

Legal Notices

TOWN OF NEW BRAINTREE OFFICE OF THE COLLECTOR OF TAXES NOTICE OF 2025 REAL ESTATE TAX TAKING

May 29, 2026

You are receiving this notice because:

1. You own property in Massachusetts.
2. You still owe some local taxes on your property.
3. You've received a letter asking you to pay these past due taxes (a demand), but you haven't done so yet.
4. The city or town's tax collector plans to take your property on the date, time, and place noted below.
5. They won't take your property if you pay what you owe before that date.

TO THE OWNERS OF THE DESCRIBED PROPERTY BELOW, AND TO ALL OTHERS CONCERNED, YOU ARE HEREBY NOTIFIED THAT ON **Monday, June 22, 2026 at 7:30 p.m.** at the NEW BRAINTREE TOWN HALL, 20 Memorial Drive, New Braintree, MA 01531, pursuant to the provisions of Massachusetts General Laws Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY INTENTION TO TAKE FOR the TOWN OF NEW BRAINTREE the following parcels of land for non-payment of the taxes due, with interest and all incidental expenses and costs to the date of taking, unless the same is paid before that date.

Janet A. Pierce, CMMC
Collector of Taxes
Town of New Braintree

Property Location: 1141 WORCESTER ROAD
Assessed Owners: PERKINS, DARYL & PAMELA
Bill Number: 491
FISCAL YEAR 2025 REAL ESTATE TAXES ASSESSED: \$2,334.50
FISCAL YEAR 2025 REAL ESTATE TAXES UNPAID PRINCIPAL BALANCE: \$596.19

Description: A parcel of land with any buildings thereon, containing about 5.700 acres described as parcel 406.0 0000 0015.0 in the office of the Assessors of the Town of TOWN OF NEW BRAINTREE identified in book and page 44838 369, WORCESTER Registry of Deeds.

Property Location: 0 RAVINE ROAD
Assessed Owners: TRUM-SEARAH, KATHLEEN & RAYMOND
Subsequent Owner: TRUM-SEARAH RAYMOND TRUSTEE OF THE TRUM-SEARAH FARM TRUST
Bill Number: 631
FISCAL YEAR 2025 REAL ESTATE TAXES ASSESSED: \$2,142.80
FISCAL YEAR 2025 REAL ESTATE TAXES UNPAID PRINCIPAL BALANCE: \$2,142.80

Description: A parcel of land with any buildings thereon, containing about 79.00 acres described as parcel 402.0 0000 0012.0 in the office of the Assessors of the Town of TOWN OF NEW BRAINTREE identified in book and page 68011 74, WORCESTER Registry of Deeds.

Property Location: 500 RAVINE ROAD
Assessed Owners: TRUM-SEARAH, KATHLEEN & RAYMOND

Subsequent Owner: TRUM-SEARAH RAYMOND TRUSTEE OF THE TRUM-SEARAH FARM TRUST
Bill Number: 632
FISCAL YEAR 2025 REAL ESTATE TAXES ASSESSED: \$3,688.24
FISCAL YEAR 2025 REAL ESTATE TAXES UNPAID PRINCIPAL BALANCE: \$2,927.33

Description: A parcel of land with any buildings thereon, containing about 89.00 acres described as parcel 402.0 0000 0011.0 in the office of the Assessors of the Town of TOWN OF NEW BRAINTREE identified in book and page 68011 74, WORCESTER Registry of Deeds.

Property Location: 1241 WEST ROAD
Assessed Owners: WAUGH, RAYMOND
Bill Number: 653
FISCAL YEAR 2025 REAL ESTATE TAXES ASSESSED: \$6,449.24
FISCAL YEAR 2025 REAL ESTATE TAXES UNPAID PRINCIPAL BALANCE: \$4,324.03

Description: A parcel of land with any buildings thereon, containing about 53.00 acres described as parcel 403.0 0000 0022.0 in the office of the Assessors of the Town of TOWN OF NEW BRAINTREE identified in book and page 54902 11, WORCESTER Registry of Deeds.

Property Location: 63 WEST BROOKFIELD ROAD
Assessed Owners: WAUGH, RAYMOND & HEIDI
Bill Number: 654
FISCAL YEAR 2025 REAL ESTATE TAXES ASSESSED: \$463.62
FISCAL YEAR 2025 REAL ESTATE TAXES UNPAID PRINCIPAL BALANCE: \$463.62

Description: A parcel of land with any buildings thereon, containing about 3.54 acres described as parcel 407.0 0000 0095.0 in the office of the Assessors of the Town of TOWN OF NEW BRAINTREE identified in book and page 45275 274, WORCESTER Registry of Deeds.

Property Location: 0 WEST ROAD
Assessed Owners: WAUGH, RAYMOND
Bill Number: 655
FISCAL YEAR 2025 REAL ESTATE TAXES ASSESSED: \$408.64
FISCAL YEAR 2025 REAL ESTATE TAXES UNPAID PRINCIPAL BALANCE: \$408.64

Description: A parcel of land with any buildings thereon, containing about 101.00 acres described as parcel 403.0 0000 0038.0 in the office of the Assessors of the Town of TOWN OF NEW BRAINTREE identified in book and page 57375 183, WORCESTER Registry of Deeds.

