

Public notices

Town of Wales
Zoning Board of Appeals

In accordance with the provisions of MGL Ch 40A §10 & §11, the Wales Zoning Board of Appeals will hold a public hearing on **August 27th, 2026, at the Wales Senior Center at 5:30 p.m.** on the application submitted by Bethany Sivula of 17 Orchard Rd. in Wales. The application is being reviewed by the ZBA due to the access to the site being on a private road, therefore safe vehicle and emergency access must be ensured prior to building permit approval. Any person interested and wishing to be heard of this application should refer to August 27th, 2026, agenda on the Zoning Board of Appeals page on the town website (www.townofwales.net). If you have any questions or concerns, please email planning@townofwales.net
08/13, 08/20/2026

LEGAL NOTICE
MONSON CONSERVATION COMMISSION

Under the requirements of M.G.L. Chapter 131, §40, the Monson Conservation Commission will hold a public hearing on **Wednesday August 26, 2026 at 7:10 PM** in the Large Meeting Room, Town Office Building, 110 Main St. Under consideration is a Request for Determination of Applicability to determine if the work associated with pavement improvements within Riverfront Area for the property located at 31 State Street, identified as Assessor's Map 114, Parcels 93 & 99, is subject to the Wetlands Protection Act. The Applicant is the Monson Housing Authority.
Submitted by: Monson Conservation Commission
08/13/2026

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
COMPLAINT TO FORECLOSE TAX LIEN [seal] No. 23 TL 000863

Mark Aronofsky, deceased, formerly of Springfield, and also formerly of Holland, Hampden County, and said Commonwealth; Paul F. Aronofsky, now or formerly of Hudson, and Marianne Aronofsky, now or formerly of Pepperell, both in Middlesex County, and said Commonwealth; Robert S. Aronofsky, Jr., now or formerly of Jacksonville, in the State of Florida; The Bank of New York Mellon, a duly existing Mortgage Loan Servicer, chartered under the laws of the State of New York, as it is Trustee, Series CWALT 2006-OA22, having a usual place of business in New York City, in the State of New York; or their heirs, devisees, legal representatives, successors, and assigns:

A Complaint has been filed by the Plaintiff Town of Holland. The Complaint asks the Court to enter a judgment ending any ownership rights or interests in the land described below. The Complaint is about two parcels of land located in the Town of Holland, Hampden County, Massachusetts, described in the Complaint as follows:

(1) A parcel of land with any buildings thereon, approximately 3700 Square Feet located and known as APPLE TREE LN shown on the Town of Holland Assessors Records as Parcel Identifier R13/G/02 and being part of the premises recorded in book 9094 in page 556 in the Hampden Registry of Deeds. Assessed To ARONOFSKY MARK.

(2) A parcel of land with any buildings thereon, approximately 3375 Square Feet located and known as 15 APPLE TREE LN shown on the Town of Holland Assessors Records as Parcel Identifier R13/G/03 and being part of the premises recorded in book 9094 on page 556 in the Hampden Registry of Deeds. Assessed To ARONOFSKY MARK.

To respond to the Complaint, you or your attorney must take these steps by the Deadline to Answer, which is September 28, 2026.

First, prepare a written Answer. You may write your own Answer or use the form or the online guided interview program on the Court website. Second, file your Answer with the Land Court Recorder's Office, or in the Assistant Recorder's Office at the

Registry of Deeds where the land is located, or using the Court's online eFiling system. Third, serve a copy of your Answer to the Plaintiff by mail or e-mail.

If you do not answer the Complaint by the above Deadline to Answer, this Court will find you in default. If you do not answer the Complaint by the above Deadline to Answer, this Court will find you in default. You may lose the chance to answer or dispute the facts listed in the Complaint or pay the taxes owed. You may lose all ownership rights or interest in the land described above. If a judgment of foreclosure is entered, you will lose ownership of your property. If the property is worth more than the amount owed to cover the tax debt and foreclosure costs, you may be entitled to receive any remaining funds (excess equity) from the Plaintiff.

