BOARD OF SELECTMEN
Minutes
April 3, 2019 – 6:30 PM
Town Hall

Vision Statement - The Town of Ashland will be a prosperous and fiscally sound community with a full range of housing, business, cultural, educational, and recreational opportunities in a safe and attractive environment for residents and visitors.

Mission Statement - The Ashland Board of Selectmen is dedicated to promoting responsible fiscal management, advocating for sustainable development & growth and providing excellent municipal services which will enhance the quality of life in our diverse community. The Ashland Board of Selectmen is committed to providing clear goals and objectives for Town management and creating effective engagement and public participation with residents, state legislators and other elected officials in order to achieve our mission.

Call Meeting to Order
Rob Scherer made a motion to go into Executive Session at 6:30 pm for the purpose of discussing litigation.

Executive Session - Pursuant to G.L. c. 30A § 21(a)(3) to consider litigation in the matter of Petition of NSTAR d/b/a Eversource Energy, EFSB 18-02.

At the end of Executive Session, the board will reconvene in Open Session.

Rob Scherer call the regular session meeting to order at 7:20 pm. Present at the meeting were Chair Rob Scherer, Vice Chair Steve Mitchell, Yolanda Greaves, Joe Magnani, Town Manager Michael Herbert and Assistant Town Manager Jenn Ball.

Rob announced that the meeting is being recorded by WACATV. He asked if anyone in the audience was recording the meeting, and there were none.

Citizen’s Participation

Scheduled Hearings/Appearances
Presentation on MBTA Rail Vision Project
Alexandra Markovitz provided the board with a presentation on the MBTA Rail Vision Project. She explained that the project will run for approximately a year and will conclude prior to when the Keolis Commuter Rail operating contract ends in 2022 to ensure the results are available. Alexandra said the project’s purpose is to leverage the commuter rail network to best meet the transportation needs of the region. The Rail Vision Service Alternatives are aimed to reduce travel time, increase service frequency, and improve system connectivity. Alternatives will consider a mix of service and investment elements to provide higher levels of service to key stations, inner core stations and outer stations. Additionally, they are looking to increase high-level platforms and accessibility upgrades. Electrification and vehicle technology will be considered for full or partial systems. The Seven Rail Vision Service Alternatives are Optimize Existing System, Regional Rail to Key Stations Diesel, Urban Rail Diesel, Urban Rail Electric, Regional Rail to Key Stations Electric, full transformation and Hybrid System.
Rob Scherer asked what Ashland should glean from or be concerned about the study. Alexandra said the study may provide insight into mobility choices that may take some of the pressure off the area.

Steve Mitchell said that the condition of the Ashland station has been issue and understands that it is not a priority on the Rail Vision Project but would like to understand where it falls in importance. Alexandra mentioned that this issue is not in her purview but said that the station will be included when spring cleaning is done, and she will mention the concerns to the appropriate people.

Joe Magnani explained that when the MBTA came to town over 20 years ago they said the town would benefit from each vehicle that parked at the station and that never happened. Additionally, he said he does not understand why Framingham would be a Key Station and Ashland is not given Ashland has a larger lot.

Michael Herbert explained that he is currently involved in the Commuter Rail Coalition process and said expects a key station will get increased investment.

Alexandra said comments concerning the project can be submitted to the project website www.MBTA.com/rail-vision.

Joel Arbeitman wanted to know how many commuters use the Worcester/Framingham line and how can the system work better to address ways to get people out of their cars. Joel said he would like to see the board add a public transportation item to a future agenda.

**Hanto – Change of Officers, Stock and Ownership**

Rob Scherer read the legal notice at 7:30 pm to open the public hearing with regarding to the change of officer, stock and ownership of Hanto Restaurant.

Yolanda made a motion to suspend the public hearing. This motion was seconded by Joe Magnani with a unanimous vote of 4-0-0.

Yolanda Greaves made a motion to open the public hearing. This motion was seconded by Joe Magnani with a unanimous vote of 4-0-0.

May Wu representing Sing, Sing Inc. dba Hanto and May Sho Wong, Hanto’s Manager who will assume ownership appeared before the board. Ms. Wu explained that the purpose of the hearing is to complete a reorganization of the corporation. Ms. Wu also explained that Ms. Wong and Raymond Jiang will share the management of Hanto, Ashland. She said Ms. Wong has been involved in the operations of the restaurant, however she needs to complete her TIPs certification in order to ensure safe alcohol serving policies are enforced.

Robert Drake, 366 Union St., asked with the change in ownership that the Entertainment License remains strictly enforced and with the restrictions in place.

Yolanda Greaves made a motion to suspend the Hanto hearing until April 17, 2019 at 7:30 pm, in order to allow time to update the paper work it reflects the applicant’s intent. This motion was seconded by Joe Magnani with a unanimous vote of 4-0-0.

**The Bagel Table – Request for an Entertainment License**

Rob Scherer read the legal ad to open the public hearing requesting an Entertainment License for The Bagel Table.

Steve Mitchell made a motion to suspend the public hearing. This motion was seconded by Yolanda Greaves with a unanimous vote of 4-0-0.
Yolanda Greaves made a motion to open the hearing. This motion was seconded by Joe Magnani with a unanimous vote of 4-0-0.

Ed Eglitis, Co-operating partner of Freshman Holdings, The Bagel Table, explained that he is requesting a license to host local artists at a Gathering Gallery from 10:30 am to 1:00 pm two days per month and 1:00 pm to 3:00 pm on Thursdays when hosting a Memory Café.

Joe Magnani mentioned that the board received a letter of concern with parking. Ed explained that the employees are now parking at the back of the Town Hall lot.

Ken Ramsley, Water St. who submitted the letter of concern explained that there was one instance when a Bagel Table employee parked and blocked his driveway. He asked that activities covered under the Entertainment License are gradually approved while a parking plan is established and tested that controls the very busy on-street parking conditions.

There was discussion regarding the need for parking rules on Water St. that can be enforced with signage. The board agreed to follow-up with the Traffic Safety Committee.

