Gaming Commission Community Mitigation Fund Grant in the amount of \$51,300.
- B. **(ID # 2026-1618):** Acceptance of 2026 Green Communities Grant in the amount of \$122,081.

V. ORDERS

- A. **(ID # 2026-1620):** Acceptance of Donated Parcel for Conservation Purposes

VI. ADJOURNMENT

The City of Melrose does not discriminate based on disability and is committed to hosting accessible meetings and events. Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Melrose or to attend meetings, should contact the City's ADA Coordinator, Polina Latta platta@cityofmelrose.org.



CITY OF MELROSE

HEALTH DEPARTMENT

Board of Health

Frank Brincheiro, MD

Lillian Kelly R.N.

Carol Ann Licitra, L.M.H.C.

Health Director

Anthony Chui, MPH

City Hall, 562 Main Street

Melrose, Massachusetts 02176

Telephone - (781)979-4130

health@cityofmelrose.org

To: Melrose City Council

From: Anthony Chui, Director of Health and Human Services

Date: August 5, 2026

Subject: Approval of MA Gaming Commission Municipal Block Grant Award

Dear Honorable City Council,

We are pleased to have been awarded \$51,300 from Massachusetts Gaming Commission's FY2027 Community Mitigation Fund program. This will be used to mitigate community impacts associated with the operation of Encore Boston Harbor while strengthening economic opportunity, public safety, public health, and quality of life for Melrose residents.

The Mayor's Office will be able to bring back its popular downtown Pop-Up Holiday Market in the Melrose Family YMCA courtyard. Building on the success of the City's Project Pop-Up initiative, the seasonal market will provide affordable retail space and business support for emerging entrepreneurs, artists, and makers, with a focus on local, BIPOC, and women-owned businesses. By lowering barriers to entry and increasing exposure during the busy holiday shopping season, the program will continue to expand economic opportunities for small businesses and strengthen downtown vitality.

The Police Department will be able to provide Incident Command System (ICS) training for patrol supervisors and command staff. As a regional partner that may be called upon to assist during a critical incident involving Encore Boston Harbor, ensuring officers are trained in standardized emergency response protocols will enhance coordination with law enforcement, fire, EMS, and other public safety agencies during large-scale emergencies.

Health and Human Services and Recreation will be able to expand its gambling harm prevention efforts through enhanced youth screening, messaging campaigns for youth and parents, and regional public health collaboration. Working with Melrose Public Schools and community partners, the project will strengthen early intervention, increase awareness of gambling-related risks, and improve access to behavioral health and financial support resources for vulnerable populations.

The Council on Aging/Milano Center will be expanding its arts, cultural, and entertainment programming for older adults. While casino trips remain a popular activity for many seniors, this funding will provide additional non-gambling recreational opportunities through performances by local musicians, artists, and entertainers. The initiative will support local arts while offering engaging and affordable alternatives that promote social connection and healthy aging.

Together, these projects will help the City address the local impacts of expanded gaming by supporting small businesses, improving emergency preparedness, preventing gambling-related harm, and enhancing recreational opportunities for older adults.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Chui', with a small dot above the 'i'.

Anthony Chui
Regional Health and Human Services Director
achui@cityofmelrose.org
(781) 979-4130



July 21, 2026

Via E-Mail

Anthony Chui
City of Melrose
562 Main Street,
Melrose, MA 02176

RE: FY 2027 Community Mitigation Grant Award- Melrose

Dear Anthony Chui:

Congratulations! I am pleased to inform you that the Mass Gaming Commission voted on June 18, 2026, to award Melrose's proposal to receive Community Mitigation Funds for this fiscal year. The purpose of this grant is to support communities and governmental entities by offsetting the impact costs related to the construction and operation of gaming facilities. After reviewing your application, we are confident that your grant-funded work will help make a difference.

Please see below for immediate info about your grant:

APPLICANT:	Melrose
GRANT YEAR:	FY 2027
MOSAIC ID:	2027MelroseBlockGrnt
TOTAL AWARD:	\$51,300
EXPIRATION DATE:	June 30, 2028

Enclosed with this letter are the MGC Grant and the State Contract. Additionally, Addendum A - Scope of Work and Terms and Conditions provides details regarding allowed expenditures. Please review all documents closely for more details on your grant such as special conditions and reporting requirements. You may find all necessary forms (ex. quarterly reports, close out, and more) on our website at <https://massgaming.com/about/community-mitigation-fund/forms/>. Should you have any questions, please reach out to the CMF team at mgccommunitymitigationfund@massgaming.gov for further clarification. Melrose's Grant and Contract must be signed by a person authorized to sign on behalf of the community and returned to this office as soon as possible. No expenditure can be made until they are fully received by MGC.

We look forward to working closely with you to ensure the successful completion of your grant-funded work and wish you the very best wishes for your continued success.

Sincerely,

Derek Lennon, Chief Financial and Accounting Officer

COMMONWEALTH OF MASSACHUSETTS | STANDARD CONTRACT FORM

This form is jointly issued and published by the Office of the Comptroller, the Executive Office for Administration and Finance, and the Operational Services Division as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. The Commonwealth deems void any changes made on or by attachment in the form of addendum, engagement letters, contract forms or invoice terms to the terms in this published form or to the Standard Contract Form Instructions and Contractor Certifications, the Commonwealth Terms and Conditions, the Commonwealth Terms and Conditions for Human and Social Services, or the Commonwealth IT Terms and Conditions which are incorporated by reference herein. Additional non-conflicting terms may be added by Attachment. Contractors are required to access forms at macomptroller.org/forms or mass.gov/lists/osd-forms.



CONTRACTOR INFORMATION		COMMONWEALTH INFORMATION	
Contractor Legal Name CITY OF MELROSE		Department MASSACHUSETTS GAMING COMMISSION	Mosaic Department Code MGC
d/b/a MELROSE		Contract Manager Name MARY THURLOW	
Legal Address As entered on Form W-9 or Form W-4 562 MAIN ST, MELROSE, MA 02176		Business Mailing Address 101 FEDERAL ST, BOSTON, MA 02110	
Contract Manager Name ANTHONY CHUI		Billing Address If Different	
Phone (781) 979 - 4133	Fax	Phone (617) 979 - 8420	Fax
Email ACHUI@CITYOFMELROSE.ORG		Email MARY.THURLOW@MASSGAMING.GOV	
Vendor Code VC 6000192115		Mosaic Transaction ID(s) 2027MELROSEBLOCKGRNT	
Vendor Code Address ID e.g. "AD001". AD 001 Note: The Address ID must be set up for Electronic Funds Transfer (EFT) payments.		RFR/Procurement or Other ID Number BD-26-1068-1068C-1068L-121911	
☒ NEW CONTRACT		☐ CONTRACT AMENDMENT	
Procurement or Exception Type (Check one option only)		Current Contract End Date PRIOR to Amendment	
☐ Statewide Contract (OSD or an OSD-designated department.) ☐ Collective Purchase (Attach OSD approval, scope, and budget.) ☒ Department Procurement - Includes all Grants 815 CMR 2.00 . (Attach Solicitation Notice or RFR, and Response or other procurement supporting documentation.) ☐ Emergency Contract (Attach justification for emergency, scope, and budget.) ☐ Contract Employee (Attach Employee Status Form, scope, and budget.) ☐ Interim Contract with new Contractor (Attach justification for Interim Contract and updated scope/budget.) ☐ Other Procurement Exception (Attach authorizing language, legislation with specific exemption or earmark, and exception justification, scope, and budget.)		Amendment Amount Or Enter "No Change" Amendment Type Check one option only. Attach details of amendment changes. ☐ Amendment to Date, Scope, or Budget (Attach updated scope and budget.) ☐ Interim Contract with Current Contractor (Attach justification for Interim Contract and updated scope/budget.) ☐ Contract Employee (Attach any updates to scope or budget.) ☐ Other Procurement Exception (Attach authorizing language/justification and updated scope/budget.)	
TERMS AND CONDITIONS			
The Standard Contract Form Instructions and Contractor Certifications and the following document are incorporated by reference into this Contract and are legally binding.			
Check ONE option:			
☒ Commonwealth Terms and Conditions ☐ Commonwealth Terms and Conditions for Human and Social Services ☐ Commonwealth IT Terms and Conditions			
COMPENSATION			
Check ONE option.			
The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00 .			
☐ Rate Contract (No Maximum Obligation) . (Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.) ☒ Maximum Obligation Contract . Total maximum obligation for total duration of this contract (or new total if contract is being amended): \$51,300			
Mosaic Transaction ID(s) 2027MELROSEBLOCKGRNT			
PROMPT PAYMENT DISCOUNTS (PPD)			

Contractors requesting accelerated payments must identify a PPD as follows:

Payment issued within: **10 days** % PPD.
 15 days % PPD.
 20 days % PPD.
 30 days % PPD.

If PPD percentages are left blank, identify reason:

☐ Statutory/legal ☐ Ready Payments ([M.G.L. c. 29, § 23A](#)) ☒ Agree to standard 45-day cycle ☐ Only initial payment

BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT

Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment.

Attach all supporting documentation and justifications.

COMMUNITY MITIGATION FUND GRANT FY27 - THIS CONTRACT IS INTENDED TO FUND THE PROJECTS OUTLINED BELOW AS APPROVED BY THE MASSACHUSETTS GAMING COMMISSION ON 6/18/2026. A COMPLETE SCOPE OF WORK FOR THESE PROJECTS CAN BE FOUND ATTACHED.

SUPPLIER DIVERSITY PROGRAM (SDP) PLAN

Does the Supplier Diversity Program apply?

- ☐ **YES** If YES, the Contractor's annual SDP commitment for this Contract is
- ☒ **NO** If NO, and the department is an Executive Department, enter the appropriate exemption:

ANTICIPATED START DATE (Complete ONE option only.)

The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations:

- ☒ 1. may be incurred as of the Effective Date (latest signature date below) and no obligations have been incurred prior to the Effective Date.
- ☐ 2. may be incurred as of , 20 , a date **LATER** than the Effective Date below and **no** obligations have been incurred **prior** to the Effective Date.
- ☐ 3. were incurred as of , 20 , a date **PRIOR** to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.

