



TOWN OF ORANGE
NANCY M. BLACKMER, MMC/CMMC
TOWN CLERK

6 Prospect Street, Orange, MA 01364
Phone – 978-544-1100, ext. 101, Fax – 978-544-1134
E-mail – townclerk@townoforange.org
www.townoforange.org

June 20, 2019

Pursuant to warrant duly served and posted, the inhabitants of the Town of Orange qualified to vote in elections and town affairs at the Annual Town Meeting held at the Ruth Smith Auditorium on June 17, 2019 and continued until June 18, 2019 at 7:00 p.m. passed the following article:

ARTICLE 32: CONVEYANCE OF 295 HOLTSHIRE ROAD

Motion passed, unanimously, to authorize the Board of Selectmen to convey at fair market value and to seek special legislation pursuant to Article 97 of the Massachusetts Constitution for permission for said conveyance by lot or otherwise the property known as 295 Holtshire Road, otherwise known as Assessor's Map 249, Lot 25, the net proceeds from the sale after any expenses related to the sale, care, custody, management or control of the property shall be equally divided between the Town of Orange and the Water Department Enterprise Fund.

ARTICLE 33: SPECIAL LEGISLATION OF HOLTSHIRE ROAD

Motion passed, unanimously, to authorize the Board of Selectmen to seek special legislation notwithstanding the provisions of M.G.L. x.30B to convey by lot or otherwise the property known as 295 Holtshire Road, otherwise known as Assessor's Map 249, Lot 25, for fair market value to the current lease holders.

ATTEST: *Nancy M. Blackmer*
Nancy M. Blackmer, MMC/CMMC
Town Clerk



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September 15, 2020

Pursuant to warrant duly served and posted, the inhabitants of the Town of Orange qualified to vote in elections and town affairs at the Special Town Meeting held at the R. C. Mahar Regional School on September 14, 2020 at 6:00 p.m. passed the following article:

ARTICLE 8: SALE OF LAKE MATTAWA PROPERTY

Motion passed, not unanimously, that the Town vote to transfer the care, custody, management and control of land at Lake Mattawa known as parcels #24 and #25 on Assessors Map 249, and further subdivided on a Plan of Land Prepared for the Inhabitants of the Town of Orange by Edward T. Berry, March 11, 2020 at Lake Mattawa, to the Board of Selectmen for general municipal purposes including resale, as voted by the Water Commissioners at their meeting on July 13, 2020.

ARTICLE 9: LAND AT LAKE MATTAWA

Motion passed, not unanimously, to authorize the Board of Selectmen to convey at fair market value and to seek special legislation pursuant to Article 97 of the Massachusetts Constitution for permission for conveyance by lot or otherwise, land at Lake Mattawa known as parcels #24 and #25 on Assessors Map 249, and further subdivided on a Plan of Land Prepared for the Inhabitants of the Town of Orange by Edward T. Berry, March 11, 2020 at Lake Mattawa. The proceeds from the sale shall be returned to the Water Department and/or specialized accounts minus any expenses related to the sale of the property.

ARTICLE 10: LAND AT LAKE MATTAWA

Motion passed, not unanimously, to authorize the Board of Selectmen to seek special legislation notwithstanding the provisions of M.G.L. c. 30B to convey by lot or otherwise, land at Lake Mattawa known as parcels #24 and #25 on Assessors Map 249, and further subdivided on a Plan of Land Prepared for the Inhabitants of the Town of Orange by Edward T. Berry, March 11, 2020 at Lake Mattawa for fair market value to the current occupants or lease holders.

ATTEST:

Nancy M. Blackmer

Nancy M. Blackmer, MMC/CMMC
Town Clerk



TOWN OF ORANGE
NANCY M. BLACKMER, MMC, CMMC
TOWN CLERK
RACHAEL FORTIER
ASSISTANT TOWN CLERK
6 Prospect Street, Orange, MA 01364
Phone – 978-544-1100, ext. 2, Fax – 978-544-1134
E-mail – townclerk@townoforange.org
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June 19, 2024

Pursuant to warrant duly served and posted, the inhabitants of the Town of Orange qualified to vote in elections and town affairs at the Annual Town Meeting held at the Ruth B. Smith Auditorium on June 17, 2024 and continued on June 18, 2024 at 7:00 p.m. passed the following article:

ARTICLE 29: HOLTSHIRE ROAD SPECIAL LEGISLATION

Motion as amended passed, 92 in favor, 10 opposed, 1 abstained to authorize the Board of Selectmen to request special legislation for the town to convey 295 Holtshire Rd and 283 Holtshire Rd., and further to allow changes made by House Counsel and Senate Counsel and approved by the Board of Selectmen, said special legislation as follows:

An Act Authorizing the Town of Orange To Convey a Certain Parcel of Land

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

Section 1. The Water Department of the Town of Orange may release from water supply designation five (5) certain parcels of land totaling approximately .38 acres, more or less, located at Lake Mattawa, in said Town to the Board of Selectmen of the Town of Orange for the purpose of conveying such parcels, by lot or otherwise. The land was acquired by the Town of Orange Water Department for water supply purposes as part of a 35-acre parcel by deed dated on or about May 26, 1894, and recorded in the Franklin County Registry of Deeds in Book 433, Page 228, and the Water Department has determined that the approximately .38 acres more or less of land at Lake Mattawa is surplus property no longer needed for water supply protection purposes. Said parcels are more specifically shown as Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E on a plan of land entitled "Plan of Land Holtshire Road, Orange MA," dated March 11, 2020, and prepared by Edward T. Berry, PLS.