Yolanda Greaves made a motion to approve the Entertainment License for The Bagel Table for one Saturday or Sunday from 10:30 am to 1:00 pm and one Thursdays per quarter from 1:00 pm to 3:00 pm until the end of June and if there are no traffic problems or serious issues extend the license to the end of the year. This motion was seconded by Joe Magnani with a unanimous vote of 4-0-0.

**Fusion License Update**
John Ng came before this board

Bob Osol, Attorney representing Mr. Ng, said they are aware there is a Purchase and Sales (P&S) on property that has been signed with another party. He explained that the building owner stated if the P&S is not executed, Mr. Ng can reopen the restaurant.

Given Mr. Ng has a current lease the board questioned whether the owner is potentially breaching that contract.

Steve Mitchell made a motion to, as of April 3, 2019, give notice to Fusion Restaurant that the board is exercising their rights to provide a 6 month notice to retract the Liquor License. This motion was seconded by Yolanda Greaves with a unanimous vote of 4-0-0.

**Interim Chief of Police Vin Alfano**
Michael Herbert explained that Chief Vin Alfano has been in the interim Chief role for two weeks and has made an impression and impact on the department.

Chief Alfano said that he is impressed with the talent and said the team is solid and he cannot wait to tap the resources that are available to him on the department. He said is working with the officers to involve them in the development of the public safety building. Chief Alfano explained that he grew up in Framingham and worked for the Framingham Police Dept. for almost 20 years. Additionally, he explained that he is also very impressed with the members of the Fire Dept. and the Auxiliary Police program. Chief Alfano explained that after leaving Framingham he became the Police Chief in Bolton and while working in Bolton for 10 years he was involved in building their new public safety building.

Steve Mitchell said that he is happy to hear that the Chief is involving members of the dept. in the Public Safety building process.
Chief Alfano explained that he is working to get the command staff back into the main Police Station and has felt very welcome by the community.

Michael Herbert explained that because of Chief Alfano’s retired status it allows him to work 40-hour per week for up to six months.

**Lisa Uglioloro – Update on Human Resources Office**
Lisa Uglioloro provided a PowerPoint overview on what she accomplished in the first six months as the Human Resources Director. She reviewed her goals as well as initiatives and training opportunities she is championing, in order to develop staff and ensure their success.

Yolanda Greaves made a motion to go past 10:00 pm. This motion was seconded by Steve Mitchell with a unanimous vote of 4-0-0.

The board thanked Lisa for her efforts thus far and they look forward to working with her.

**Board of Selectmen/Town Manager Priority Project Update**

**Rail Transit District**
Michael Herbert explained UGC will attend the next meeting to provide an update. Also, he said the Friends of the Upper Charles Trail will hold a site walk of the old trolley bed lines on April 7th at 2:00 pm.

**Public Safety Building**
Michael Herbert explained that an Owner’s Project Manager was hired and is working with HKT to clarify the scope, design and engineering.

**Downtown Improvements**
Michael Herbert explained that he provided the board with a more comprehensive timeline of the improvements which will include fixing a culvert near the Library.

**Town-wide Strategic Plan**
Michael said that he did not have anything new to report.

**Warren District**
Michael Herbert explained that David Foster submitted the paperwork to add the three buildings to the National Historical Commission Registry. The board thanked David for putting forth the effort.

Jenn Ball explained that they are looking for bids to demolish the barn except for the silo, and then the plan is to rebuild the barn.

Additionally, the Valentine Property will have some activity that will include cleaning up the outside of the building.

**Consent Agenda**

A. Approve the March 6, 2019 Regular Session Minutes
B. Accept the $360.00 Donations from Priotegro Inc, Eleanor Torelli, Platinum Physical Therapy, and Pizza Palace for the Kids Spot Spinner.
C. Accept the Donations of Dogwood Tree/Installation from Mass. Boards of Library Commissioners, and a framed Painting from Deborah Lada.

Steve Mitchell made a motion to approve the consent agenda as presented. This motion was seconded by Yolanda Greaves with a unanimous vote of 4-0-0.
Old/New Business

Close and Post 2019 Annual Town Meeting Warrant
Michael Herbert explained that he is requesting that the board take a vote to close and post the 2019 Annual Town Meeting Warrant and reviewed the article that are included.

Steve Mitchell made a motion to close and post the Town Meeting Warrant. This motion was seconded by Joe Magnani with a unanimous vote of 4-0-0.

Close and Post 2019 Annual Town Election Warrant
Michael Herbert reviewed the 2019 warrant articles and the ballot and requested that the board close and post, as well as the 2019 Annual Town Election Warrant.

Steve Mitchell made a motion to close and post the 2019 Annual Town Warrant. This motion was seconded by Joe Magnani with a unanimous vote of 4-0-0.

Yolanda Greaves made a motion to close and post the 2019 Annual Town Election Warrant. This motion was seconded by Joe Magnani with a unanimous vote of 4-0-0.

Update on BAA Spring Grants Timeline
Steve Mitchell explained that BAA Spring grant submissions were due at the end of March and the subcommittee will meet next Tuesday at the Town Hall to review the submissions and determine their recommendations.

Update on Eversource Hopkinton/Ashland Transfer Line Project
Rob Scherer explained that the board has worked diligently on the Eversource Project and they have been advised by Counsel to limit the information that is disclosed from Executive Session until the appropriate time. Rob wants to be sure that the public understands that the board is working on the issue and wants to assure the community that a Public Forum on April 16th will take place and they hope to share additional information as soon as possible. Steve Mitchell explained that the board is working

Larry McKenna, Associate Professor of Earth and Environmental Science at Framingham State University, explained that the natural gas supply is not an issue in Massachusetts. Professor McKenna provided an overview of the current system efficiencies. Additionally, he explained that the probability of any of the potential issues that have been outlined by Eversource becoming a reality on any given day is 0.001%.

Professor McKenna concluded that the failure scenario that supports the need for the project is a red herring and there is no immediate need for the transfer pipeline. He said the board should find routes that minimize the impact of the new pipeline even if one is desired.