CONTRACT END DATE

Contract performance shall terminate as of **JUNE 30** , 20 **28** , with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.

CERTIFICATIONS

Notwithstanding verbal or other representations by the parties, the **Effective Date** of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor certifies that they have accessed and reviewed all documents incorporated by reference as electronically published and the Contractor makes all certifications required under the Standard Contract Form Instructions and Contractor Certifications under the pains and penalties of perjury, and further agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence: the applicable Commonwealth Terms and Conditions (this Standard Contract Form, the Standard Contract Form Instructions and Contractor Certifications, the Request for Response (RFR) or other solicitation, Contractor's Response, excluding any language stricken by a Department as unacceptable, and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in [801 CMR 21.07](#), incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract.

AUTHORIZING SIGNATURE FOR THE CONTRACTOR

Signature and date must be captured at time of signature.

Signature	Date
Print Name	Print Title

AUTHORIZING SIGNATURE FOR THE DEPARTMENT

Signature and date must be captured at time of signature.

Signature	Date
Print Name DEREK LENNON	Print Title CFAO

ADDENDUM A- SCOPE OF WORK				
Grantee:	Melrose			
DOC ID:	2027MelroseBlockGrnt			
Grant Year:	2027			
Award Amount:	\$51,300			
Approved by Commission on:	06/18/2026			
Special Conditions:				
Project Name	Project Description	Timeline	QTY	Amount
Pop Up Melrose	Consulting/Management Fee/Project: Pop-Up Continuity Planning	October '26 – December '26	1	\$12,500
Pop Up Melrose	Mobile unit rental, buildout, design + delivery fee	October '26 – December '26	1	\$5,500
Pop Up Melrose	The Retail Playground 1-Year Membership for up to 10 brands	October 2026	1	\$1,500
Pop Up Melrose	Signage/Decor	October '26 – December '26	1	\$3,000
Pop Up Melrose	Marketing, Event + Influencer Support	October '26 – December '26	1	\$2,500
Gambling Harm Reduction	Screening tool integration & staff training & consultant to organize	FY27	1	\$6,300
Gambling Harm Reduction	Youth Action Team stipends & co-design activities	FY27	1	\$5,000
Gambling Harm Reduction	Peer-led outreach events	FY27	1	\$1,500
Gambling Harm Reduction	Regional health department lunch and learn	FY27	1	\$500
ICS (Incident Command System) Training	Emergency response coordination training	N/A	9	\$10,900.00
Council on Aging Community Outreach	Senior alternative entertainment programming	Every month in FY27	6	\$2,100.00



BD-26-1068-1068C-1068L-121911

*By and between the Massachusetts Gaming Commission and
The City of Melrose, Massachusetts*

This Fiscal Year (FY) 2027 Grant (the “Grant”) is entered into by and between the Massachusetts Gaming Commission (“Commission”), and the City of Melrose, Massachusetts (“Grantee”) (hereinafter “the Parties”) for an award in the amount of \$51,300 in accordance with M.G.L. c. 23K, §61 and the FY 2027 Community Mitigation Fund Guidelines. **This Grant Agreement expires on June 30, 2028.**

RECITALS

The following recitals are an integral part of this Grant Agreement:

1. The Grantee has qualified to apply for funding under M.G.L. c. 23K, §61 and the Grantee has submitted an Application to the Commission in accordance with M.G.L. c. 23K, §61 requesting disbursements to Grantee from the Community Mitigation Fund; and
2. The Commission has determined that the Grantee is eligible for the receipt of a Grant under the Community Mitigation Fund. The Grantee has agreed to accept the funds subject to all terms and conditions of this Grant.
3. The purpose of this Grant is to establish the specific scope, budget, and conditions for Grantee to provide to the Commission as part of this Grant; and
4. In consideration of the promises and the mutual covenants contained in this Grant, the receipt and legal sufficiency of which are hereby acknowledged, the Commission and the Grantee, intending to be legally bound, hereby agree as follows:

DEFINITIONS

Application: Shall mean the documents submitted in response to the Request for Response BID Number: BD-26-1068-1068C-1068L-121911 by the Grantee and, if applicable, the Response to the Request for Supplemental Information (RRSI) as approved by the Commission on 06/18/2026.

Effective Date: The Effective Date of this Grant or any amendment hereto is the date on which this Grant or an amendment is fully executed by all parties.

SECTION 1 THE GRANT

As of the Effective Date and subject to the satisfaction of or compliance with, as reasonably determined by the Commission: (a) all of the terms and conditions of this Grant, (b) the applicable provisions of M.G.L. c. 23K, Chapter 194 of the Acts of 2011, and 205 CMR, and (c) any other rule, regulation, policy, guideline, approval, or directive of the Commission, the Commission hereby approves the following Grant: an amount that shall under no circumstances exceed fifty-one thousand three hundred dollars (\$51,300). The Parties hereby acknowledge and agree that the amount set forth in this section, as determined by the Commission in its sole discretion, is the maximum amount of funding that the Grantee may receive from the Commission under this specific Grant. This Grant is also subject to all the terms and conditions in the Commonwealth of Massachusetts – Standard Contract Form and Commonwealth Terms and



Conditions as issued by the Massachusetts Executive Office for Administration and Finance or the Interdepartmental Service Agreement, as applicable.

SECTION 2 COVENANTS, REPRESENTATIONS, AND WARRANTIES

The Grantee covenants and agrees that in exchange for this Grant, the Grantee shall and shall cause its employees, officials, agents, and representatives to perform and comply with the following covenants, and otherwise represents and warrants as follows:

2.1 The Grantee was awarded this Grant based on representations in its Grant Application and its RRSI regarding the Grant's intended purpose or use.

2.2 The Grantee hereby acknowledges and agrees that neither the Grantee nor any of its employees, officials, agents, or representatives has submitted nor shall submit any false or intentionally misleading information or documentation to the Commission in connection with this Grant, including the Application and RRSI, as applicable, and further acknowledges and agrees that the submission of any such information or documentation shall be a material breach of this Grant and may be cause for the Commission to revoke any and all payments otherwise due to the Grantee, to recoup any previous payments made to the Grantee, and/or to make the Grantee ineligible for any further funding from the Commission. The Grantee hereby further agrees that it shall have a continuing obligation to update and notify the Commission in writing when it knows or has any reason to know that any information or documentation submitted to the Commission contains false, misleading or incorrect information.

2.3 The Grantee certifies that the funds from this Grant will be used solely for the purposes outlined in **SECTION 3 SCOPE OF GRANT**.

2.4 The Grantee hereby agrees that it shall use its best efforts and resources to diligently satisfy and complete each of the terms and conditions of this Grant and the purposes for which the funding is being provided, as set forth in **SECTION 3 SCOPE OF GRANT**.

2.5 The Grantee hereby acknowledges and agrees that all expenditures of Grant funds shall be subject to review and audit by the Commission.

2.6 The Grantee hereby acknowledges and agrees that the scope of any activities prepared pursuant to this Grant shall be approved by the Commission's staff prior to the commencement of such actions.

2.7 The Grantee shall provide the Commission with all studies, reports or other documents prepared as part of this Grant. Copies of any studies, reports, or other documents prepared by the Grantee by its agents, associates, consultants, employees, partners, or servants insofar as they relate to this Grant shall be forwarded to the Commission.

2.8 The Grantee certifies that all goods and services procured in furtherance of this Grant, as described in **SECTION 3 SCOPE OF GRANT**, will be procured in accordance with all applicable federal, state and municipal laws, with written contracts, subject to the approval of the Commission's staff.

2.9 The funding is solely intended for use towards the execution of the items delineated in **SECTION 3 SCOPE OF GRANT** as approved by the Commission. The exact dollar figure of the Grant may be determined after projects bids have been received and final costs are allocated.



2.10 During the term of the Grant and for six years from the date of transmission of the final expenditure report, the Grantee agrees to maintain, intact and readily accessible, all communications, data, documents, reports, records, receipts, contracts, and supporting materials relating to the Project.

2.11 The Grantee shall furnish to the Commission such further affidavits, certificates, opinions of counsel, surveys and other documents and instruments as may be required by the Commission to ensure that the terms of this Grant are being observed and performed in all respects.

2.12 The Grantee shall and shall cause its employees to comply with all provisions of this Grant, and all provisions of law that are applicable to the Grant; the Grantee shall take all action necessary to fulfill its obligations under this Grant and under all other agreements related to the Grant that have been referenced herein or otherwise approved by the Commission.

2.13 With respect to all actions taken in relation to the Grant, the Grantee and all of its officers, agents and employees shall observe and obey, and shall include language in all of its contracts with the contractors and vendors requiring them to observe and obey, all federal, state and local laws, regulations, ordinances, codes, statutes, orders and directives and any other applicable provisions of law.

2.14 The Grantee hereby acknowledges and agrees that the terms set forth in the Grant are intended solely to govern the disbursement of funds in accordance with M.G.L. c. 23K, §61. Nothing herein shall be construed as advice to, nor create a duty to provide advice to, the Grantee regarding legal or contractual requirements or best practices. Further, nothing in this Grant shall be construed as creating a duty or obligation on the part of the Commission to oversee or monitor the performance of any contractor, vendor, or other project participants.

2.15 The Grantee has read and fully understands the provisions of the Massachusetts Conflict of Interest law, M.G.L. c. 268A, and has implemented policies and procedures to ensure that all employees, agents, consultants, and representatives working on or for any project for which Grant funds will be used are in compliance with M.G.L. c. 268A to the extent that it is applicable.

2.16 The Grantee has implemented policies and procedures to prevent and eliminate fraud, waste, and abuse of public funds in connection with the expenditure of the funds from this Grant.

2.17 The Grantee represents that the acceptance of funding in accordance with the terms of this Grant does not and will not conflict with or result in the violation of any charter, by-law, ordinance, order, rule, regulation, statute or any other applicable provision of law or any order, rule, regulation or judgment of any court or other agency of government.