It is ordered that this citation be published right away, once in Journal Register a newspaper circulated in Town of Holland.

Witness, **GORDON H. PIPER**, Esquire, Chief Justice of said Court, this sixth day of August in the year two thousand and twenty-six.

Attest with Seal of said Court.
Deborah J. Patterson
Recorder

Plaintiff's Attorney:
Amy J. Megliola, Esq.,
1350 Main St, Suite 210,
Springfield, MA 01103
Tel: (413)732-3600
08/13/2026

ADVERTISEMENT
The **Brimfield Housing Authority**, the Awarding Authority, invites sealed bids from Contractors for the **Exterior Lighting Upgrades** project at State Aided Development: Colonial Park (667-1), in Brimfield, Massachusetts, in accordance with the documents prepared by Hesnor Engineering Associates, PLLC.

The Project consists of: Upgrade exterior lighting at Colonial Park
The work is estimated to cost **\$53,130**

Bids are subject to M.G.L. c.30 §39M and to minimum wage rates as required by M.G.L. c.149 §§26 to 27H inclusive.

THIS PROJECT IS BEING ELECTRONICALLY BID AND HARD COPY BIDS WILL NOT BE ACCEPTED. Please review the instructions in the bid documents on how to register as an electronic bidder. All bids shall be submitted online at biddocs.com and received no later than the date and time specified.

General Bids will be received until **2:30 PM on Friday, August 21, 2026** and publicly opened online, forthwith.

General bids and sub-bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (considering all alternates), and made payable to the **Brimfield Housing Authority**. Note: A bid deposit is not required for Projects advertised under \$50,000.

Bid Forms and Contract Documents will be available on **Wednesday, August 5, 2026** for review at biddocs.com (may be viewed and electronically downloaded at no cost).

The Contractor and all subcontractors (collectively referred to as "the Contractor") agree to strive to achieve minority and women workforce participation. The Workforce Participation benchmark is set at **6.9% for women and 15.3% for minorities**. The Workforce benchmark percentages are a **statutory** requirement under MGL c. 149 § 44A(2)(G).

A pre-bid walkthrough is scheduled for **Tuesday, August 18, 2026 at 11:30 AM. Meet at the community building.**
07/30, 08/06, 08/13/2026

TOWN OF BRIMFIELD
CEMETERY COMMISSION
Invitation for Bid
FY27 Cemetery Wall Repairs

Sealed bids, appropriately marked, for repairs to the masonry cap of the cemetery wall located at 35 Wales Road will be received by **Thursday, August 20, 2026 at 10:00AM**. Sealed bids will be publicly opened and read on Thursday, August 20, 2026 at 10:05AM. in the Brimfield Town Annex, Select Board Office, 23 Main Street, Brimfield, MA. The following items for Fiscal Year 2027 will be awarded by the Select Board on Monday, September 2, 2026 at their duly posted

meeting.

A pre-bid meeting will be held at 9:00AM on Wednesday, August 12, 2026 at 35 Wales Road to review the section of wall to be bid on. All prospective bidders are strongly encouraged to attend.

Bid specifications will be available for pickup beginning August 3, 2026 at the Brimfield Highway Department, 34B Wales Road, Brimfield, MA from 9:00 a.m. to 3:00 p.m. Monday - Thursday or by emailing the Chief Procurement Officer at selectboard@brimfieldma.org. All questions must be submitted in writing to the Chief Procurement Officer. All questions/answers and addendums will be distributed to all bid package holders.

Envelopes must be clearly marked **IFB2026CMTRY01 FY27 Cemetery Wall Repairs and include the bid opening date. All bids must be submitted on the Town of Brimfield Bid form (included in the bid packet).** No bids will be accepted after the time and date specified. Executed Certificates of Corporate Authority, Non-Collusion, Tax Compliance, Labor Harmony and OSHA Training must be included in all bid submissions. A bid deposit of 5% of the total estimated bid amount must be submitted.