Steve Mitchell asked Professor McKenna if he has ever provided expert testimony or been a witness in a hearing before the Siting Board. Professor McKenna responded that he has not.

Joe Magnani thanked Professor McKenna for the information.

Michael Herbert thanked Professor McKenna for his presentation but wants to understand why Eversource would like to complete this project if it is not needed. Professor McKenna explained that he does not know what Eversource’s arrangement is with the gas supplier AGT, so he cannot analyze what the motive is for the project. However, he suggested that the Board pose the question to Eversource.

Steve Mitchell asked the Professor to speak to the future of natural gas. Professor McKenna explained that the electrical energy is interfering with the natural gas industry.
Yolanda Greaves asked if the pipe is 50 years old how does the effects of what the Professor outlined addresses the need for the updated pipe. Professor McKenna said the pipes in Newport, RI and Lowell, MA failed because someone put more pressure into line that it was designed for. Professor McKenna also explained that addressing the age of the pipe and leaking is a real issue but if safety is not being outlined as a reason for the need, there may be time to address the project in the future to maximize the true objectives.

Dr. Curtis Hoffman, 58 Hilldale Rd., retired professor of Anthropology from Bridgewater State University reviewed the Eversource Project. Dr. Hoffman is concerned with a native American ceremony stone landscape that would be disrupted during this project. Additionally, there is a praying village that would also be disrupted by the project and he would recommend that lease sites be evaluated prior to the work being done. Dr. Hoffman agreed to provide the Board his statement in writing.

Rob Scherer stated that the Public Forum on the Eversource Project will take place on Tuesday April 16th at 7:00 pm in the Board of Selectmen Room, and a member of the Conservation Commission and the Board of Health will be invited as well. The Board invited those who cannot attend to email their questions and concerns to the Board of Selectmen.

Concerning Great Bend Trust Meeting, Keith Furgenson, 5 Old Country Path, said residents have concerns about the proposed plan to run the pipeline through the neighborhood. There will be a meeting on April 10th at 7:00 pm at 11 Bay Colony Drive. Yolanda raised a safety concern and Keith stated that at the last meeting he attended Eversource stated that they were not addressing a safety issue.

Michelle Brooks, 49 Birch Hill Road, would like to know if Eversource will be attending the Public Forum. The Board said they will submit a request.

**Town Manager Reports**

**Update on Town Planner Position**

Michael Herbert explained that they are continuing to interview candidates for the Town Planner position. He is hoping to have a couple members of the Planning Board interview the candidate.

Michael gave a shout-out to Amanda Dumas, Assistant Town Planner, who has done a great job in the interim covering both her role and Town Planner’s duties.

**Update on Pond Street**

Yolanda Greaves explained that she attended the last two Metropolitan Planning Organization (MPO) meetings. She said the right-of-way plan is supposed to be submitted this week by Green and we are on target for 2020.

**Quiet Zone**

Yolanda Greaves also mentioned that the Quiet Zone is on the TIPs for 2024 and the project will cost $1.2 million.

**Update on MWRA Connection**

Michael Herbert explained that Doug Small, DPW Director, is working to move forward with the connection in Southborough.

**Board Reports**

**Joe Magnani**

Joe explained that Vinny Hanrahan stepping down after 32 years from the Ashland Youth Basketball Program. Joe thanked and congratulated Joe for his efforts.
Joe explained that he attended the AEFI and truly enjoyed himself. Additionally, he attended the Porketta Fundraiser at the VFW.

**Yolanda Greaves**
Attended the Boy Scout Pancake Breakfast and said it was very well done.

**Steve Mitchell**
Steve extended condolences to the Scotland Family, as Sue Scotland passed away on Tuesday.

Steve attended the Dementia Friendly Training on Friday and said the training was well done. Steve attended the Community Arts Advocacy Day program hosted by Franklin Cultural Council and he said creating a district in Ashland would be great for the community.

Steve reminded all that the Lions Breakfast is tomorrow at the Community Center. And, on April 6th from 9:00 am to 1:00 pm the Ashland Farmers Market is hosting its last indoor market at the Ashland Middle School.

**Rob Scherer**
Rob reminded all that the Marathon Day Breakfast will be held on April 13th at 9:00 am at T.J.’s. The board thanked Sue Robie for organizing the event.

**Adjournment**
Yolanda Greaves made a motion to adjourn. This motion was seconded by Steve Mitchell with a unanimous vote of 4-0-0.

**Meeting Materials:**
This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.
Presentation Agenda

- Project Overview
- Seven Service Alternatives
- Next Steps
Project Goal

Leverage the MBTA’s extensive commuter rail network to best meet the transportation and economic growth needs of the region.

Project Objectives

1. Match service with the growing and changing needs of the region
2. Enhance economic vitality
3. Improve the passenger experience
4. Provide an equitable and balanced suite of investments
5. Help the Commonwealth achieve its climate change resiliency targets
6. Maximize return on investment (financial stewardship)
Where We Are Now

**Qualitative Screening:**
Do concepts meet one or more of the Objectives? If yes...

**Long List of Concepts**

**Concept Evaluation:**
Uses sketch models to evaluate ideas against Objectives

**7 Service Alternatives**

**Alternatives Evaluation:**
Uses traditional ridership and operations analysis models

**The Vision**
Advisory Committee

- 22 member Advisory Committee represents diverse MBTA service area perspectives and provides informed advice to agency leadership
  - Local, state and federal elected officials, transportation and business organizations, transit and advocacy groups
- Members review information and provide advice to MassDOT and MBTA at key milestones
- Members have attended five meetings and provided comments and concerns
What We Heard – Riders and Non-Riders

Keolis surveys Commuter Rail riders annually – most recently in February 2018

- 4,000 individual comments on topics ranging from wi-fi to reliability to increasing seat capacity
- Results showed that most respondents are likely to continue to use Commuter Rail in the future
- Fare promotions and special ticket deals were well rated

Rail Vision developed a survey for non-riders to ask what factors affect their decision to drive versus switch to rail

- 2,500 non-riders completed the survey as of March 4
- Lack of convenience was a bigger barrier to using Commuter Rail than cost
Elements Covered in Rail Vision Service Alternatives

Alternatives aim to **reduce travel time, increase service frequency, and improve system connectivity** based on results from the first phase.