2.18 The Grantee represents that it has duly obtained all necessary votes, resolutions, appropriations, and local approvals for the actions set forth in **SECTION 3 SCOPE OF GRANT** and has taken all actions necessary or required by law to enable it to execute this Grant and to perform its obligations hereunder.

2.19 The Grantee represents that all meetings of all public bodies related to this Grant which relate in any way to the expenditure of funds from this Grant have been conducted, and shall be conducted, in compliance with the provisions of M.G.L. c. 30A, §§18–25, 940 CMR 29.00 et seq., and all other applicable law.



2.20 (if applicable) For Construction Projects: The Grantee shall provide Commission representatives with access to the Project site whenever Project work is in preparation or progress and shall provide such representatives with proper facilities for site access and inspection. The Grantee shall also provide the Commission with all executed contract documents related to the Project and plans and specifications prepared in relation to this Grant. The Grant will only fund a portion of construction costs. Grant funds will provide 100% of project costs up to \$250,000 and will fund up to 30% of the costs in excess of \$250,000 up to a maximum grant of \$1.5 million. If a municipality has more than one transportation construction project, the total cost of the combined projects will be used to determine the project subsidy (i.e., only the first \$250,000 of the combined projects receives the 100% subsidy). Any grant requests that exceed these funding limits require a waiver from the Commission. Applicants must demonstrate that the project will begin construction no later than June 30, 2026. Applicants may apply for Transportation Construction funds in future years for a project included in an FY 2026 application. However, any FY 2026 transportation construction project may not rely upon contributions from the Community Mitigation Fund in future rounds.

SECTION 3 SCOPE OF GRANT

Having received and reviewed the Application dated 01/28/2026 and supporting documentation submitted by the Grantee, the Commission hereby finds that the following are necessary and reasonable costs to offset costs related to the construction and operation of a gaming establishment. The Grantee hereby acknowledges and agrees that the scope of the Grant shall be governed by the following requirements:

3.1 The Grantee hereby certifies that the Community Mitigation Grant funds are for the sole and exclusive use by the City of Melrose as approved by the Commission on 06/18/2026.

3.2 The Grantee shall provide the Commission staff with a detailed scope, budget and timeline which shall be approved by the Commission's staff prior to the execution of the Grant.

3.3 If applicable to this Grant, in the event Grantee encounters or anticipates difficulty in meeting the project schedule, the Grantee must immediately notify the Commission's Program Manager in writing, and shall provide pertinent details, including the reason(s) for the delay in performance and the date by which Grantee expects to complete performance or delivery. This notification shall be informational in character only and receipt of it shall not be construed as a waiver by the Commission of a project delivery schedule or date, or any rights or remedies provided by this Grant.

3.4 Any substantive deviation from Grantee's approved Scope of Work or budget, as outlined in the Application and this Grant, during project implementation may require re-evaluation and approval by the Commission.

3.5 If applicable to this Grant Agreement, the Grantee shall identify any other local, state or federal funds, including in-kind services being provided as matching funds for this grant.



3.6 Overview of Approved Scope: See Addendum A -SCOPE OF WORK.

3.7 Special Conditions: See Addendum A - SCOPE OF WORK.

SECTION 4 DISBURSEMENT OF THE GRANT

Subject to the terms and conditions set forth in this Grant, the Commission shall disburse Grant funds in accordance with the following:

4.1 Having completed review of the Application submitted by the Grantee, the Commission has determined that the Grantee is eligible for funding in the amount of \$51,300.

4.2 The funding is solely intended for use towards the execution of the items delineated in **SECTION 3 SCOPE OF GRANT** as approved by the Commission. The exact dollar figure of the Grant may be determined after projects bids have been received and final costs are allocated.

4.3 Eligible Costs. The Grantee agrees that Project costs eligible for grant funding must comply with the following requirements. To be eligible for reimbursement, Project costs must be:

- a. Consistent with the Project Scope of Work, the Project Budget, and other provisions of the Grant.
- b. Reasonable for the goods or services purchased.
- c. Satisfactorily documented with supporting documentation, which is to be submitted with each invoice.
- d. Treated consistently in accordance with generally accepted accounting principles and procedures for the Grantee.
- e. Eligible for grant funding as part of the grant program through which the funds were awarded.

4.4 In the event that the Commission detects any irregularity in the expenditure of any Grant funds, it may request reimbursement of those misspent funds or pursue any other remedy available by law.

4.5 The Grantee may submit invoices to the Commission on a quarterly basis with the **Quarterly Report Form** pursuant to SECTION 5 of this Grant. The Commission shall make payments for eligible amounts to the Grantee as promptly as fiscal procedures permit upon receipt of Grantee's itemized invoice(s) via the Quarterly Report Form.

4.6 Following approval by the Commission staff as specified in **SECTION 3 SCOPE OF GRANT** and upon the Commission Staff's receipt and approval of an accounting of expenditures, and the receipt of either estimates of proposed expenditures of grant monies, a copy of an invoice, or proof of payment, the Commission shall either issue a check or transfer monies to the Grantee.

4.7 The payment schedule may be modified if the current payment procedure conflicts with the Grantee's accounting practices. Such a request must be made by the Grantee and approved by Commission Staff on a timely basis.

4.8 The Commission shall retain ten percent (10%) of the amounts invoiced until satisfactory completion of work as determined by Commission Staff. Upon a determination by Commission Staff of satisfactory completion of work along with receipt of final invoice and all required documentation from Grantee, the Commission shall pay the ten percent retainage to Grantee.



4.9 Acceptance and processing of the Final Payment by the Grantee shall indicate receipt of the Grant funds in full satisfaction of the approved scope. The Grantee shall provide the Commission with a final accounting after the expenditure of the Final Payment.

SECTION 5 QUARTERLY REPORTING REQUIREMENTS

The Grantee shall submit to the Commission a quarterly update on the expenditure of the Grant funds detailing accomplishments in the quarter, anticipated progress next quarter, pending issues and actions toward resolution, and status of budget and schedule. Said quarterly reports shall be due:

November 15th for the period ending September 30th

February 15th for the period ending December 31st

May 15th for the period ending March 31st.

August 15th for the period ending June 30th

SECTION 6 AMENDMENTS

This Grant may be amended only through a written amendment signed by duly authorized representatives of the Commission and the Grantee. Grantees looking to amend their Grant must submit a written request to amend the Grant to the Commission's Program Manager. An amendment to the Grant may be made at the Commission's discretion if the request to amend is consistent with the provisions of this Grant. Grant funds may only be moved between projects within the Grant. Funds may not be moved between previously awarded Grants and this Grant.

SECTION 7 FINAL REVIEW, AUDIT AND CLOSE-OUT

7.1 Upon expenditure of all funds distributed under this Grant, the Grantee shall submit a Grant Review Form and a Close-Out Report Form, which shall include an overview of the goals and objectives stated in the grant application; all documents as further described in Section 2.7 of the Grant; and a description of the changes, if any, that were made to the project that differ from the Application. The Close-Out Report Form shall include a summary of key program accomplishments and shall include:

- a. The Grantee shall submit the Grant Review Form and Close-Out Report Form to the Commission prior to submitting the Request for the Final Payment.
- b. The Grantee must provide the Commission with a final accounting including the remaining balance of the Final Payment.
- c. The Grantee must return any funds due to the Commission because of refunds, corrections, or audits.
- d. The Commission may request any supplemental information it deems necessary to ensure that the funds were expended in accordance with **SECTION 3 – SCOPE OF THE GRANT**. The Commission may conduct, or cause to be conducted, an audit of the transactions and expenditures made by the Grantee in connection with this Grant.

7.2 In the event that the Commission detects any irregularity in the expenditure of any Grant funds, it may request reimbursement of those misspent funds or pursue any other remedy available by law.



7.3 Unused funds must be promptly returned to the Commission upon the completion of the items identified in **SECTION 3 SCOPE OF GRANT** or the expiration of the grant. In the event of disagreement, the Commission may require the Grantee to return any funds which remain unexpended 60 days after the completion of the grant scope.

SECTION 8 INDEMNIFICATION

8.1 To the fullest extent permitted by law, the Grantee shall indemnify, defend, and hold harmless the Commission, commissioners, agents and employees from and against any and all claims, actions, damages, awards, judgments, liabilities, injuries, costs, fees, expenses, or losses, including, without limitation, reasonable attorney's fees and costs of investigation and litigation whatsoever which may be incurred by or for which liability may be asserted against the Commission, its commissioners, agents or employees arising out of any activities undertaken by, for, or on behalf of the Grantee relative to the expenditure, disbursement, or use of the funds associated with this Grant or any activities, acts or omissions in relation to the Grant including, but not limited to, the performance of any contract or obligation directly or indirectly related to the Grant. This Section shall not be construed to negate or abridge any other obligation of indemnification running to the Commission which would otherwise exist.

8.2 No member or employee of the Commission shall be held personally or contractually liable by or to the Grantee under any provision of this Grant, because of any breach of this Grant, or because of its execution or attempted execution.

SECTION 9 CERTIFICATIONS FILINGS AND SUBMISSIONS

All certifications, filings, and submissions to the Commission in furtherance of this Grant shall be made by a duly authorized representative of the Grantee. Such representative shall acknowledge that such certification, filing, or submission is true, complete and accurate, to the best of the Grantee's knowledge.

SECTION 10 GOVERNING LAW, VENUE, AMENDMENT AND SEVERABILITY

10.1 This Grant shall be governed by and interpreted in accordance with the laws of the Commonwealth of Massachusetts. In case any provision(s) hereof shall be determined invalid or unenforceable under the applicable law, such provision(s) shall, insofar as possible, be construed or applied in such manner as will permit the enforcement of this Grant; otherwise, this Grant shall be construed as though such provision(s) had never been made a part hereof.

10.2 Any civil action brought against the Commission by the Grantee, or any person or entity claiming through or under it, which arises out of the provisions of this Grant, shall only be brought in the Superior Court for Suffolk County, Massachusetts. The Grantee, for itself and for any person or entity claiming by through or under it, hereby waives any defenses that it may have as to the venue to which it has agreed herein, including, but not limited to, any claim that this venue is improper or that the forum is inconvenient. The Grantee for itself and for any person or entity claiming by, through or under it, hereby waives all rights, if any, to a jury trial in any civil action against the Commission that may arise out of the provisions of this Grant.