Said Town shall designate, as replacement land, a parcel of land on Lake Mattawa at 129 Lake Mattawa Road, more specifically shown as Lot 113 on a plan entitled "Plan of Land in Orange, Massachusetts, owned by the Town of Orange," dated June 9, 2006 and revised on August 25, 2009, by Berry Engineering, Inc., more particularly bounded and described as follows:

Beginning at a point on the shoreline of Lake Mattawa, said point marking the northwest corner of the affected premises; thence N 53° 26' 04" E a distance of 140.00 feet, more or less, to a stake; thence turning and running N 73° 41' 00" E a distance of 26.81 feet, more or less, to a point, the last two courses being along Lot 114 as shown on the aforementioned plan; thence turning and running S 08° 55' 54" W a distance of 61.52 feet, more or less, to Pole 73-1; thence proceeding S 08° 76' 39" E a distance of 107.61 feet, more or less, to a point; thence turning and running S 76° 02' 17" W a distance of 15.46 feet, more or less, to an iron pin; thence proceeding S 70° 27' 04" W a distance of 69.00 feet, more or less, to a point on the shoreline of Lake Mattawa, the last 2 courses being along Lot 111 as shown on the aforementioned plan; thence turning and running northwesterly along the shoreline of Lake Mattawa a distance of 125.00 feet, more or less, to the place of beginning. Containing 16,370 square feet, more or less.

Section 2. Notwithstanding chapter 30B of the General Laws, but subject to paragraphs (a), (b) and (g) of Section 16 of Chapter 30B, the Town of Orange, acting by and through its Board of Selectmen, may transfer or convey, by lot or otherwise, the property at Lake Mattawa containing approximately .38 acres more or less for fair market value to the current occupants on the land. The five subject parcels are more specifically shown as Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E on a plan of land entitled "Plan of Land Holtshire Road, Orange MA," dated March 11, 2020, and prepared by Edward T. Berry, PLS, more particularly bounded and described as follows:

Parcel A

Beginning at a point on the easterly side of the 1896 Franklin County Layout, known as Holtshire Road, concurrent with the high water mark of Lake Mattawa, said point marking the northernmost point of the affected parcel; thence running southerly along the high water mark of Lake Mattawa a distance of 88.00 feet, more or less, to a point on the high water mark; thence turning and running S 71° 04' 00" W a distance of 36.00 feet, more or less, to a point on the easterly side of Holtshire Road; thence turning and running N 32° 41' 00" W along Holtshire Road a distance of 64.00 feet, more or less, to the point of beginning. Containing 450 square feet, more or less.

Parcel B

Beginning at a point on the easterly side of the 1896 Franklin County Layout, known as Holtshire Road, said point marking the northwest corner of the affected parcel; thence turning and running N 71° 04' 00" E a distance of 36.00 feet, more or less, to a point on the high water mark of Lake Mattawa; thence turning and running southerly along the high water mark of Lake Mattawa a distance of 127.00 feet, more or less, to a point on the high water mark; thence turning and running S 69° 45' 52" W a distance of 13.00 feet, more or less, to a point on the easterly side of Holtshire Road; thence turning and running N 32° 41' 00" W along Holtshire Road a distance of 128.97 feet, more or less, to the point of beginning. Containing 3,520 square feet, more or less.

Parcel C

Beginning at a point on the easterly side of the 1896 Franklin County Layout, known as Holtshire Road, said point marking the northwest corner of the affected parcel; thence turning and running N 69° 45' 52" E a distance of 13.00 feet, more or less, to a

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point on the high water mark of Lake Mattawa; thence turning and running southerly along the high water mark of Lake Mattawa a distance of 64.00 feet, more or less, to a point on the high water mark; thence turning and running S 71° 04' 22" W a distance of 10.00 feet, more or less, to a point on easterly side of Holtshire Road; thence turning and running N 08° 22' 36" W along Holtshire Road a distance of 13.44 feet, more or less, to a point on the easterly side of Holtshire Road; thence proceeding N 32° 41' 00" W along Holtshire Road a distance of 44.60 feet, more or less, to the point of beginning. Containing 660 square feet, more or less.