Alternatives to consider mix of service and investment elements:

- New vehicle technology
- System electrification
- High level platforms
- Station typology and frequency
- Double and triple tracking
- Facility needs and expansions
- Station locations
- More express service
- Span of service
- Transfer hubs
- Operational feasibility
- Order of magnitude operating and capital costs
Station Typologies

Alternatives will consider a mix of service and investment elements to provide higher levels of service to:

- **Key stations**, due to their density, regional access, and transit connectivity
- **Inner core stations**, in and around Boston
- **Outer stations**, outside the Inner Core
High Level Platforms / Accessibility Upgrades

- Existing system has a mixture of platform types:
  - **High-level**, with a level boarding surface
  - **Mini-high**, with a portion of the platform at a high-level to provide a level boarding surface
  - **Low-level**, requiring use of stairs or ramp
- High-level boarding and powered doors on trains could reduce dwell times at stations
- The project will assume different levels of platform upgrades across the alternatives to test a range of capital improvements.
Electrification and Vehicle Technology

- Some alternatives will consider full or partial system electrification

- Vehicle options include locomotives paired with coaches or multiple units (multiple self-propelled vehicles) – either can be diesel, electric, or dual mode

- Vehicle powered by electricity produce lower emissions

- Multiple unit trains can provide travel time savings

- Procurement and O&M costs vary across the range of vehicle types
Terminal Capacity and System Expansions

Examples include North South Rail Link, South Station Expansion, South Coast Rail (Phase 1 and Full Build), Foxborough, Grand Junction
Seven Rail Vision Service Alternatives

Handouts provide more detail on alternatives:

- Alternative 1: Optimize Existing System
- Alternative 2: Regional Rail to Key Stations (Diesel)
- Alternative 3: Urban Rail (Diesel)
- Alternative 4: Urban Rail (Electric)
- Alternative 5: Regional Rail to Key Stations (Electric)
- Alternative 6: Full Transformation
- Alternative 7: Hybrid System
## Comparing Alternatives

<table>
<thead>
<tr>
<th>1: Optimize Existing Systems</th>
<th>2: Regional Rail to Key Stations (Diesel)</th>
<th>3: Urban Rail (Diesel)</th>
<th>4: Urban Rail (Electric)</th>
<th>5: Regional Rail to Key Stations (Electric)</th>
<th>6: Full Transformation</th>
<th>7: Hybrid System</th>
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| Fully Accessible High-Level Platforms | | | | | |
| Key Stations | ✓ | - | - | - | ✓ | ✓ | ✓ |
| Inner Core | - | ✓ | ✓ | ✓ | - | ✓ | ✓ |
| Outer Stations | - | - | - | - | ✓ | - | - |

### Electrification

![Electrification Diagrams]

### Major Expansions

![Major Expansions Diagrams]
Next Steps: Alternatives Evaluation

- Develop robust ridership estimates for all 7 Alternatives using the CTPS Travel Demand Model
- Model operations, infrastructure and capital costs with Rail Traffic Controller (RTC) modeling tools
- Identify potential land-use and demographic effects of one or more Alternatives using the Regional Dynamic Model (RDM)
- Develop capital and operating cost estimates
- Share results with Advisory Committee and public
What the Alternatives Analysis Will Tell Us

- Ridership
- Travel Time Savings
- Frequency
- Connectivity
- Equity
- Emissions
- Capital Costs
- Operating Costs
Integrating Parking and Fare Policy

Parking Constraints
- Test the effects of un-constraining parking supply at some stations, in some alternatives

Fare Policy Analysis
- Work with the MBTA team conducting a network-wide analysis of fare policy, which will identify and evaluate potential alternative fare structures
- Test the effects of implementing a different fare structure in at least one alternative
Project Contacts & Website

Scott Hamwey
Manager of Transit Planning
Scott.Hamwey@state.ma.us
857-368-9800

Project Website
www.MBTA.com/rail-vision

Project Survey
www.mbtarailvisionsurvey.com
APPLICATION FOR AMENDMENT
-Change of Officers, Stock or Ownership Interest

☑ Change of Officers/ Directors/LLC Managers  ☑ Change of Stock Interest
  (e.g. New Stockholders or Transfer or Issuance of Stock)
  - DOR Certificate of Good Standing
  - DUA Certificate of Compliance
  - Change of Officer/Directors Application
  - CORI Authorization
  - Vote of the Entity
  - Payment Receipt
  - Advertisement
  - Business Structure Documents
    - If Sole Proprietor, Business Certificate
    - If partnership, Partnership Agreement
    - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

☑ Change of Ownership Interest
  (e.g. LLC Members, LLP Partners, Trustees etc.)
  - DOR Certificate of Good Standing
  - DUA Certificate of Compliance
  - Change of Stock Application
  - CORI Authorization
  - Financial Statement
  - Vote of the Entity
  - Purchase & Sale Agreement
  - Supporting Financial Records
  - Advertisement
  - Payment Receipt
  - Business Structure Documents
    - If Sole Proprietor, Business Certificate
    - If partnership, Partnership Agreement
    - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

Non-Profit Club Change of Officers/ Directors
  - DOR Certificate of Good Standing
  - DUA Certificate of Compliance
  - Change of Officer/Directors Application
  - Vote of the club signed by an approved officer
  - Payment Receipt
  - Business Structure Documents - Articles of Organization from the Secretary of the Commonwealth 

Management Agreement
  - DOR Certificate of Good Standing
  - DUA Certificate of Compliance
  - Management Agreement
  - Vote of Entity
  - Payment Receipt

*If abutter notification and advertisement are required for transaction, please see the local licensing authority.