10.3 This Grant and any amendments hereto shall be deemed null and void and of no further force or effect unless it is executed by a duly authorized representative of the Commission and a duly authorized representative of the Grantee. The undersigned, who are signing on behalf of the Grantee, hereby warrant and represent that they possess the full legal authority to execute this Grant on behalf of the



Grantee and to bind the Grantee to its terms and conditions. In the event that the Commission later determines that the undersigned are not duly authorized to execute this Grant and to bind the Grantee, the Commission may, in its sole discretion, take whatever action it deems necessary to terminate this Grant, to suspend or terminate payments to the Grantee and to recoup any funds disbursed to the Grantee. Any rights and remedies available to the Commission under the provisions of this Grant shall be in addition to any other rights and remedies provided by law.

SECTION 11 WAIVER OF GRANT TERMS, CONDITIONS, AND OBLIGATIONS

11.1 The terms, conditions, covenants, duties, and obligations contained in this Grant may be waived only by written agreement executed by duly authorized representatives of the Commission and the Grantee. No waiver by either party of any term, condition, covenant, duty or obligation shall be construed as a waiver of any other term, condition, covenant, duty or obligation nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or a different section, subsection, paragraph, clause, phrase, or other provision of this Grant. Forbearance or indulgence in any form or manner by either Party to this Grant shall not be construed as a waiver, nor in any way limit the remedies available to that party.

11.2 The Commission's payment(s) to the Grantee under this Grant or its review, approval, or acceptance of any actions by the Grantee under this Grant shall not operate as a waiver of any rights or remedies available to the Commission under this Grant or as otherwise provided by law.

SECTION 12 TERMINATION

12.1 The Grantee hereby acknowledges and agrees that the Commission may terminate the Grant, in whole or in part, at any time with or without cause, or if it determines in its sole discretion that the Grantee failed to comply with any provision of the Grant.

12.2 The Grantee hereby further acknowledges and agrees that in the event of termination by the Commission, the Commission may revoke any and all remaining payments otherwise due to the Grantee and may recoup any previous payments made to the Grantee.

12.3 In the event of termination by the Commission, the Commission shall provide written notice of termination to the Grantee, which shall state the effective date of said termination as well as the reason(s) for termination. Such written notice shall include whether the Commission intends to recoup previous payments made to the Grantee pursuant to the Grant.

SECTION 13 NOTICE

13.1 Any notices required or permitted to be given by either of the Parties hereunder shall be given in writing and shall be delivered to the addressee in one of the following manners: (a) in-hand; (b) by certified mail, postage prepaid, return receipt requested; (c) by a commercial overnight courier that guarantees next day delivery and provides a receipt, or (d) by email and such notices shall be addressed as follows:



If to the Commission:

Massachusetts Gaming Commission
101 Federal Street, 12th Floor.
Boston, MA 02110
Attention: Chief of Community Affairs
Email: MGCCMF@massgaming.gov

If to the Grantee:

City of Melrose
562 Main Street
Melrose, MA 02176
Attention: Anthony Chui
Email: achui@cityofmelrose.org

Any notice shall be effective only upon receipt.

13.2 The Grantee must provide the Commission with updated contact information in a timely manner if there are any changes to staff assigned to manage this Grant.

[Remainder of page intentionally left blank; signature page to follow.]



IN WITNESS WHEREOF, the Massachusetts Gaming Commission and the Grantee have caused this Grant Agreement to be executed by their duly authorized representatives on the Effective Date.

SIGNATORY AUTHORITY OF GRANTEE

MASSACHUSETTS GAMING COMMISSION

By: _____
(Signature)

By: _____
(Signature)

(Print name)

Derek Lennon

(Print name)

Title:

CFAO

Title:

Effective Date *(To be filled out by MGC Staff)*: _____



ADDENDUM A- SCOPE OF WORK				
Grantee:	Melrose			
MMARS ID:	2027MelroseBlockGrnt			
Grant Year:	2027			
Award Amount:	\$51,300			
Approved by Commission on:	06/18/2026			
Special Conditions:				
Project Name	Project Description	Timeline	QTY	Amount
Pop Up Melrose	Consulting/Management Fee/Project: Pop-Up Continuity Planning	October '26 – December '26	1	\$12,500
Pop Up Melrose	Mobile unit rental, buildout, design + delivery fee	October '26 – December '26	1	\$5,500
Pop Up Melrose	The Retail Playground 1-Year Membership for up to 10 brands	October 2026	1	\$1,500
Pop Up Melrose	Signage/Decor	October '26 – December '26	1	\$3,000
Pop Up Melrose	Marketing, Event + Influencer Support	October '26 – December '26	1	\$2,500
Gambling Harm Reduction	Screening tool integration & staff training & consultant to organize	FY27	1	\$6,300
Gambling Harm Reduction	Youth Action Team stipends & co-design activities	FY27	1	\$5,000
Gambling Harm Reduction	Peer-led outreach events	FY27	1	\$1,500
Gambling Harm Reduction	Regional health department lunch and learn	FY27	1	\$500
ICS (Incident Command System) Training	Emergency response coordination training	N/A	9	\$10,900.00
Council on Aging Community Outreach	Senior alternative entertainment programming	Every month in FY27	6	\$2,100.00



CITY OF MELROSE

DEPARTMENT OF PUBLIC WORKS &
OFFICE OF PLANNING AND
COMMUNITY DEVELOPMENT

City Hall, 562 Main Street
Melrose, Massachusetts 02176
Telephone - (781) 979-4190

MEMORANDUM

TO: Mayor Jennifer Grigoraitis
Melrose City Council

FROM: Lori Massa, Director OPCD
Elena Proakis Ellis, Director DPW

cc: Kerriann Golden, CFO/Auditor
Lauren Grymek, Chief of Staff

DATE: August 4, 2026

RE: 2026 Green Communities Grant Acceptance

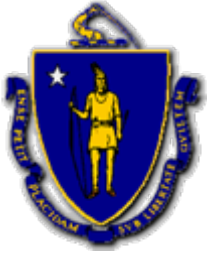
The City of Melrose has been awarded a \$122,081.00 Green Communities Competitive Grant from the Department of Energy Resources (DOER). The funds will go towards energy conservation measures at the Middle School for the Phase 2 Building Management System Upgrades (\$112,581) and city-wide community outreach for energy related programs and initiatives (\$9,500).

The first half of the Middle School building control upgrades are underway in a Phase 1 project funded by the City along with National Grid incentives. The grant funding will allow for the second half of the controls, making up Phase 2, to move forward. The controls will provide better demand control and scheduling of boilers for heating and cooling. The current equipment from 2007 is inadequate to coordinate demand controls efficiently. The expected annual savings of having a more efficient system for each phase is just over \$14,000. The total Phase 2 project cost is \$300,000. The City will contribute approximately \$90,000 from the DPW Facilities Division operating budget, and approximately \$98,000 will be funded by National Grid utility incentives.

The community outreach portion of the grant will be used to promote existing residential and/or commercial energy efficiency programs, such as MassSave, and/or to promote other clean energy initiatives. It will involve a social media/email campaign to engage with multi-family and other residential property owners to raise awareness, educate, and support the implementation of heat pumps in homes. This extends the work of the City's Energy Advocate, Melrose Heat Pump Coaches and the Melrose Energy and Climate Committee. The funds will be used to hire MassEnergize, an organization devoted to working with communities on outreach related to environmental sustainability, for administrative support, campaign management and consultation, and for advertisement costs.

We hereby request that the City Council accept the grant from DOER in the amount of \$122,081.00. The grant agreement document is attached for your reference. The funds will be expended from a project account set up by the CFO/Auditor and reimbursed by DOER as funds are expended.

Thank you for your consideration of this request.



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF
ENERGY AND ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENERGY RESOURCES
100 CAMBRIDGE ST., 9th FLOOR
BOSTON, MA 02114
Telephone: 617-626-7300

Maura T. Healey
Governor

Kimberley Driscoll
Lt. Governor

Rebecca L. Tepper
Secretary

Elizabeth Mahony
Commissioner

July 29, 2026

Jennifer Grigoraitis, Mayor
City of Melrose
562 Main Street
Melrose, MA 02176

Dear Mayor Jennifer Grigoraitis,

I am pleased to inform you that the Department of Energy Resources (DOER) Green Communities Division has approved an award of \$122,081.00 for the following projects proposed in the City of Melrose Green Communities Competitive Grant application.

List of projects funded:

- \$112,581, Middle School — Building Management System, phase 2
- \$9,500, City — Community outreach

The Division reviewed Melrose's grant application and has determined these are viable projects that meet the eligibility requirements of our Competitive Grant program. **Please note that, due to the competitive nature of this grant program, the use of these funds is restricted to the specifically approved projects listed above.**

A member of the Green Communities Division will follow up with the contacts listed in your competitive grant application to discuss the next steps, including coordination of the grant contract process. We congratulate you on your grant award and applaud your efforts to create a cleaner energy future for your community and the Commonwealth as a whole.

We request that you hold off on publicizing your award until DOER formally announces the grant awards.

Please do not hesitate to contact me at 617-823-4029 or by email at Joanne.Bissetta@mass.gov with any questions you may have regarding your grant award.

Sincerely,

A handwritten signature in black ink, appearing to read "Joanne Bissetta". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Joanne Bissetta, Director
Green Communities Division

Cc:

Jennifer Grigoraitis, Mayor
Elena Proakis-Ellis, Director of Public Works
Kathryn Atmata, Treasurer/Collector
Denise Gaffey, Project Manager
Dillan Patel, Northeast Regional Coordinator

COMMONWEALTH OF MASSACHUSETTS | STANDARD CONTRACT FORM



This form is jointly issued and published by the Office of the Comptroller, the Executive Office for Administration and Finance, and the Operational Services Division as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. The Commonwealth deems void any changes made on or by attachment (in the form of addendum, engagement letters, contract forms or invoice terms) to the terms in this published form or to the [Standard Contract Form Instructions and Contractor Certifications](#), the [Commonwealth Terms and Conditions](#), the [Commonwealth Terms and Conditions for Human and Social Services](#), or the [Commonwealth IT Terms and Conditions](#) which are incorporated by reference herein. Additional non-conflicting terms may be added by Attachment. Contractors are required to access forms at macomptroller.org/forms or mass.gov/lists/osd-forms.

