

Public Notices

Form 299

Date: May 1, 2026

Attorney General's Notice
Pursuant to G.L. c. 40, § 32
Town of Barre -- Case No. 12187

Special Town Meeting of December 16, 2025 Article# 5
Attorney General's Limited Authority to Waive Procedural Defects in the Notice of the Planning Board Hearing

Pursuant to the provisions of G.L. c. 40, § 32, if the Attorney General finds there to be any defect in the procedure of adoption or amendment of any zoning by-law relating to the form or content of the notice of the Planning Board hearing prescribed by G.L. c. 40A, § 5, or to the manner or dates on which said notice is mailed, posted or published as required by that section, then instead of disapproving the by-law or amendment by reason of any such defect, the Attorney General may elect to proceed under the defect waiver provisions of G.L. c. 40, § 32. Under those provisions, the Attorney General is conditionally authorized to waive any such defect.

Defect Determined in Notice of Planning Board Hearing

The Attorney General has determined that the planning board hearing notice relating to the above Article failed to comply with the notice requirements for such hearing established by G.L. c. 40A, § 5. Section 5 provides in part (with emphasis added):

No zoning ... by-law or amendment thereto shall be adopted until after the planning board in a ... town has ... held a public hearing thereon ... at which interested persons shall be given an opportunity to be heard...Notice of the time and place of such hearing, the subject matter, sufficient for identification, and of the place where texts and maps thereof may be inspected shall be published in a newspaper of general circulation in the ... town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of said hearing, and by posting such notice in a conspicuous place in the ... town hall for a period of not less than fourteen days before the day of said hearing. Notice of said hearing shall also be sent by mail, postage prepaid to the executive office of housing and livable communities, the regional planning agency, if any, and to the planning board of each abutting city and town ... In cases involving boundary, density or use changes within a district, notice shall be sent to any such nonresident property owner who has filed such a request with the city or town clerk and whose property lies in the district where the change is sought.

Based on the materials submitted to this Office, we have identified the following defect: the first notice of the Planning Board hearing was published in a newspaper of general circulation on October 9, 2025 for a hearing on October 21, 2025 which was only twelve days prior to the hearing, not fourteen days as required by G.L. c. 40A, § 5. For this reason, the 90-day period prescribed for the Attorney General's review of Article 5 is suspended in accordance with G.L. c. 40, § 32.

Attorney General's Election to Proceed Under the Waiver Provisions of G.L. c. 40, § 32

The Attorney General has elected to proceed under the limited defect waiver authority conferred by G.L. c. 40, § 32.

Suspension of Review of Zoning By-Law Amendments

The 90-day period prescribed by law for the Attorney General's review of local by-laws is therefore suspended in accordance with the provisions of G.L. c. 40, § 32.

Posting and Publication of This Notice

The Town Clerk shall post a true copy of this Notice in a conspicuous place in the Barre Town Hall for a period of not less than 14 days and shall publish a copy once in a newspaper of general circulation in the Town of Barre.

Filing of Claim That Defect in Notice Was Misleading or Otherwise Prejudicial

Within 21 days of the date on which this Notice is published in a newspaper of general circulation in the Town of Barre, any resident of the Town of Barre, or the owner of any real property in the Town of Barre or any other party entitled to notice of the planning board hearing may file with the Town Clerk a written statement that the notice defect was misleading or otherwise prejudicial. The statement must include the reasons supporting the claim that the defect in the Planning Board Notice was misleading or otherwise prejudicial. This statement must be actually on file with the Town Clerk not later than 21 days from the date on which this Notice is published in the newspaper.

Town Clerk's Certification of Compliance with This Notice

After the expiration of the 21-day period, the Town Clerk shall submit to the Attorney General a true copy of this Notice with a certification of compliance with the publishing and posting requirements of the preceding paragraph, and a certification that either (a) no claim was filed within the 21-day period, or (b) one or more claims were filed within the 21-day period. The Town Clerk shall submit to the Attorney General true copies of any such claim(s).

Resumption of Attorney General's Review

Upon receipt of one original copy of this Notice with the Clerk's certification, the 90-day period provided for the Attorney General's review under G.L. c. 40, § 32, shall resume. If no claim is made, the Attorney General has the discretion to waive any such defect; if any claim is made, however, the Attorney General may not waive any such defect.

Note: By not filing a claim under this provision, a person shall not be deprived of the right to assert a claim of invalidity arising out of any possible defect in the procedure of adoption or amendment, as provided in G.L. c. 40, § 32, and in G.L. c. 40A, § 5.

Date: May 1, 2026

Very truly yours,
ANDREA JOY CABELL
ATTORNEY GENERAL
By: Nicole B. Caprioli
Assistant Attorney General
Deputy Director, Municipal Law Unit
10 Mechanic Street, Suite 301
Worcester, MA 01608
(774) 214-4418

A TRUE COPY ATTEST
Ellen M. Glidden
BARRE TOWN CLERK
05/07/2026

BARRE ZONING BOARD OF APPEALS PUBLIC HEARING NOTICE

The Barre Zoning Board of Appeals will hold a public hearing on **Thursday, May 14, 2026 at 7:00 p.m.** in the Henry Woods Municipal Selectmen Meeting Room, 1st Floor, 40 West Street, Barre, MA requested by Phoebe Siter for a variance from zoning setback requirements at property located at 69 Hubbardston Road, Assessors Map EA, Parcel 422 and recorded with the Worcester District Registry of Deeds Book 72390, Page 247.