1. BUSINESS ENTITY INFORMATION

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<tr>
<th>Entity Name</th>
<th>Municipality</th>
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<tr>
<td>SING SING, INC D.B.A. HANTO</td>
<td>ASHLAND</td>
<td>00044-RS-0040</td>
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Please provide a narrative overview of the transaction(s) being applied for. Attach additional pages, if necessary.

CHANGE OF SHAREHOLDER AND DIRECTOR

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

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<th>Name</th>
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CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE

SING SING INC
380 UNION ST
ASHLAND MA 01721-2154

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, SING SING INC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6367 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 8:30 a.m. to 4:30 p.m.

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau
1. BUSINESS ENTITY INFORMATION

Entity Name: Sing Sing, Inc. d/b/a Hanto
Municipality: Ashland
ABCC License Number: 00044-RS-0040

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Change of Shareholder and Director

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name: Meihuei Hu
Title: Attorney
Phone: --

2. AMENDMENT-Change of License Classification

☐ Change of License Category
  All Alcohol, Wine and Malt, Wine Malt and Cordials
  Last-Approved License Category
  Requested New License Category

☐ Change of License Class
  Seasonal or Annual
  Last-Approved License Class
  Requested New License Class

☐ Change of License Type*
  i.e. Restaurant to Club
  Last-Approved License Type
  Requested New License Type
  *Certain License Types CANNOT change once issued

3. AMENDMENT-Change of Business Entity Information

☐ Change of Corporate Name
  Last-Approved Corporate Name:
  Requested New Corporate Name:

☐ Change of DBA
  Last-Approved DBA:
  Requested New DBA:

☐ Change of Corporate Structure
  LLC, Corporation, Sole Proprietor, etc
  Last-Approved Corporate Structure
  Requested New Corporate Structure

4. AMENDMENT-Pledge Information

☐ Pledge of License
  To whom is the pledge being made:

☐ Pledge of Inventory

☐ Pledge of Stock
5. AMENDMENT-Change of Manager

☐ Change of License Manager

A. MANAGER INFORMATION
The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name ___________________________ Date of Birth _______ SSN _______

Residential Address ________________________________

Email ___________________________ Phone _____________

Please indicate how many hours per week you intend to be on the licensed premises _______ Last-Approved License Manager _____

B. CITIZENSHIP/BACKGROUND INFORMATION
Are you a U.S. Citizen?* ☐ Yes ☐ No *Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship: US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☐ No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

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<th>Date</th>
<th>Municipality</th>
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</table>

C. EMPLOYMENT INFORMATION
Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

<table>
<thead>
<tr>
<th>Start Date</th>
<th>End Date</th>
<th>Position</th>
<th>Employer</th>
<th>Supervisor Name</th>
</tr>
</thead>
<tbody>
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</table>

D. PRIOR DISCIPLINARY ACTION
Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? ☐ Yes ☐ No If yes, please fill out the table. Attach additional pages, if necessary, utilizing the format below.

<table>
<thead>
<tr>
<th>Date of Action</th>
<th>Name of License</th>
<th>State</th>
<th>City</th>
<th>Reason for suspension, revocation or cancellation</th>
</tr>
</thead>
<tbody>
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</table>

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature ___________________________ Date _______
6. AMENDMENT-Change of Officers, Stock or Ownership Interest

☒ Change of Officers/Directors ☒ Change of Ownership Interest (LLC Managers/LLP Partners, Trustees) ☒ Change of Stock (E.g. New Stockholder/Transfer or Issuance of Stock)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (e.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
  - On Premises (E.g. Restaurant/Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
  - Off Premises (Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

<table>
<thead>
<tr>
<th>Name of Principal</th>
<th>Residential Address</th>
<th>SSN</th>
<th>DOB</th>
<th>MA Resident</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meixiu Huang</td>
<td></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title and or Position</th>
<th>Percentage of Ownership</th>
<th>Director/ LLC Manager</th>
<th>US Citizen</th>
<th>MA Resident</th>
</tr>
</thead>
<tbody>
<tr>
<td>President, Treasurer, Secretary</td>
<td>100</td>
<td>☐ Yes ☐ No</td>
<td>☐ Yes ☐ No</td>
<td>☐ Yes ☐ No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Principal</th>
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</thead>
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<th>Percentage of Ownership</th>
<th>Director/ LLC Manager</th>
<th>US Citizen</th>
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</thead>
</table>

<table>
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<th>DOB</th>
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</thead>
</table>

<table>
<thead>
<tr>
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<th>Percentage of Ownership</th>
<th>Director/ LLC Manager</th>
<th>US Citizen</th>
<th>MA Resident</th>
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</thead>
</table>

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<th>Residential Address</th>
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</tr>
</thead>
</table>

<table>
<thead>
<tr>
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<th>Percentage of Ownership</th>
<th>Director/ LLC Manager</th>
<th>US Citizen</th>
<th>MA Resident</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Name of Principal</th>
<th>Residential Address</th>
<th>SSN</th>
<th>DOB</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Title and or Position</th>
<th>Percentage of Ownership</th>
<th>Director/ LLC Manager</th>
<th>US Citizen</th>
<th>MA Resident</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Name of Principal</th>
<th>Residential Address</th>
<th>SSN</th>
<th>DOB</th>
<th>MA Resident</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Title and or Position</th>
<th>Percentage of Ownership</th>
<th>Director/ LLC Manager</th>
<th>US Citizen</th>
<th>MA Resident</th>
</tr>
</thead>
</table>

Additional pages attached? ☐ Yes ☐ No

CRIMINAL HISTORY
Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☐ No

MANAGEMENT AGREEMENT
Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.