CONTRACTOR INFORMATION		COMMONWEALTH INFORMATION	
Contractor Legal Name City of Melrose		Department ENE100	Mosaic Department Code
d/b/a		Contract Manager Name Caitlin Hart	
Legal Address As entered on Form W-9 or Form W-4 562 Main Street, Melrose, MA 02176		Business Mailing Address 100 Cambridge Street, 9th Floor, Boston, MA 02114	
Contract Manager Name Jennifer Grigoraitis		Billing Address If Different	
Phone 781-979-4290	Fax 781-979-4500	Phone 617-626-7319	Fax
Email mayorsoffice@cityofmelrose.org		Email GC-Grants@mass.gov	
Vendor Code VC 6000192115		Mosaic Transaction ID(s)	
Vendor Code Address ID e.g. "AD001". AD001		RFR/Procurement or Other ID Number DOER PON-ENE-2026-001	
Note: The Address ID must be set up for Electronic Funds Transfer (EFT) payments.			
☒ NEW CONTRACT		☐ CONTRACT AMENDMENT	
Procurement or Exception Type (Check one option only)		Current Contract End Date PRIOR to Amendment	
☐ Statewide Contract (OSD or an OSD-designated department.) ☐ Collective Purchase (Attach OSD approval, scope, and budget.) ☒ Department Procurement - Includes all Grants 815 CMR 2.00 . (Attach Solicitation Notice or RFR, and Response or other procurement supporting documentation.) ☐ Emergency Contract (Attach justification for emergency, scope, and budget.) ☐ Contract Employee (Attach Employee Status Form, scope, and budget.) ☐ Interim Contract with new Contractor (Attach justification for Interim Contract and updated scope/budget.) ☐ Other Procurement Exception (Attach authorizing language, legislation with specific exemption or earmark, and exception justification, scope, and budget.)		Amendment Amount Or Enter "No Change" Amendment Type Check one option only. Attach details of amendment changes. ☐ Amendment to Date, Scope, or Budget (Attach updated scope and budget.) ☐ Interim Contract with Current Contractor (Attach justification for Interim Contract and updated scope/budget.) ☐ Contract Employee (Attach any updates to scope or budget.) ☐ Other Procurement Exception (Attach authorizing language/justification and updated scope/budget.)	
TERMS AND CONDITIONS			
The Standard Contract Form Instructions and Contractor Certifications and the following document are incorporated by reference into this Contract and are legally binding. Check ONE option:			
☒ Commonwealth Terms and Conditions ☐ Commonwealth Terms and Conditions for Human and Social Services ☐ Commonwealth IT Terms and Conditions			
COMPENSATION			
Check ONE option.			
The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00 .			
☐ Rate Contract (No Maximum Obligation). (Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.) ☒ Maximum Obligation Contract. Total maximum obligation for total duration of this contract (or new total if contract is being amended): \$122,081.00			

Mosaic Transaction ID(s)

PROMPT PAYMENT DISCOUNTS (PPD)

Commonwealth payments are issued through Electronic Funds Transfer (EFT) 45 days from invoice receipt. See [Prompt Pay Discounts Policy](#).

Contractors requesting accelerated payments must identify a PPD as follows:

Payment issued within:	10 days	% PPD.
	15 days	% PPD.
	20 days	% PPD.
	30 days	% PPD.

If PPD percentages are left blank, identify reason:

☐ Statutory/legal	☐ Ready Payments (M.G.L. c. 29, § 23A)	☒ Agree to standard 45-day cycle	☐ Only initial payment
--	---	--	---

BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT

Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment.
Attach all supporting documentation and justifications.

This is a contract to award a grant to the City of Melrose for fiscal years FY2027-2029 under the Green Communities Competitive Grant Program in the amount of One Hundred Twenty Two Thousand Eighty One Dollars and No Cents (\$122,081). The grant is intended to fund energy conservation measures, Building Management System, phase 2 and community outreach, in municipal facilities including Middle School to be provided for the benefit of, and subject to the direction and oversight of, the Grantee as detailed in Attachment C.

SUPPLIER DIVERSITY PROGRAM (SDP) PLAN

Does the Supplier Diversity Program apply?

☐ YES If YES, the Contractor's annual SDP commitment for this Contract is

☒ NO If NO, and the department is an Executive Department, enter the appropriate exemption:

ANTICIPATED START DATE (Complete ONE option only.)

The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations:

- ☒ 1. may be incurred as of the Effective Date (latest signature date below) and no obligations have been incurred prior to the Effective Date.
- ☐ 2. may be incurred as of _____, 20____, a date **LATER** than the Effective Date below and **no** obligations have been incurred **prior** to the Effective Date.
- ☐ 3. were incurred as of _____, 20____, a date **PRIOR** to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.

CONTRACT END DATE

Contract performance shall terminate as of **September 30, 2028**, with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.

CERTIFICATIONS

Notwithstanding verbal or other representations by the parties, the "**Effective Date**" of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor certifies that they have accessed and reviewed all documents incorporated by reference as electronically published and the Contractor makes all certifications required under the Standard Contract Form Instructions and Contractor Certifications under the pains and penalties of perjury, and further agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence, the applicable Commonwealth Terms and Conditions, this Standard Contract Form, the Standard Contract Form Instructions and Contractor Certifications, the Request for Response (RFR) or other solicitation, the Contractor's Response (excluding any language stricken by a Department as unacceptable, and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in [801 CMR 21.07](#), incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract.

AUTHORIZING SIGNATURE FOR THE CONTRACTOR

Signature and date must be captured at time of signature.

Signature	Date
Print Name Jennifer Grigoraitis	Print Title Mayor

AUTHORIZING SIGNATURE FOR THE DEPARTMENT

Signature and date must be captured at time of signature.

Signature	Date
Print Name	Print Title

BACKGROUND

1. The DOER has selected the Grantee to receive Green Communities grant funds for projects described in the Grantee’s response to the PON.
2. The DOER approves the expenditure of funds as described in Attachment D (Budget) for the work planned and described in Attachment C (Scope of Grant Award).
3. The Grantee agrees to complete the projects described in the Scope of Grant Award (collectively referred to as “the Project”).

This agreement (Agreement) incorporates and makes part hereof certain attachments and forms which have been provided and accepted by the parties as part to this Agreement. Copies of such agreed upon attachments and forms are attached hereto set forth in their entirety and made part of this Agreement by reference:

THE COMMONWEALTH STANDARD CONTRACT FORM

BACKGROUND

ATTACHMENT A: GREEN COMMUNITIES COMPETITIVE GRANT APPLICATION

MATERIALS

ATTACHMENT B: GRANTEE RESPONSE

ATTACHMENT C: SCOPE OF GRANT AWARD

ATTACHMENT D: BUDGET

THE COMMONWEALTH OF MASSACHUSETTS STANDARD CONTRACT ATTACHMENTS

1. COMMONWEALTH TERMS AND CONDITIONS
2. GRANTEE AUTHORIZED SIGNATORY LISTING
3. W-9 FORM
4. EFT

ATTACHMENT A – Green Communities Competitive Grant Application Materials

The Program Opportunity Notice (PON) was provided to the municipality via Commbuys, the Commonwealth's procurement website.

DOER PON-ENE-2026-001 Green Communities Competitive Grant Program Opportunity Notice

Bid # **BD-26-1041-ENE01-ENE01-120677**

ATTACHMENT B – Grantee Response

(All documents listed below are available to DOER fiscal staff at:

<https://massdoer.imeetcentral.com/greencommunities/dbapp=7ary4jojv3xnh83ficwf09s252274943&ac=v&view=1266925>

1. spring 2026 (grant table).xlsx
2. certificate of application.pdf
3. spring round competitive grant final (worksheet).docx
4. community outreach ariha resume 2026 ass energize.pdf
5. community outreach first realty letter of support.pdf
6. community outreach proposed budget.pdf
7. community outreach resume 0426 lori timmermann.pdf
8. community outreach sample mass energize melrose mou signed 02082022.pdf
9. middle school bms audit and training manual.pdf
10. ms bms phase 2 electric offer letter 16123812.pdf
11. ms bms phase 2 gas offer letter 16131734.pdf
12. heat pump outreach results jan 2024 - april 2026.docx

ATTACHMENT C – SCOPE OF GRANT AWARD
COMMONWEALTH OF MASSACHUSETTS
SCOPE OF GRANT AWARD AGREEMENT

By and Between
Department of Energy Resources
and
City of Melrose

SCOPE OF GRANT AWARD

1. Overview

The purpose of this contract is to award a grant to the City of Melrose (Grantee) for a maximum obligation amount not to exceed One Hundred Twenty Two Thousand Eighty One Dollars and No Cents (\$122,081.00) to fund energy conservation measures, Building Management System, phase 2 and community outreach, in municipal facilities including Middle School, as more particularly described in Attachment B (Project). In connection with the above referenced grant, the Grantee requested One Hundred Twenty Two Thousand Eighty One Dollars and No Cents (\$122,081.00) in public funding out of Three Hundred Nine Thousand Five Hundred Dollars and No Cents (\$309,500.00) in total project costs for energy conservation measures listed in attachment B. The energy conservation measures funded are Building Management System, phase 2 and community outreach.

The Grantee is responsible for informing the Department of Energy Resources (DOER) of all eligible expenses and Project deliverables as compared to the original proposal as set forth in Attachment B.

Note that no changes in Project scope can occur or proceed without the prior written authorization from the DOER.

2. Contingencies

The Grantee shall provide to the DOER's satisfaction, the required information as stated below as applicable to the Project(s), as soon as the information becomes available.