Anyone wishing to comment on this matter should attend the hearing or submit comments in writing prior to the hearing to the Zoning Board of Appeals, Henry Woods Building, 40 West Street - Suite 5, Barre, MA, barreboards@townofbare.com or contact the Boards' Office at 978-355-2504 ext. 8.

Joshua Smith, Chairman
4/30, 05/07/2026

BARRE PLANNING BOARD PUBLIC HEARING

Pursuant to the provision M.G.L. Chapter 40, Section 6, the Barre Planning Board will hold a public hearing on **Tuesday, May 19, 2026 at 7:00 p.m.** in the Henry Woods Municipal Building, 40 West Street, Boards' Office, 3rd Floor, requested by Jonathan and Chelsea Abram for a special permit for a noncommercial kennel for property located at 176 Station Road, Assessors Map G, Lot 104 and recorded with the Worcester District Registry of Deeds Book 73195, Page 266.

All interested parties who wish to comment on this matter should attend the hearing, or submit comments in writing prior to the hearing to the Planning Board.

Floyd Kelley, Chairman
05/07, 05/14/2026

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Frank W. LaRange to Mortgage Electronic Registration Systems, Inc., as nominee for Northpoint Mortgage, Inc., dated November 16, 2016 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 56343, Page 90, of which mortgage the undersigned is the present holder, by assignment from: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Northpoint Mortgage, Inc., its successors and assigns to PennyMac Loan Services, LLC, recorded on June 28, 2022, in Book No. 67821, at Page 147 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **10:00 AM on June 5, 2026**, on the mortgaged premises located at 711 South Barre Road, Barre, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT: The following described parcel of land, and the improvements and appurtenances thereto in the County of Worcester (Worcester District), Commonwealth of Massachusetts to wit: Commonly known as: 711 South Barre Road, Barre, MA 01005 Parcel No.: Map H, Lot 451

Legal Description: Land with the buildings thereon in that part of Barre, Worcester County, Massachusetts, known as South Barre, on the easterly side of South Barre Road, known as Route 32, being shown as Lot 1 on a Plan entitled "Plan of Land in Barre, MA owned by D.A. Robinson Contracting, Inc., Scale 1"=50'," dated February 23, 1999, drawn by Donald A. Para, Land Surveyor, Inc., New

Braintree, MA and recorded with Worcester District Registry of Deeds in Plan Book 739, Plan 18, to which plan reference is hereby made for a more particular description. Lot 1 contains 0.619 Acres. For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 52145, Page 219.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE: A deposit of Ten Thousand (\$10,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

PENNYMAC LOAN SERVICES, LLC
Present holder of said mortgage
By its Attorneys,

HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
22145
05/07, 05/14, 05/21/2026

Barre Conservation Commission

Notice is hereby given in accordance with the Massachusetts General Laws, Chapter 131, Section 40, The Wetlands Protection Act, that a public meeting will be held on a **Request for Determination of Applicability** requested by TEC Associates for Massachusetts Central Railroad Right-of-Way vegetation control.

From: TEC Associates
40 Mechanic Street
South Portland, ME 04106

To be held on **Tuesday, May 12, 2026 at 7:00 p.m.** in the Conservation Commission Office, Third Floor, of the Henry Woods Building, 40 West Street, Barre, MA 01005.

Ronald Rich, Chairman
05/07/2026

Please check the accuracy of your legal notice prior to submission (i.e., date, time, spelling). Also, be sure the requested publication date coincides with the purpose of the notice, or as the law demands. Thank you.

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 **Quaboag Valley Community Development Corporation**
& Quaboag Valley Business Assistance Corporation

QV CDC IS HIRING!

We are hiring for the following positions:

- Credit Assistant** (25 - 30 hours per week)
- Accounting Assistant** (30 - 40 hours per week)
- Loan Program Coordinator** (40 hours per week)
- Community Specialist** (35 hours per week)

For more information, please visit
<https://qvcdc.org/employment>

The Quaboag Valley CDC/BAC is an equal opportunity employer, lender and provider and does not discriminate on the basis of age, color, disability, family/parental status, national origin, race, religion, sex, gender identity (including expression), sexual orientation, marital status, income derived from public assistance programs, political beliefs, or reprisal or retaliation for prior civil rights activity in any program or activity conducted or funded by USDA.

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www.turley.com

Highway Dept. Skilled Laborer / Truck Driver

The Town of New Braintree Highway Dept. is seeking qualified applicants for the immediate full-time position of Skilled Laborer / Truck Driver. Applicants must have a valid Massachusetts Driver's License, Class B (CDL) with DOT Medical Examination Certification and a Hoisting Engineer License Class 2B with DOT Medical Examination Certification. Interested applicants should submit a letter of interest and an employment application to: Highway Department, 110 West Brookfield Road, New Braintree MA 01531.

Highway Dept. Seasonal Laborer

The Town of New Braintree is seeking a qualified candidate to perform seasonal work in the maintenance of town commons, roadways, grounds and cemeteries. Applicants must have a valid Massachusetts Driver's License (Class D). This is a seasonal position for 20 hours per week with a flexible schedule, May through October. Interested applicants should submit a letter of interest and employment application to: Highway Department, 110 West Brookfield Road, New Braintree MA 01531.

For further information, please contact
Richard Ayer, Highway Superintendent, at 508-867-2451,
or via email at Highway@newbraintree.gov.

A.A./E.O.E.

EARLY DEADLINES

In observance of Memorial Day,
PUBLIC NOTICES
EARLY AD DEADLINE
Place your public notice
no later than **NOON**
Thursday, May 21
- Thank you!