



THE COMMONWEALTH OF MASSACHUSETTS

DIVISION OF BANKS

&

BOARD OF BANK INCORPORATION

1000 Washington Street, 10th Floor, Boston, Massachusetts 02118

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November 30, 2023

ACTIVITY REPORT

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This notice serves to inform you concerning activity involving hearings, decisions, and matters pending before either the Commissioner of Banks or the Board of Bank Incorporation.

BOARD OF BANK INCORPORATION

Virtual Public Hearing
Tuesday, January 9, 2024
10:00 a.m.

Eastern Bankshares, Inc., Boston, Massachusetts – permission to become a bank holding company by acquiring Cambridge Bancorp, Cambridge, the holding company for Cambridge Trust Company (Cambridge Trust), Cambridge, Massachusetts. As a result of this transaction, Eastern Bankshares, Inc. would acquire Cambridge Trust and would operate Cambridge Trust as a separate subsidiary banking institution for a limited transition period while continuing to operate its existing subsidiary bank, Eastern Bank. Comment period ends January 17, 2024.

The hearing notice has been posted on the Division's website. An updated link providing additional information regarding the hearing will be posted on Monday, January 8, 2024 by noon, and will be available at www.mass.gov/dob.

A related application has been filed with the Division of Banks for approval of the subsequent merger of Cambridge Trust with and into Eastern Bank under the charter, bylaws, and name of Eastern Bank as part of this multi-step transaction. The main office of Eastern Bank would remain the main office of the continuing institution. In connection with this multi-step transaction, Eastern Bank has petitioned the Division for approval to close eight Eastern Bank branch offices and Cambridge Trust has petitioned to close three Cambridge Trust branch offices as detailed below.

Decisions

1831 Bancorp, MHC (MHC) and 1831 Bancorp, Inc. (Bancorp), Dedham – permission to each become a bank holding company through the direct and indirect acquisition of South Shore Bank, Weymouth. MHC and Bancorp are the mutual holding company and mid-tier holding company, respectively, of Dedham Institution for Savings, Dedham. The transaction will be effected through a merger of MHC with South Shore Bank's mutual holding company, South Shore Bancorp, MHC and the merger of Bancorp with South Shore Bank's mid-tier holding company, South Shore Bancorp, Inc. Upon consummation of the transaction, MHC and Bancorp would be the mutual holding company and mid-tier holding company for both Dedham Institution for Savings and South Shore Bank – approved November 20, 2023.

Applications Filed

Mutual Bancorp, Hyannis – permission to become a bank holding company through the acquisition of Fidelity Co-operative Bank, Leominster. Mutual Bancorp is the mutual holding company of The Cape Cod Five Cents Savings Bank, Hyannis. The transaction will be effected through a merger of Mutual Bancorp with Fidelity Co-operative Bank’s mutual holding company, Fidelity Mutual Holding Company. Upon consummation of the transaction, Mutual Bancorp would be the mutual holding company for both The Cape Cod Five Cents Savings Bank and Fidelity Co-operative Bank.

A virtual hearing on this petition is being scheduled before the Board of Bank Incorporation. Additional information regarding this hearing will be posted to the Division of Banks website at www.mass.gov/dob.

DIVISION OF BANKS

Decisions

North Easton Savings Bank, South Easton – permission to close its branch office located at 2 Pilgrim Hill Road, Plymouth – approved November 20, 2023.

Sharon & Crescent United Credit Union, Sharon – permission to close its branch office located at 85 Pond Street, Norwell – approved November 21, 2023.

St. Jean’s Credit Union, Lynn – permission to (1) close its branch office at located at 45 Storey Avenue, Newburyport; and (2) establish a branch office at 155 State Street, Newburyport – approved November 22, 2023.

Applications/Notices Pending

Alden Credit Union, Chicopee – notice to establish a branch office at 98 Sergeant Thomas Dion Way, Suite 420, Westfield. Filed June 2, 2022.

Bristol County Savings Bank, Taunton – permission to establish a branch office at 5 Exchange Street, Providence, Rhode Island. Filed August 16, 2023.

Cambridge Trust Company, Cambridge – permission to close its branch offices located at (1) 69 Park Street, Andover; (2) 776 Beacon Street, #1, Newton Center; and (3) 99 South River Road, Bedford, New Hampshire. The petitions to close these branch offices were filed as part of the merger transaction of Eastern Bank and Cambridge Trust Company as listed above. Comment period ended October 23, 2023.