1. Documentation that the municipality has met, teleconferenced, or had an email exchange with its gas and/or electric public utility representatives regarding the availability of utility incentives for any eligible energy conservation or efficiency measures.
2. Documentation of having **applied for all gas and electric rebates** provided for eligible energy conservation or efficiency measures. The Grantee is required to have documentation from utilities regarding rebates before selection and installation of products.

3. Procurement

All procurement contracts and subcontracts entered into by public agencies and governmental bodies shall be governed by and in accordance with Massachusetts General Laws. Where applicable, such procurements, contracts and subcontracts shall be governed by the all provisions of either M.G.L. c.25A, § 11C or §11I, M.G.L. c.30B, or M.G.L c.149. All designer selection for building projects shall be governed by M.G.L. c.7, §§38A1/2 - O.

4. Program Schedule

The following are milestones to ensure timely completion of the Project(s). If the Grantee is unable to meet these milestones Grantee shall promptly contact the DOER.

- (1) Complete construction of the Project(s) – August 1, 2028
- (2) End of grant period – September 30, 2028

5. Disbursement of Funds

Initial Disbursement: Twenty-five percent (25%) of the award in the amount of Thirty Thousand Five Hundred Twenty Dollars and Twenty Five Cents (\$30,520.25) will be disbursed by the DOER subsequent to the execution of this grant agreement and upon the DOER's agreement that contingency number one as stated under Section Two Contingencies of this Scope of Grant Award has been fully satisfied.

Second Disbursement: Fifty percent (50%) of the award in the amount of Sixty One Thousand Forty Dollars and Fifty Cents (\$61,040.50), shall be disbursed upon verification by the DOER that twenty-five percent (25%) of the grant funds have been expended and that contingency number two as stated in Section Two Contingencies of this Scope of Grant Award has been fully satisfied and that all reporting requirements have been met. Reporting requirements will include submittal by the Grantee to the DOER of detailed dated invoices of Grantee's costs incurred to date.

Final Disbursement: Twenty-five percent (25%) of the award in the amount of Thirty Thousand Five Hundred Twenty Dollars and Twenty Five Cents (\$30,520.25) shall be disbursed after a site visit by the DOER, a review of the detailed invoices of the Project(s) and any other requested documentation and verification by the DOER that the Project(s) are complete, that one hundred percent (100%) of grant funds have been expended, evidence of approved utility incentives have been provided, and that all reporting requirements and requests by the DOER have been met, including submittal and approval of the Final Report.

Funds shall not be used for the reimbursement of any work related to this Project(s) performed before the contract Effective Date.

6. Grantee Warrants to Keep Facility Open

For Project(s) involving services or construction at facility(s) owned by or under the control of the Grantee, the Grantee hereby warrants and certifies that the facility (s) for which grant funds are designated will remain open and in service for at least five (5) years following completion of proposed project(s).

7. Separate Accounts

The Grantee shall at all times conduct its business and affairs in such a manner that any and all ledger accounts and records pertaining to the receipt and expenditure of the DOER funds under this Agreement shall be kept separate and distinct from all ledger accounts and records of the Grantee relative to any other enterprise which the Grantee has engaged in, developed, or administered.

8. Unused Funds

Any funds undisbursed or uncommitted by the Grantee after September 30, 2028, shall be promptly returned to the DOER within sixty (60) days.

9. Administrative Costs

Grantee's administrative costs shall not exceed ten percent (10%) of the maximum obligation contract amount of One Hundred Twenty Two Thousand Eighty One Dollars and No Cents (\$122,081.00).

10. Publicity

The municipality will coordinate with the DOER on all publicity regarding this Project(s).

11. Reporting and Other Required Documentation

- A. Should Grantee engage a third party to manage administrative functions of the program and rely on the internal controls of that third party, the third party shall provide the results of an internal controls audit annually according to the provisions Statements of Auditing Standards No. 70 to the DOER and Grantee.
- B. Grantee shall have a program to combat fraud, waste and abuse of funds and shall incorporate into its program guidance provided by the Office of the State Comptroller.
- C. **Quarterly reports:** The Grantee shall be required to file progress and financial reports once every quarter, unless specifically exempted in writing by the DOER. Quarterly reports are due by 5PM four (4) days after the completion of each of the following quarters:
 - a. July 1 – Sept 30
 - b. Oct 1 – Dec 30
 - c. Jan 1 – Mar 30
 - d. Apr 1 – June 30

Quarterly reports shall include:

- a. The progress and status of activities performed in relation to the Scope of Grant Award including an explanation of any delays or obstacles encountered in meeting the performance schedule as well as a description of efforts taken to resolve delays; and
 - b. The actual costs incurred to date by the Project, breaking down all costs in such manner as the DOER may prescribe.
- D. **Final report:** The final report shall be submitted within two (2) months after completion of the final project receiving funding, and shall include a summary of the projects completed, including project locations and capacity. All quarterly and final reports above shall be submitted to:

Green Communities Grants Email
GC-Grants@mass.gov

NOTE: If the services funded by this Agreement are solicited pursuant to M.G.L. Ch. 25A § 11C or § 11I, then the Grantee shall also comply with the monitoring and reporting requirements set forth in the DOER's regulations at 225 C.M.R. 10.00, 19.00 or other applicable regulations. For solar PV systems, registration with and reporting to the Massachusetts Clean Energy Center Production Tracking System (PTS) is required.

- E. **Ownership of Reports and Other Required Documentation:** The deliverables shall be owned by the Commonwealth of Massachusetts and treated as public documents. Following the completion of the contract both the Commonwealth of Massachusetts and the Grantee retain the right to make further use of the deliverables.

VI. ATTACHMENT D - BUDGET

Check one: X Initial Budget

____ Budget/Account Amendment. Maximum Obligation before this Amendment: _____

PRIOR MOSAIC DOCUMENT ID: _____ (for reference - if applicable)

CURRENT DOC ID: _____.

[See Instructions for Additional Guidance on completion. Insert as many additional lines as necessary.]

[illegible]

FISCAL YEAR SUBTOTALS AND TOTAL MAXIMUM OBLIGATION FOR DURATION OF CONTRACT	
FISCAL YEAR: <u>2027</u> SUBTOTAL (or New Subtotal if Fiscal Year Subtotal being amended)	\$122,079.00
FISCAL YEAR: <u>2028</u> SUBTOTAL (or New Subtotal if Fiscal Year Subtotal being amended)	\$ 1.00
FISCAL YEAR: <u>2029</u> SUBTOTAL (or New Subtotal if Fiscal Year Subtotal being amended)	\$ 1.00
FISCAL YEAR: <u>2030</u> SUBTOTAL (or New Subtotal if Fiscal Year Subtotal being amended)	
FISCAL YEAR: <u>2031</u> SUBTOTAL (or New Subtotal if Fiscal Year Subtotal being amended)	
TOTAL MAXIMUM OBLIGATION FOR DURATION OF CONTRACT	\$122,081.00

**VII. COMMONWEALTH OF MASSACHUSETTS
STANDARD CONTRACT ATTACHMENTS (ENCLOSED)**

1. COMMONWEALTH TERMS AND CONDITIONS
2. GRANTEE AUTHORIZED SIGNATORY LISTING
3. W-9 FORM
4. EFT



CITY OF MELROSE

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

LORI MASSA, AICP
Director & City Planner

City Hall, 562 Main Street
Melrose, Massachusetts 02176
Telephone - (781) 979-4190

MEMORANDUM

TO: Mayor Jennifer Grigoraitis
Melrose City Council

FROM: Lori Massa, Director
Ingrid Winkler, Conservation Agent

CC: Shannon Phillips, City Solicitor
Lauren Grymek, Chief of Staff
Sarah MacLellan, Assessor

DATE: August 5, 2026

RE: Acceptance of Donated Parcel for Conservation Commission

The Office of Planning and Community Development requests that the City Council accept a parcel of land that has been donated to the City for conservation purposes. The parcel is located in the southeastern portion of the City near Dexter Road and Regan's Way. The parcel ID is H3 0 12-1.

The donation was initiated through an application from Szecon Development Inc to the Planning Board for a Slope Protection Special Permit for 59 Dexter Road, lot H3 0 12, in order to construct a single-family dwelling on the lot that has slope protected area. The proposal included creating a 4.8-acre, land-locked lot behind the new single-family house that contains a pond and steep slopes. The Applicant proposed donating the land to the City for conservation purposes. The Conservation Agent at the time when this project was permitted was in support of this proposal and was involved with creating the conditions of approval. The land is contiguous with existing conservation land, which makes it even more of an asset than if it was in isolated parcel.

In approving the Special Permit, the Planning Board conditioned that the parcel be donated to the City for preservation in perpetuity to ensure that the donation occurred.

The attached deed has been reviewed and approved by the City Solicitor for the donation of land to the City of Melrose for conservation purposes in accordance with MGL Chapter 40, Section 8C, to be held in the care, custody and control of the Conservation Commission.

If approved by City Council, the Mayor may sign the Deed and the current owner's attorney will effect the transfer by recording at the registry.

Thank you for your consideration.

Attachments: Quitclaim Deed and Conditions for Parcel A on Plan 443 of 2024Melrose, MA 02176

Plan 443 of 2024Melrose, MA 02176
Trustee's Certificate

Return to:

QUITCLAIM DEED
and
CONDITIONS

LAURA SZEKELY, TRUSTEE of 79 DEXTER ROAD REALTY TRUST, a Massachusetts Nominee Realty Trust, u/d/t dated February 3, 2023 and being evidenced by a Certificate pursuant to MGL ch. 184, sec. 35, recorded with said Registry of Deeds in Book 83933, Page 510, of Andover, Essex County Massachusetts, of 142 Haggett's Pond Road, Andover, MA 01810, with a mailing address of P.O. Box 27, Andover, MA 01810 (the "Grantor"),

for consideration of One and 00/100 (\$1.00) Dollar, and other consideration paid,

grant to the City of Melrose, a municipal corporation in Middlesex County, Commonwealth of Massachusetts (the "Grantee"), with its office in City Hall, 562 Main Street, Melrose, Massachusetts, 02176,

with **Quitclaim Covenants**, the following:

A certain parcel of land situated in Melrose, Middlesex County, Commonwealth of Massachusetts, being shown as Parcel A on a plan entitled "Plan of Land in Melrose, Massachusetts" prepared by Williams & Sparages, Engineers, Scientists, Surveyors, 189 North Main Street, Suite 101, Middleton, Massachusetts, said plan dated June 24, 2024 and recorded with Middlesex South District Registry of Deeds as Plan No. 443 of 2024.