Prevailing Wage Rates have been established by the Department of Labor and Industries under the provisions of provisions of Chapter 149, M.G.L., section 26-27D. Bids submitted for masonry are subject to the provisions of the Prevailing Wage law where applicable.

The contract will be awarded based on the price per square foot to the lowest responsive and responsible bidder. The Select Board reserves the right to reject any and/or all bids, accept that bid deemed to be in the best interest of the Town of Brimfield, and/or waive any minor informality on bids received.

Steve Phifer
Cemetery Commission Chair
Brimfield, MA 01010
cemetery@brimfieldma.org
08/06, 08/13/2026

COMMONWEALTH OF MASSACHUSETTS
HAMPDEN, ss.
LEGAL NOTICE
SUPERIOR COURT
DEPARTMENT
OF THE TRIAL COURT
CIVIL ACTION NO.
2579CV00352

JOSHUA DELAND
Plaintiff

v.
LAURIE A. GELINAS, MARY L. PETROLATI, LOUISE R. MAUTER, JOHN FRATINI, and the heirs or legal representatives of ELIZABETH M. GELINAS, PHILIP R. GELINAS a/k/a Philip R. Gelinas and ANGELO FRATINI, who may claim an interest in certain land in Wales, Hampden County, Massachusetts by purchase, descent or otherwise

Defendants
NOTICE OF HEARING

Please take notice that the Plaintiff, Joshua Deland, will bring forward its Motion for Assessment of Damages, Declaration of the Rights of the Plaintiff and Defendant and Entry of Final Judgment against the Defendants pursuant to Mass. R. Civ. P. 55(b) (1) and (2) for a hearing before this Honorable Court on Tuesday, September 1, 2026 at 2:00 p.m., or as soon thereafter as counsel may be heard.
Witness: Townsend, J.
Attest:
Laura S. Gentile, Clerk,
Hampden County Superior Court
08/13/2026

LEGAL NOTICE
MONSON CONSERVATION COMMISSION

Under the requirements of M.G.L. Chapter 131, §40, the Monson Conservation Commission will hold a public hearing on **Wednesday August 26, 2026 at 7:00 PM** in the Large Meeting Room, Town Office Building, 110 Main St. Under consideration is a Request for Determination of Applicability to determine if the work associated with the construction of a 12-ft long by 3-ft wide bridge over an intermittent stream on conservation land for the property located at East Hill Road, identified as Assessor's Map 155, Parcel 007A, is subject to the Wetlands Protection Act. The Applicant is Laney Wilder.

Submitted by: Monson

Conservation Commission
08/13/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Hampden Division
Docket No.
HD26P1330EA
Estate of:
Betty Ann Lipp
Date of Death: 03/02/2017
INFORMAL PROBATE
PUBLICATION NOTICE

To all persons interested in the above captioned estate, by Petition of Petitioner **Sharon E. Stephens of Venice, FL** a Will has been admitted to informal probate.

Sharon E. Stephens of Venice, FL has been informally appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
08/13/2026

LEGAL NOTICE
Town of Holland
Public Hearing
Tuesday, September 1, 2026
6:00 PM
in the Holland Town Hall
27 Sturbridge Road,
Holland, MA 01521
May Brook Road
Infrastructure Improvement
Project Design Review

The Holland Select Board will conduct a public hearing on **Tuesday, September 1, 2026, at 6:00 p.m. at the Holland Town Hall located at 27 Sturbridge Road, Holland, MA** regarding its FY22/23 CDBG grant to include the review of Engineering Plans regarding the May Brook Road Infrastructure Improvement Project. During the hearing an overview of the project and proposed design will be provided, and the Select Board will seek public input on the project.

All persons with questions or comments regarding the performance review will have an opportunity to be heard. Persons who require special accommodations for the hearing should contact the town several days prior to the hearing date at (413)-245-7108 ext. 101. Those unable to attend can send written comments to the Holland Town Administrator, 27 Sturbridge Road, Holland, MA 01521, Attn: Stacy Stout.