Eastern Bank, Boston – permission to close its branch offices located at (1) 63 Franklin Street, Boston; (2) 265 Franklin Street, Boston; (3) 1 Brattle Street, Cambridge; (4) 287 3rd Street, Cambridge; (5) 1833 Massachusetts Avenue, Lexington; (6) 258 Washington Street, Wellesley; (7) 538 Center Avenue, Dover, New Hampshire; and (8) 163 Deer Street, Portsmouth, New Hampshire. The petitions to close these branch offices were filed as part of the merger transaction of Eastern Bank and Cambridge Trust Company as listed above. Comment period ended October 23, 2023.

North Easton Savings Bank, South Easton – permission to reorganize into a mutual holding company, 1864 Bancorp, MHC, with a mid-tier holding company 1864 Bancorp, Inc., in a multi-step transaction. Following the reorganization, the subsidiary bank of the new mutual holding company would continue to operate under the name North Easton Savings Bank. Comment period ends December 1, 2023.

The Cape Cod Five Cents Savings Bank, Hyannis – permission to close its branch office located at 236-238 Vineyard Haven Road, Edgartown. Comment period ends December 15, 2023.

The Pittsfield Co-operative Bank, Pittsfield – notice to establish a branch office at 734 Williams Street, Pittsfield. Filed November 17, 2023.

Worcester Credit Union, Worcester – permission to close its branch office within Worcester Technical High School, 1 Officer Manny Familia Way, Worcester. Comment period ended November 21, 2023.

December 2023 FILING DATE

Complete applications for the December Activity Report must be received by the Division or the Board on or before 5:00 p.m., Friday, December, 15, 2023.

Note: The Division requests that applicants submit all applications electronically to the Legal Unit at the following email address: maureen.cunningham@mass.gov.

COMMUNITY REINVESTMENT ACT DESCRIPTIVE RATINGS AND EVALUATIONS WHICH BECAME PUBLIC DURING THE MONTH

The following state-chartered banks and credit unions and licensed mortgage lenders have Community Reinvestment Act descriptive ratings and evaluations describing the basis for the rating issued by the Division of Banks. The ratings, as set out in statute, for a bank’s or credit union’s record of meeting community credit needs are: Outstanding (O); High Satisfactory (HS); Satisfactory (S); Needs to Improve (NI); and Substantial Noncompliance (SNC). Licensed mortgage lenders are also assigned one of these ratings to describe their record of meeting the mortgage credit needs in the Commonwealth of Massachusetts.

A consolidated list of all ratings can be found at www.mass.gov/dob.

A copy of an individual CRA evaluation is available directly from the bank, credit union, or mortgage lender which is required by law to make the material available upon request, or from the Division’s web site.

<u>BANK/CREDIT UNION</u>	<u>RATING</u>	<u>DATE OF EXAMINATION</u>
Enterprise Bank and Trust Company, Lowell	HS	06/12/2023
North Brookfield Savings Bank, North Brookfield	S	11/28/2022

<u>MORTGAGE LENDER</u>	<u>RATING</u>	<u>DATE OF EXAMINATION</u>
Poli Mortgage Group, Inc.	NI	02/03/2023

CHECK CASHER LICENSES

Applications Pending

Ventura Enterprises, LLC d/b/a Change Your Check, Marlborough, Massachusetts – permission to operate as a check casher at 147 Main Street, Marlborough, Massachusetts. Comment period ended November 20, 2023.

BANK AND CREDIT UNION APPLICATION PROCESS TIMING

As a general rule, applications by banks and credit unions other than those that are subject to a review period set out in statute are intended to be processed and completed within the monthly cycle for which the bank and credit union applies. That review period for such processing is approximately 45 days or less from the date the application is filed with the Division. A decision on the application is generally issued within 5 business days after the review period is completed. The decision then will be reported on the monthly Activity Report for the month in which the decision was issued. The timing of the overall review process including the issuance of a decision and the listing on the monthly Activity Report will be dependent on the applicant's compliance with all statutory, regulatory and administrative requirements. Applications before the Massachusetts Board of Bank Incorporation are subject to separate timing schedules as set out in the applications of the Board.

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November 2023