Containing 4.8± acres of land, more or less, according to said plan.

The land conveyed is dedicated to conservation purposes in accordance with M.G.L. Chapter 40, Section 8C, and shall be held in the care, custody and administrative control of the Melrose Conservation Commission, a duly organized branch of said municipality having the same address; pursuant to valid majority votes of the Melrose City Council taken on _____, 2026,

Property: Parcel A on Plan 443 of 2024 Melrose, MA 02176

THE GRANTOR AND GRANTEES HAVE AFFIRMED, CONFIRMED AND ADOPTED THE FOLLOWING PURPOSES FOR THIS DEED:

- A. The property provides significant scenic, and aesthetic value in its present state as a natural area and open space;
- B. The property contains both wetlands and upland habitat.
- C. The Property abuts property known as “Lot 5A”; “Plan of Land in Melrose, Massachusetts” prepared by Williams & Sparages, Engineers, Scientists, Surveyors, 189 North Main Street, Suite 101, Middleton, Massachusetts, said plan dated June 24, 2024 and recorded with Middlesex South District Registry of Deeds as Plan No. 443 of 2024;
- D. The City of Melrose has promulgated that the “preservation and protection of open space and natural resources is a high priority for Melrose residents”;

The terms of this Deed for Parcel A are as follows:

- 1. **Prohibited Activities.** Except as otherwise herein provided, neither the Grantor nor the Grantee shall perform nor permit others to perform any of the following acts or uses on, over or under the Property:
 - a. Construction or placing of any building, tennis court, landing strip, mobile home, swimming pool, septic system, road, sign, fence, billboard or other advertising display, utilities, conduits, poles, antennas, towers, windmills, solar panels or other temporary or permanent structures or facilities on, over or under the ground;
 - b. Dumping or placing of soil, grass clippings, compost, yard debris or other substances on the ground as landfill or dumping or placing of vehicle bodies or parts, junk, trash, refuse, solid or chemical waste or unsightly or offensive materials or the installation of underground storage tanks;
 - c. Cutting, removal or destruction of trees, grasses, shrubs, or other vegetation;
 - d. Use of the Property except for passive outdoor recreational purposes or other purposes that permit the Property to remain predominantly in its open condition;
 - e. Activities detrimental to drainage, flood control, water or soil conservation, wildlife or plant habitat, water quality, erosion control or scenic values;

- f. Any other use of the Property or activity which would impair the conservation values of the Property as set forth herein unless such use or activity is necessary and desirable for the protection of those conservation values.
- 2. **Reserved Rights.** Notwithstanding anything contained in paragraph 1, the following activities shall be allowed or permitted on the property:
 - a. Any activities designed to enhance the ecological and natural historical value of the Property or to enhance the awareness of such values, including but not limited to the creation of open space, all in accordance with the plan prepared by the Grantor and approved by the Grantee;
 - b. Activities designed to enhance the ecological or natural historic value of the Property, including wildlife habitat improvement;
 - c. Hiking, wildlife observation and other passive outdoor recreational and educational activities consistent with conservation purposes;
 - d. Such other activities as are consistent with conservation purposes.
- 3. The exercise of any reserved right shall be in compliance with the then-current Zoning By-law applicable to the Property, the Wetlands Protection Act (General Laws Chapter 131, Section 40) and all other applicable provisions of federal, state and local law.
- 4. **Access by the Public.** It is hereby agreed that the general public may pass and repass over the Property by foot, to and from adjacent land of said City of Melrose for purposes of quiet outdoor recreational and educational activities, provided
 - a. that any such activity shall be limited to daylight hours;
 - b. that dogs shall be leashed at all times;
 - c. that no motor vehicles of any kind shall be permitted;
 - d. that no dumping, waste disposal or littering of any kind be allowed.

To the extent permitted by law, the Grantor and the Grantee hereby expressly disclaim any duty to maintain the property or warn persons who may enter upon the same. Pursuant to M.G.L. c. 21, s.17c, neither the Grantor or the Grantee is liable to any member of the public who uses the Property in the absence of willful, wanton or reckless conduct by the Grantor or Grantee.

5. **Representations of the Grantee.** The Grantee represents that it is a municipality established, pursuant to Massachusetts General Laws, that it is organized and operated as a municipal entity with an intent and purpose of preserving and conserving natural resources, natural habitats, environmentally sensitive areas and for other scientific and educational purposes, that it has both the necessary funds and commitment to hold this land exclusively for conservation and to enforce its terms and that it is a “Qualified Organization” as that term is defined in Section 170 (h)(3) of the Internal Revenue Code of 1986, as amended.
6. **Binding Effect: Interpretation.** The burdens of these restrictions shall be deemed to run with the Property, shall be enforceable against the Grantor, the Grantor’s successors in title to the Property and any person holding any interest therein by the Grantee, its successors and assigns and its duly designated officers, members, employees or agents, and by the Hillside Park Homeowner’s Association.
7. **Effective Date.** The Grantor and the Grantee intend that the restrictions arising hereunder take effect when all the requisite signatures have been obtained and this document has been recorded in the Registry of Deeds.
8. **Termination of Rights and Obligations.** Notwithstanding anything to the contrary contained herein, the rights and obligations under this deed restriction of any party holding any interest, except that liability for acts or omissions occurring prior to transfer and liability for the transfer itself if the transfer is in violation of this deed restriction shall survive the transfer.
9. **No Merger.** No future assignment of Grantor’s or Grantee’s interest in the Property or future acquisition of any additional interest in the Property by Grantor or Grantee shall cause this deed to merge with the fee or have the effect of causing any of the terms thereof to be rendered unenforceable by reason of the so-called “doctrine of merger”.

For Grantor’s title, see deed dated March 24, 2025 and recorded on April 4, 2025 at the Middlesex South Registry of Deeds in Book 83933, Page 513.

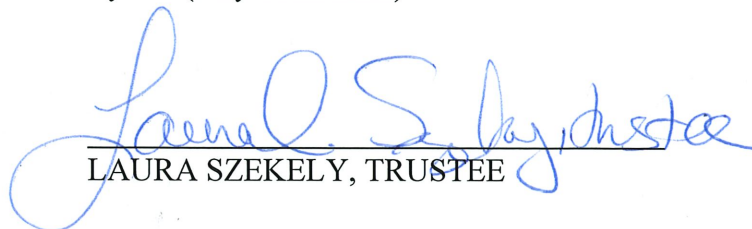
SIGNATURE PAGES TO FOLLOW

EXECUTED under seal this 4th day of MAY, 2026.

79 DEXTER ROAD

REALTY TRUST,

By: (duly authorized)


LAURA SZEKELY, TRUSTEE

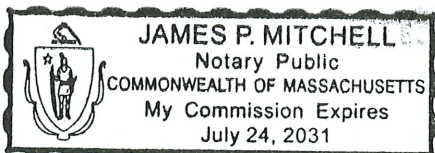
COMMONWEALTH OF MASSACHUSETTS)

)

COUNTY OF MIDDLESEX)

)

On this 4th day of MAY, 2026, before me, the undersigned notary public, personally appeared LAURA SZEKELY as TRUSTEE of 79 DEXTER ROAD REALTY TRUST, as Grantor, proved to me through satisfactory evidence of identification, which was a *Mass. Driver's License*, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose. in her capacity as Trustee of 79 Dexter Road Realty Trust, and that she has the authority to sign in that capacity.




Notary Public Seal:
My Commission Expires: 7/24/31

IN WITNESS WHEREOF, the Mayor of the City of Melrose,
Massachusetts, hereto being duly authorized by the City Counsel for the City of
Melrose, Massachusetts, hereby acknowledges the provisions of the Deed and
Conditions connected hereto and has executed this Deed and Conditions on
_____, 2026.

CITY OF MELROSE

By:

Name: Jennifer Grigoraitis

Title: Mayor

COMMONWEALTH OF MASSACHUSETTS)

)

COUNTY OF MIDDLESEX

On this _____ day of _____, 2026, before me, the undersigned
notary public, personally appeared Jennifer Grigoraitis, as Mayor of the City of Melrose,
Massachusetts, proved to me through satisfactory evidence of identification, which was
Mass. Driver's License, to be the person whose name is signed on the preceding or
attached document, and acknowledged to me that she signed it voluntarily for its stated
purpose.