Parcel D

Beginning at a point on the easterly side of the 1896 Franklin County Layout, known as Holtshire Road, said point marking the northwest corner of the affected parcel; thence turning and running N 71° 04' 22" E a distance of 10.00 feet, more or less, to a point on the high water mark of Lake Mattawa; thence turning and running southerly along the high water mark of Lake Mattawa a distance of 67.00 feet, more or less, to a point on the high water mark; thence turning and running S 69° 45' 52" W a distance of 48.00 feet, more or less, to a point on the easterly side of Holtshire Road; thence turning and running N 08° 22' 36" W along Holtshire Road a distance of 62.38 feet, more or less, to the point of beginning. Containing 1,575 square feet, more or less.

Parcel E

Beginning at a point on the easterly side of the 1896 Franklin County Layout, known as Holtshire Road, said point marking the northwest corner of the affected parcel; thence turning and running N 69° 45' 52" E a distance of 48.00 feet, more or less, to a point on the high water mark of Lake Mattawa; thence turning and running southerly along the high water mark of Lake Mattawa a distance of 235.00 feet, more or less, to a point on the easterly side of Holtshire Road, concurrent with the high water mark of Lake Mattawa; thence turning and running N 04° 08' 32" W along Holtshire Road a distance of 95.00 feet, more or less, to the point of beginning. Containing 7,205 square feet, more or less.

Section 3. The proceeds of the disposition of the property in section 2 after expenses, shall be allocated as follows: (i) 50 percent (50%) shall be deposited into the Town treasury, and (ii) 50 percent (50%) shall be remitted to the Town of Orange Water Department Enterprise Fund to be used generally for water supply purposes and other costs associated with the development of water supply.

Section 4. This act shall take effect upon its passage.

ATTEST:

Nancy M. Blackmer, MMC/CMMC
Town Clerk



Town of Orange

Thomas Smith, *Chair*
Patricia Lussier, *Vice-Chair*
Andrew Smith, *Clerk*
Jane Peirce, *Member*
Julie Davis, *Member*

Office of the Board of Selectmen

Brianne Brusco, *Administrative Assistant*
Email: TAAdmin@townoforange.org

June 26, 2024

Representative Susannah Whipps
P.O. Box 392
Athol, MA 01331

Dear Representative Whipps,

Please accept this letter of support from the Town of Orange Board of Selectmen for the request to file special legislation that would allow the Town of Orange to convey five (5) parcels of land located on Lake Mattawa, along Holtshire Road.

The Town of Orange Water Department had acquired 35 acres of land on or about May 26, 1894 for water supply purposes. Recently, the Town has determined that approximately .38 acres of this to be considered surplus property, and is no longer needed for the protection of the water supply.

The Town has designated the replacement land to be 129 Lake Mattawa Road, and will allocate proceeds from the sale of the properties indicated evenly into the Town treasury and the Town of Orange Water Department Enterprise Fund, which will be used for water supply purposes and other costs associated with the development of water supply.

The Board of Selectmen strongly support this special legislation, and we are grateful for your assistance in helping the Town of Orange accomplish this request.

Respectfully,

Thomas Smith
Board of Selectmen, Chair



TOWN OF ORANGE

Office of the Board of Selectmen

6 Prospect Street, Orange, MA 01364
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An Act Authorizing the Town of Orange To Convey a Certain Parcel of Land

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

Section 1. The Water Department of the Town of Orange may release from water supply designation five (5) certain parcels of land totaling approximately .38 acres, more or less, located at Lake Mattawa, in said Town to the Board of Selectmen of the Town of Orange for the purpose of conveying such parcels, by lot or otherwise. The land was acquired by the Town of Orange Water Department for water supply purposes as part of a 35-acre parcel by deed dated on or about May 26, 1894, and recorded in the Franklin County Registry of Deeds in Book 433, Page 228, and the Water Department has determined that the approximately .38 acres more or less of land at Lake Mattawa is surplus property no longer needed for water supply protection purposes. Said parcels are more specifically shown as Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E on a plan of land entitled “Plan of Land Holtshire Road, Orange MA,” dated March 11, 2020, and prepared by Edward T. Berry, PLS.

Said Town shall designate, as replacement land, a parcel of land on Lake Mattawa at 129 Lake Mattawa Road, more specifically shown as Lot 113 on a plan entitled “Plan of Land in Orange, Massachusetts, owned by the Town of Orange,” dated June 9, 2006 and revised on August 25, 2009, by Berry Engineering, Inc., more particularly bounded and described as follows:

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Section 2. Notwithstanding chapter 30B of the General Laws, but subject to paragraphs (a), (b) and (g) of Section 16 of Chapter 30B, the Town of Orange, acting by and through its Board of Selectmen, may transfer or convey, by lot or otherwise, the property at Lake Mattawa containing approximately .38 acres more or less for fair market value to the current occupants on the land. The five subject parcels are more specifically shown as Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E on a plan of land entitled "Plan of Land Holtshire Road, Orange MA," dated March 11, 2020, and prepared by Edward T. Berry, PLS, more particularly bounded and described as follows:

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Thomas Smith, Chair

Patricia Lussier, Vice Chair

Andrew Smith, Clerk

Jane Peirce

Julie Davis