For further information contact Sarah Maroney at PVPC at (413) 781-6045 or smaroney@pvpc.org.
08/13, 08/20/2026

TOWN OF PALMER
TOWN COUNCIL
NOTICE OF PASSAGE

On August 10, 2026, the Palmer Town Council passed Ordinance 2027-01, amending the Code of Ordinances of the Town of Palmer, Chapter 171, §-5, Table of Use Regulations. The purpose of this amendment is to include previously undefined and new uses within the Definitions section of the Ordinance, and to amend and reconfigure six articles of Chapter 171 -Articles VII through XII -so as to compile all use regulations for the residential, commercial, industrial, and village center zoning districts into a single, unified table. The amendment further serves to clarify certain existing uses to ensure that the Town's land use controls continue to meet their intended purpose. The amendment does not alter any district boundaries or dimensional requirements.

A complete text of this Ordinance is available at www.townofpalmer.com/notices, the office of the Town Manager and Town Clerk, 4417 Main Street, Palmer, MA 01069.

Town Council of Palmer, MA
August 13, 2026
08/13/2026

TOWN OF PALMER
TOWN COUNCIL
NOTICE OF PASSAGE

On August 10, 2026, the Palmer Town Council passed Ordinance 2027-02, amending the Code of Ordinances of the Town of Palmer, Chapter 171, Sections 5 and 89, relating to Accessory Dwelling Units (ADUs). The purpose of this amendment is to update the Town's zoning regulations to comply with recent changes to Massachusetts General Law Chapter 40A regarding Accessory Dwelling Units. The amendment establishes new definitions, creates standards for both "Protected Use" and "Local" ADUs, and sets forth dimensional, parking, permitting, and occupancy requirements. It also replaces the Town's existing ADU regulations with updated language intended to increase housing opportunities while maintaining compatibility with existing residential neighborhoods.

A complete text of this Ordinance is available at www.townofpalmer.com/notices, the office of the Town Manager and Town Clerk, 4417 Main Street, Palmer, MA 01069.

Town Council of Palmer, MA
August 13, 2026
08/13/2026

TOWN OF PALMER
TOWN COUNCIL
NOTICE OF PASSAGE

On August 10, 2026, the Palmer Town Council passed Ordinance 2027-03, amending the Code of Ordinances of the Town of Palmer, Chapter 171, Article XVII, § 171-94, Signs. The purpose of this amendment is to establish regulations for blade signs within the Village Center (V) Districts. Blade signs are defined as small, two-sided signs that project perpendicular to a building and are intended to enhance business visibility for pedestrians. The amendment sets standards governing the number, size, location, height, projection,

and illumination of blade signs, while also clarifying that these standards may not be modified through the special permit process.

A complete text of this Ordinance is available at www.townofpalmer.com/notices, the office of the Town Manager and Town Clerk, 4417 Main Street, Palmer, MA 01069.

Town Council of Palmer, MA
August 13, 2026
08/13/2026

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Docket No. 26 SM 002525
ORDER OF NOTICE
TO:

Jose Saez
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (*et seq*):

Onslow Bay Financial LLC claiming to have an interest in a Mortgage covering real property in **Palmer, numbered 106 Pinney Street**, given by **Richard Paul Mailloux, III** to **Mortgage Electronic Registration Systems, Inc.**, as mortgagee, as nominee for **Academy Mortgage Corporation**, its successors and assigns, dated **May 31, 2022**, and recorded in **Hampden County Registry of Deeds in Book 24570, Page 74**, as affected by a **Loan Modification Agreement dated June 1, 2025**, and recorded at said **Registry of Deeds in Book 25884, Page 428**, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/ Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before **9/21/2026** or you may lose the opportunity to challenge the foreclosure on the ground of non-compliance with the Act.

Witness, **GORDON H. PIPER** Chief Justice of this Court on 8/6/2026.

Attest:
Deborah J. Patterson,
Recorder

08/13/2026

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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