Property Location: 0 WEST BROOKFIELD ROAD
Assessed Owners: WAUGH, RAYMOND & HEIDI
Bill Number: 656
FISCAL YEAR 2025 REAL ESTATE TAX ASSESSED: \$164.94
FISCAL YEAR 2025 REAL ESTATE TAXES UNPAID PRINCIPAL BALANCE: \$164.94

Description: A parcel of land with any buildings thereon, containing about 40.70 acres described as parcel 407.0 0000 0096.0 in the office of the Assessors of the Town of TOWN OF NEW BRAINTREE identified in book and page 45275 274, WORCESTER Registry of Deeds..
06/04/2026

NEW BRAINTREE from page 1

Regional agreement

Article 11 asked voters to approve the revised Quabbin Regional School District Regional Agreement, which was approved by the School Committee and submitted to each member town's select board.

The revised agreement will need to be approved by all five Quabbin Regional School District towns before being submitted to the Department of Elementary and Secondary Education for final approval.

The revised agreement has updates to language, and adjustments to weighted votes based on town population.

Selectmen Joe Chenevert said the revised agreement includes that the town has the right to vote on the closing of a school.

The revised agreement also includes language required by DESE, which states if a member town seeks to withdraw from the school district's regional agreement, then the town must submit a "long range plan" and have clear timelines. The plan would also need to be approved by the Commissioner.

The current regional agreement from 2014 will remain in effect until the new agreement is voted on and final approval is received.

FY 27 budget

Voters unanimously approved articles 4 and

5, accepting a fiscal year 2027 budget of \$3,367,614. This budget is just over \$240,000 less than the FY 26 approved budget.

School assessments

The town's education assessments were outlined in article 4.

The assessment for Quabbin Regional School District decreased by approximately 2.8%, which was partly driven by a reduction in enrollment by nine students. The total assessment for the town for FY 27 (including debt and interest and out of district tuition costs) is \$1,729,130.

The assessment for the Pathfinder Regional Vocational Technical High School increased by 3.9% from \$181,735 in fiscal year 2026 to \$253,855 in FY 27 due to an increase in enrollment (three students) and the state's increased and required minimum contribution.

Town Hall project

Article 10 asked voters to rescind \$241,000 of the \$532,000 previously approved at town meeting in 2022 for repairs to the Town Hall. The final expenses for the project were less than anticipated and the project is now complete.

STM articles

Article 1 asked voters to transfer \$66,026.66 to meet overdrawn and unprovided for accounts in the current FY 26 budget. The three remaining articles on the special town meeting warrant were passed over.

Public comments

Conservation Commission Chairman Steven Gutulis then opened the hearing to public comment. Susan Shea asked why the company limited the site visit to only one area that of the road construction. She said, "We are 'well driven' and this property abuts the Ware River Watershed. She said, [it] feels sooty, underhanded and greasy."

Planning Board member Philip Warbasse said the Planning Board never permitted a "junkyard;" it happened years ago. The Planning Board did grant permits for an intact internet auction sale of vehicles.

Matthew Broderick asked the representatives when they walked the property did they find evidence of the solid waste on the site and on DCR land. He suggested they visit the site following the hearing. The representative refused to answer his question.

Another resident asked about the presence of species such as the spotted salamander. The representative said none were noted on the National Endangered Species list.

Scott Corey, an abutter, said residents spent thousands on legal fees and thanked the Advocates for Conservation of Rural Oakham's Nature and Safety group, also known as ACORNS, for helping them.

Hearing continuance

The Conservation Commission voted to continue the hearing. The hearing lasted an hour and a half, starting at 6:20 p.m. and adjourned at 7:50 p.m.

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OAKHAM from page 1

wetlands, the site contains a certified vernal pool and the western Zone 1 was located in a public access watershed known as the Ware River Watershed.

The company representatives said they follow the Best Management Practices that include installing compost filler tubes, includes a pollution protection plan, storm water protection plan and routine inspections.

They also said there would be no need to pile snow in the wetlands areas as it was a large property with plenty of other location.

Site visit

The Commission requested a site visit with two Conservation Commission members and their expert. The applicant agreed to a limited site visit to just the area of the road improvement. When Conservation Commission member, Zach

Mann, requested the visit include the entire property, the representatives said they would get back to them.

Mann said they wanted to inspect for additional wetlands. If more wetlands were found, the Commission had the right to "protect them." Conservation member, Carl Lindley, Jr., said if the company wanted additional time, the Commission would grant that.

Solid waste cleanup

Mann also said state Department of Environmental Protection Andrea Briggs requested a solid waste cleanup of the site, which also included cleanup on some of the Department of Conservation and Recreation land, which abuts the property.

Legal counsel representing the Conservation Commission said a full Notice of Intent needed to be filed to clean up the site. He

said the town's position was they needed a full NOI for the clean up.

Application change

Hopkins said there was an error on the application. They checked no to the box regarding "outstanding resource water" and the yes box should be checked. They will submit a correction. They also were asked to clarify their address - one form listed a New York address and another a Delaware address.

Driveway information

Lindley requested more information on the driveway such as number of vehicles and types of vehicles that would be using the access driveway. A representative said users included construction equipment, graders, dozers, excavators, utility vans and vehicles by the workers.

He said the construction traffic was less than the traffic approved for the auto recycling operation.

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