Notary Public

My Commission Expires:

Return to:

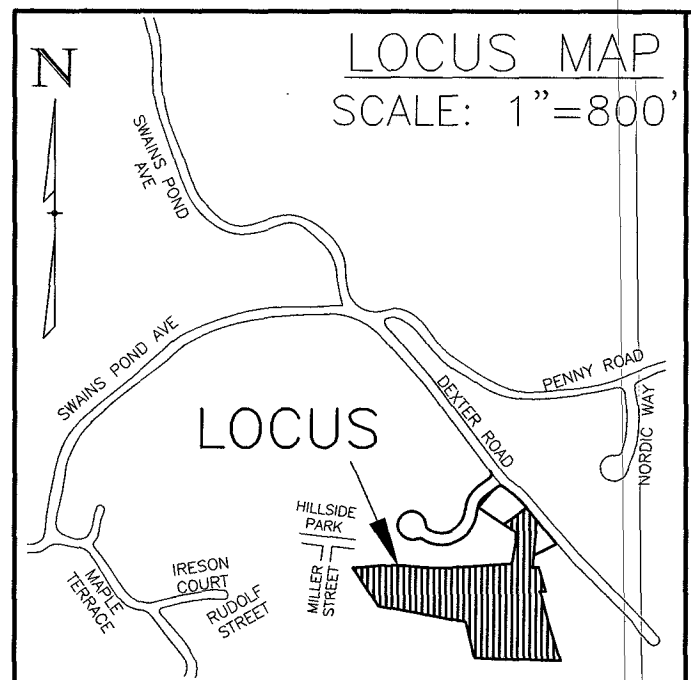
TRUSTEE'S CERTIFICATE

The undersigned, I, **Laura Szekely, Trustee of 79 Dexter Road Realty Trust, u/d/t dated February 3, 2023**, filed at the Land Registration Office of Middlesex South Registry of Deeds on February 8, 2023 as Document 1931954 on Certificate 281371, hereby certify as follows:

1. I am the sole Trustee of said Trust.
2. The Trust has not been altered, amended, revoked or terminated and is in full force and effect.
3. Pursuant to the Trust, the Trustee has the authority to take such action as may be directed by all of the Beneficiaries of the Trust.
4. All of the Beneficiaries are over 21 years of age and are not legally incapacitated and have instructed the Trustee to enter into the within transaction.
5. Pursuant to the Trust, all of the Beneficiaries have specifically directed the Trustee to execute and deliver a deed and make any corrections and additions needed to perfect a deed transferring **a portion of land shown as Parcel A on Plan 443 of 2024, containing 4.8± acres of land according to said plan, on Dexter Road, Melrose, Massachusetts, 02176**, to, **the City of Melrose, a municipal corporation in Middlesex County**, for **\$1.00**, and also to sign any and all other documents required in order to facilitate the sale of said real estate, including, but not limited to, required government forms concerning the transaction and the reporting of the sale to the Internal Revenue Service; and to do all other things necessary or convenient to accomplish the sale of said real estate.

For title, see Deed from Stanley Family Realty Trust to Grantor dated March 24, 2025 and recorded on April 4, 2025 at Middlesex South Registry of Deeds at Book 83933, Page 513.

Property: Parcel A on Plan 443 of 2024, Dexter Road, Melrose, MA 02176



ZONE: SR-A

MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT FRONTAGE: 100 FEET
MINIMUM LOT WIDTH: 100 FEET **
MINIMUM LOT DEPTH: 90 FEET

MINIMUM FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 40 FEET

MINIMUM AREA OUTSIDE OF
SLOPE PROTECTION: 15,000 S.F. *

* SEE SLOPE PROTECTION SPECIAL PERMIT APPROVED BY
MELROSE PLANNING BOARD ON FEBRUARY 1, 2024.

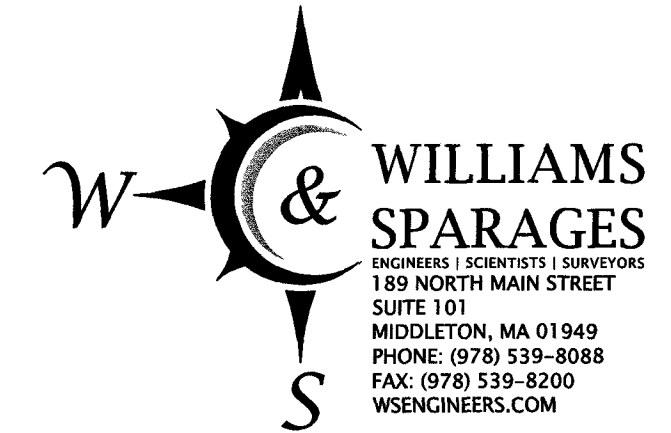
** LOT WIDTH FOR LOTS 3, 4 AND 5 (LC CASE 9072)
IS 95.23 FEET AND IS PREEXISTING NONCONFORMING.

PLAN OF LAND IN MELROSE, MASSACHUSETTS

SCALE: 1"=40'



DATE: JUNE 12, 2024



APPLICANT:

79 DEXTER ROAD REALTY TRUST
LAURA SZEKELY, TRUSTEE
142 HAGGETTS POND ROAD
ANDOVER, MA 01810
DEED REFERENCE: BOOK 1599 PAGE 39
CERTIFICATE #281371

OWNER:

STANLEY FAMILY REALTY TRUST
PRISCILLA L. ROUTHIER, TRUSTEE
14 MCLAUGHLIN AVENUE
SALEM, NH 03079
DEED REFERENCE: BOOK 55692 PAGE 524

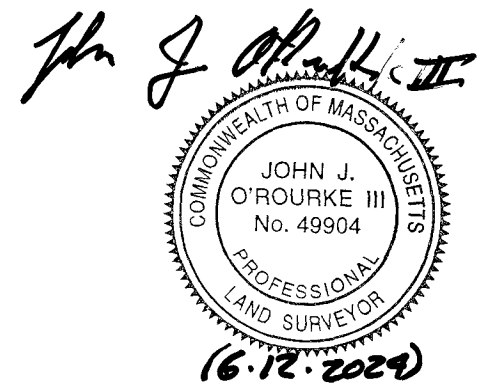
PROJECT LOCUS:

DEXTER ROAD
ASSESSORS ID: H3-0-12

NOTE:

SEE LAND COURT PLAN (CASE 14024) FOR LOTS 3
AND 4 SHOWN ON THIS PLAN (55 DEXTER).

SEE LAND COURT PLAN (CASE 9072) FOR LOTS 3,
4 AND 5 SHOWN ON THIS PLAN (79 DEXTER).



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
MELROSE PLANNING BOARD

John J. O'Rourke III
John J. O'Rourke III
John J. O'Rourke III
DATE: June 12, 2024

ENDORSEMENT OF THE ABOVE PLAN IS
NOT A DETERMINATION OF COMPLIANCE
WITH THE MELROSE ZONING ORDINANCE.

NOTE:

LOTS 3 (LC CASE 14024) AND 3A ARE NOT TO BE CONSIDERED
SEPARATE BUILDING LOTS, BUT ARE TO BE HELD IN COMMON
OWNERSHIP TO FORM ONE BUILDING LOT. (TOTAL LOT AREA =
17,391 S.F.)

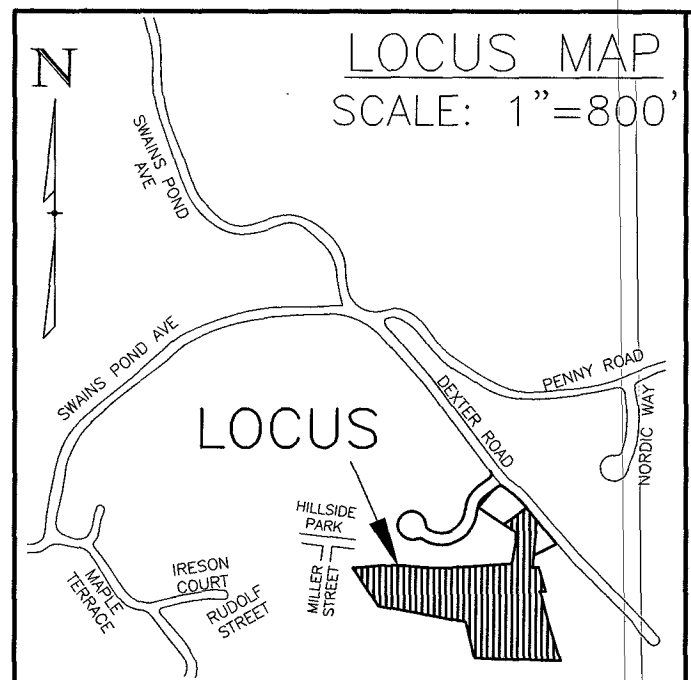
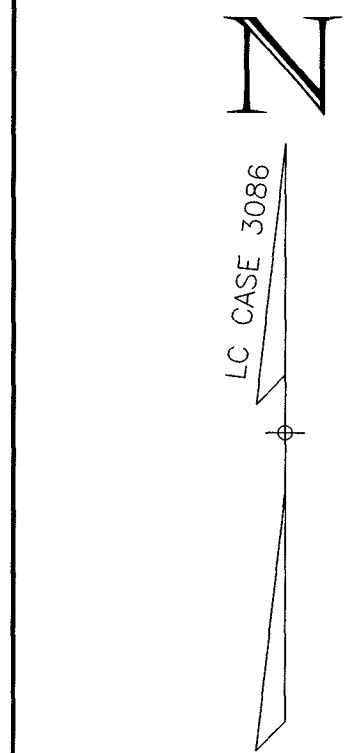
LOTS 3 (LC CASE 9072), 4 (LC CASE 14024) AND 4A ARE NOT
TO BE CONSIDERED SEPARATE BUILDING LOTS, BUT ARE TO BE
HELD IN COMMON OWNERSHIP TO FORM ONE BUILDING LOT. (TOTAL
LOT AREA = 15,441 S.F.)

LOTS 4 (LC CASE 9072), 5 (LC CASE 9072) AND 5A ARE NOT TO
BE CONSIDERED SEPARATE BUILDING LOTS, BUT ARE TO BE HELD
IN COMMON OWNERSHIP TO FORM ONE BUILDING LOT. (TOTAL LOT
AREA = 15,808 S.F.)

PARCEL A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.

LOCUS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS
SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0433E
EFFECTIVE DATE: JUNE 4, 2010.

LOT AREAS FOR LC CASE 9072 LOTS 3, 4 AND 5 INCLUDE THE
AREAS IN THE "WAY".



I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.

John J. O'Rourke III
WILLIAMS & SPARGES LLC

Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 443 of 2024
Rec'd 07/20/24 20 24
at 11 H 53 M A h.

Attest

John J. O'Rourke III
Register

LEGEND OF ABBREVIATIONS

DH - DRILL HOLE
IR - IRON ROD
ROS - RING OF STONES
(S) - SET
(FD) - FOUND
CB - CONCRETE BOUND
N.T.S. - NOT TO SCALE



2024 00000443
Bk: 2024 Pg: 443 Doc: PLAN
Page: 1 of 1 07/26/2024 11:53 AM

PARCEL A
REMAINING LAND
4.8± ACRES
(NOT A SEPARATE BUILDING LOT)

JOSEPH C. FISH
ET ALS
ASSESSORS
H3-0-16

JOSEPH C. FISH ET ALS
ASSESSORS H3-0-14

LANCE E. CHIPCHASE
ASSESSORS H3-0-8

443 of 2024