☐ Yes ☐ No
### AMENDMENT-Change of Officers, Stock or Ownership Interest

#### 6B. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

<table>
<thead>
<tr>
<th>Name of Principal</th>
<th>Title/Position</th>
<th>Percentage of Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Raymond Jiang</td>
<td>President, Treasurer, Secretary</td>
<td>100%</td>
</tr>
</tbody>
</table>

#### 6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages?  
Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

<table>
<thead>
<tr>
<th>Name</th>
<th>License Type</th>
<th>License Name</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

#### 6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?  
Yes ☐ No ☒  
If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

<table>
<thead>
<tr>
<th>Name</th>
<th>License Type</th>
<th>License Name</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

#### 6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?  
Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

<table>
<thead>
<tr>
<th>Date of Action</th>
<th>Name of License</th>
<th>City</th>
<th>Reason for suspension, revocation or cancellation</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>
7. AMENDMENT-Change of Premises Information

☐ Alteration of Premises: (must fill out attached financial information form)

7A. ALTERATION OF PREMISES
Please summarize the details of the alterations and highlight any specific changes from the last-approved premises.

PROPOSED DESCRIPTION OF PREMISES
Please provide a complete description of the proposed premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

<table>
<thead>
<tr>
<th>Total Sq. Footage</th>
<th>Seating Capacity</th>
<th>Occupancy Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<table>
<thead>
<tr>
<th>Number of Entrances</th>
<th>Number of Exits</th>
<th>Number of Floors</th>
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</thead>
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</table>

☐ Change of Location: (must fill out attached financial information form)

7B. CHANGE OF LOCATION

Last-Approved Street Address

Proposed Street Address

DESCRIPTION OF PREMISES
Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

<table>
<thead>
<tr>
<th>Total Sq. Footage</th>
<th>Seating Capacity</th>
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<th>Number of Entrances</th>
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</table>

OCCUPANCY OF PREMISES
Please complete all fields in this section. Please provide proof of legal occupancy of the premises. (E.g. Deed, lease, letter of intent)
Please indicate by what means the applicant has to occupy the premises

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales? ☐ Yes ☐ No
8. FINANCIAL DISCLOSURE
Required for the following transactions:
- Change of Officers, Stock or Ownership Interest (E.g. New Stockholder/Transfer or Issuance of Stock)
- Change of Premises Information

Purchase Price(s):
$1.00 and pursuant to a Divorce Separation Agreement.

SOURCE OF CASH CONTRIBUTION
Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

<table>
<thead>
<tr>
<th>Name of Contributor</th>
<th>Amount of Contribution</th>
</tr>
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<tbody>
<tr>
<td>n/a</td>
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<tr>
<td>Total</td>
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</tr>
</tbody>
</table>

SOURCE OF FINANCING
Please provide signed financing documentation.

<table>
<thead>
<tr>
<th>Name of Lender</th>
<th>Amount</th>
<th>Type of Financing</th>
<th>Is the lender a licensee pursuant to M.G.L. Ch. 138.</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
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<td>□ Yes □ No</td>
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<td>□ Yes □ No</td>
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<td>□ Yes □ No</td>
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</tbody>
</table>

FINANCIAL INFORMATION
Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

Parties’s separation agreement dated 8/16/18, Section 2.A. provides that Meixiu Huang shall be entitled to the interest in the corporation without consideration.
APPLICANT'S STATEMENT

I, Mei Xi Huang

Authorized Signatory

of

Sing Sing, Inc.

Name of the Entity/Corporation

hereby submit this application (hereinafter the “Application”), to the local licensing authority (the “LLA”) and the Alcoholic Beverages Control Commission (the “ABCC” and together with the LLA collectively the “Licensing Authorities”) for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

(1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;

(2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;

(3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;

(4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;

(5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;

(6) I understand that all statements and representations made become conditions of the license;

(7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;

(8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and

(9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.

(10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: [Signature]

Date: [Date]

Title: President
ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.
CORPORATE VOTE

The Board of Directors or LLC Managers of Sing Sing, Inc
duly voted to apply to the Licensing Authority of Ashland and the
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on Dec 5, 2018

Date of Meeting

For the following transactions (Check all that apply):

☐ New License
☐ Transfer of License
☐ Change of Manager
☒ Change of Officers/Directors/LLC Managers
☐ Change of Location
☐ Alteration of Licensed Premises
☐ Change Corporate Name
☐ Change of Class (i.e. Annual/Seasonal)
☐ Change of License Type (i.e. club/restaurant)
☐ Change of Category (i.e. All Alcohol/Wine, Malt)
☒ Issuance/Transfer of Stock/New Stockholder
☐ Other

“VOTED: To authorize Meixiu Huang
Name of Person
to sign the application submitted and to execute on the Entity’s behalf, any necessary papers and
do all things required to have the application granted.”

“VOTED: To appoint Meixiu Huang
Name of Liquor License Manager
as its manager of record, and hereby grant him or her with full authority and control of the
premises described in the license and authority and control of the conduct of all business
therein as the licensee itself could in any way have and exercise if it were a natural person
residing in the Commonwealth of Massachusetts.”

A true copy attest, Corporate Officer/LLC Manager Signature

For Corporations ONLY
A true copy attest,
Corporation Clerk’s Signature
## ADDENDUM A

### 6. Change of Officers, Stock or Ownership Interest (Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Percentage of Ownership in Entity being Licensed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sing Sing, Inc</td>
<td>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Principal</th>
<th>Residential Address</th>
<th>SSN</th>
<th>DOB</th>
<th>Percentage of Ownership</th>
<th>Director/ LLC Manager</th>
<th>US Citizen</th>
<th>MA Resident</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meixiu Huang</td>
<td></td>
<td></td>
<td></td>
<td>100</td>
<td>Yes or No</td>
<td>Yes or No</td>
<td>Yes or No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Principal</th>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>CRIMINAL HISTORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Has any individual identified above ever been convicted of a State, Federal or Military Crime?</td>
</tr>
<tr>
<td>If yes, attach an affidavit providing the details of any and all convictions.</td>
</tr>
</tbody>
</table>
APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make $200.00 payment here: [https://www.mass.gov/epay-for-online-payments-abcc](https://www.mass.gov/epay-for-online-payments-abcc)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL

EPAY CONFIRMATION NUMBER

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY) 00044-RS-0040

ENTITY/ LICENSEE NAME Sing Sing, Inc. d/b/a Hanto

ADDRESS 380 Union Street

CITY/TOWN Ashland STATE MA ZIP CODE 01721

For the following transactions (Check all that apply):

- [ ] New License
- [ ] Transfer of License
- [ ] Change of Manager
- [x] Change of Officers/ Directors/LLC Managers
- [ ] Change of Location
- [ ] Alteration of Licensed Premises
- [ ] Change Corporate Name
- [ ] Change of Class (i.e. Annual / Seasonal)
- [ ] Change of License Type (i.e. club / restaurant)
- [ ] Change of Category (i.e. All Alcohol/Wine, Mal)
- [ ] Change of Ownership Interest (LLC Members/ LLP Partners, Trustees)
- [ ] Issuance/Transfer of Stock/New Stockholder
- [ ] Other
- [ ] Change Corporate Structure (i.e. Corp./LLC)
- [ ] Pledge of Collateral (i.e. License/Stock)
- [ ] Management/Operating Agreement
- [ ] Change of Hours
- [ ] Change of DBA

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

ALCOHOLIC BEVERAGES CONTROL COMMISSION
239 CAUSEWAY STREET
BOSTON, MA 02241-3396
### Business Entity Summary

**ID Number:** 001108885

**Summary for:** SING SING, INC.

**The exact name of the Domestic Profit Corporation:** SING SING, INC.

**Entity type:** Domestic Profit Corporation

**Identification Number:** 001108885

**Date of Organization in Massachusetts:** 06-05-2013

**Current Fiscal Month/Day:** 12/31

**Previous Fiscal Month/Day:** 12/31

**The location of the Principal Office:**

**Address:**

**City or town, State, Zip code, Country:**

**The name and address of the Registered Agent:**

**Name:** RAYMOND JIANG

**Address:** 380 UNION ST.

**City or town, State, Zip code, Country:** ASHLAND, MA 01721 USA

### The Officers and Directors of the Corporation:

<table>
<thead>
<tr>
<th>Title</th>
<th>Individual Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRESIDENT</td>
<td>MEIXIU HUANG</td>
<td></td>
</tr>
<tr>
<td>TREASURER</td>
<td>MEIXIU HUANG</td>
<td></td>
</tr>
<tr>
<td>SECRETARY</td>
<td>MEIXIU HUANG</td>
<td></td>
</tr>
<tr>
<td>DIRECTOR</td>
<td>MEIXIU HUANG</td>
<td></td>
</tr>
</tbody>
</table>

**Business entity stock is publicly traded:**

**The total number of shares and the par value, if any, of each class of stock which this business entity is authorized to issue:**

<table>
<thead>
<tr>
<th>Class of Stock</th>
<th>Per value per share</th>
<th>Total Authorized No. of shares</th>
<th>Total par value</th>
<th>Total issued and outstanding No. of shares</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNP</td>
<td>$ 0.00</td>
<td>15,000</td>
<td>$ 0.00</td>
<td>0</td>
</tr>
</tbody>
</table>

**View filings for this business entity:**

- ALL FILINGS
- Administrative Dissolution
- Annual Report
- Application For Revival
- Articles of Amendment

**Comments or notes associated with this business entity:**

[New search button]
December 7, 2018

TO WHOM IT MAY CONCERN:

I hereby certify that according to the records of this office,

SING SING, INC.

is a domestic corporation organized on June 5, 2013, under the General Laws of the Commonwealth of Massachusetts.

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.

In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin
Secretary of the Commonwealth
Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email and via text message.

Transaction Processed Successfully.

INVOICE #: 313193a5-4deb-4a21-975f-9a4a97bc345f

<table>
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<td>$200.00</td>
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Total Convenience Fee: $4.70
Total Amount Paid: $204.70

Date Paid: 3/11/2019 1:03:35 PM EDT

Payment On Behalf Of
License Number or Business Name: 00044-RS-0040
Fee Type: FILING FEES-RETAIL

Billing Information
First Name: Methoe
Last Name: Hu
Address: 251 Harvard Street, Suite 3
City: Brookline
State: MA
Zip Code: 02446
Email Address: hu@hulaw.net
Order Number: CN13780782  
Salesperson: Deborah Dillon

Susan Robie  
Ashland Board Of Selectmen  
Town Hall  
101 MAIN ST  
ASHLAND, MA 01721

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**LEGAL NOTICE**  
Town of Ashland

Notice is hereby given that the Board of Selectmen will conduct a hearing regarding a Change of Officers/Director/LLC Managers, Change of Stock Interest, Change of Ownership Interest for Sing Sing Inc. dba Hanto located at 380 Union Street in Ashland.

Sing Sing Inc. dba Hanto  
380 Union Street  
Ashland, MA 01721

A public hearing will be held on the matter at the Ashland Town Hall, 101 Main Street  
Ashland, MA on Wednesday April 3, 2019 at 7:30 P.M.

Persons wishing to be heard on this matter are invited to attend the public hearing at the date and time noted above. Interested parties who are unable to attend the hearing may submit written comments to the Selectmen’s Office, Town Hall 101 Main Street, Ashland, MA 01721 or by e-mailing Susan Robie at srobie@ashlandmass.com

Robert Scherer, Chairman  
Board of Selectmen

AD#13780782  
MWDN 3/19/19
February 19, 2019

Good Day,

After participating in Illuminate Ashland we saw how offering some performance ambiance enhanced the Gathering Gallery. Attached please find our application for an Entertainment License for the Bagel Table 21 Main St.

The intention is to showcase local young talent on 1-2 Saturdays or Sundays per month during the typical Brunch hours, approximately 10:30-1:00. After discussing this with several of our regular customers they all agreed that it would yet be another nice addition to our downtown.

Our focus will be to work with the Fine Arts department at Ashland High School to offer the many talented students a showcase as individuals or small groups to join us and share their talents.

We thank you in advance for your consideration and approval.

Best Regards,

[Signature]

Ed Eglitis
Managing partner
ENTERTAINMENT LICENSE APPLICATION

Name of Applicant: FRESH FOOD HOLDINGS LLC DBA THE BAGEL TABLE
Address of Applicant: 21 MAIN ST

Telephone: 508-231-1440 E-mail: alphabetis@freshfoodsales.com
Federal ID: 81-5467445 Or Social Security #: ________________
Business Name: THE BAGEL TABLE
Business Address: 21 MAIN ST, ASHLAND MA 01721

Telephone: 508-231-1440 E-mail: ________________
Description of Entertainment: LOCAL ENTERTAINMENT FOR WEDDINGS & BRUNCH
Days/Hours of Entertainment: SATURDAY - SUNDAY

(Floor Plan/Site Plan/Parking Plan must be submitted with application)

Floor Plan: _________ Parking Plan: _________ Site Plan: _________

I, the undersigned, state that the information provided in this application, and associated documents, are true and accurate to the best of my knowledge. I certify under penalties of perjury, that all taxes, fees and fines owed to the Commonwealth of Massachusetts and the Town of Ashland have been paid.

Applicant’s Signature 2-18-19

Date
To Rest Room

Proposed Area for Entertainment
Approx 7' x 7'

Current Total Seating in Room is 18 Seats

Main Doors to Main Store

Gathering Grounds
Adjacent to Main Store

Exit
LEGAL NOTICE
Town of Ashland

Notice is hereby given that the Board of Selectmen will conduct a hearing regarding an application for an Entertainment License. The request is to have entertainment 1 to 2 times per month on Saturdays and or Sundays from 10:30 am to 1:00 pm.

The Bagel Table
21 Main Street
Ashland, MA 01721

A public hearing will be held on the matter at the Ashland Town Hall, 101 Main Street Ashland, MA on Wednesday April 3, 2019 at 7:45 P.M.

Parties wishing to be heard on this matter should appear at the time and place indicated above. Interested parties who are unable to attend the hearing may submit written comments to the Selectmen’s Office, Town Hall 101 Main Street, Ashland, MA 01721.

Robert Scherer, Chairman
Board of Selectmen
Town of Ashland, Massachusetts
Office of the Board of Selectmen
and Town Manager
101 Main Street, 01721-1191
(508) 881-0100

Michael Herbert, Town Manager, Ext 7911
Jennifer Ball, Assistant Town Manager, Ext 7901
Susan K. Robie, Executive Assistant, Ext. 7921
Diane Mortensen, Personnel and Financial Assistant, Ext. 7933

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Robert Scherer, Chairman
Board of Selectmen

I support the idea 😊 but I am not able to join you on the 3rd - will be out of town

Nadine 73-75 Main St.
March 26, 2019

Town of Ashland
Board of Selectmen
101 Main St.
Ashland, MA 01721

Dear Chairman Scherer

Regarding The Bagel Table’s (21 Main St.) application for an entertainment license, my wife and I received a legal notice about a public meeting (April 3, 2019). We have a personal stake in related parking issues, and to ensure an unambiguous representation of our concerns, I have produced this brief report.

My name is Kenneth R. Ramsley. My wife and I live at 3 Water St. in Ashland. Several years ago, as a matter of public record, adjacent and nearby residents (including myself) raised a series of objections to the Ashland Planning Board concerning the manifestly inadequate parking expectations for 21 Main St. Though ignored, our observations were nevertheless accurate... 21 Main St. includes nine two-bedroom apartments, and now a high-traffic eating establishment. The immediate premises offers 21 on-site parking spaces (one handicapped), and four curb-side spaces. Beyond this, immediate parking options are nonexistent (private parking in all directions, nothing more allowed on-street). The next closest commercially-zoned on-street parking is 380 feet to the southeast, and public parking at Town Hall is permitted beginning 520 feet to the south. As a result, with a walking distance of only 120 feet from 21 Main St. to the end of Water St., our non-commercially-zoned residential neighborhood offers a plainly obvious and clearly attractive overflow parking destination.

As we raised with the Planning Board, 21 Main St. is unsuitable for any eating establishment. Whenever 21 Main St. residents are still at home and restaurant activity is at its peak (weekends and the morning rush hour), there is simply not enough parking. And because of poor planning and our residential neighborhood’s close proximity, our street now bears the brunt of an easily-predicted come-and-go overflow parking situation.

Though barely wide enough for on-street parking, and absolutely too narrow to park vehicles on opposite sides of the road, nonetheless, substantial parking is nothing new to Water St. In fact, our immediate neighbors, the non-profit Ashland Historical Society, periodically arrive en masse for weekend meetings. Proceeding in an orderly process, society members park along the north side of our street, and we have never felt the slightest reason to object. Also, once a year, the Dragonfly Festival takes place at the same Historical Society facility, and though a zoo of activity, those parking in our neighborhood are plainly conscientious – and with help from a low-key police presence offering guidance and direction, we are able to come and go as we please.

When we began to see parking on our street generated by The Bagel Table, the parking itself was unsurprising, but not the parking behavior. Particularly on weekends, but also rush-hour mornings, vehicles began to park on opposite sides – thereby severely constricting traffic flow. Vehicles are also parking across the end of our driveway – obstructing our access to the street, and while queuing for on-street parking, vehicles are waiting in our driveway. Further, to save the inconvenience of a few hundred yards of additional travel distance, vehicles are routinely racing the wrong way on our clearly-marked one-way street, and to correct this violation – arriving from the wrong direction – they are rushing to turn around in our driveway. And most troubling of all, parking-related gridlock is keeping us from returning to our home – and in one recent case, when we expressed a clear desire to park in our own driveway, a trespassing driver was reluctant to leave.

In fact, the situation became so thoroughly alarming that on March 24, 2019, I called the Ashland Police Department. Matters were out of hand. A car had simultaneously blocked the street and our driveway …like this is close enough...’ …and right in the middle of the road, they simply climbed out of their vehicle.
It is not my job to halt vehicles traveling the wrong way, or keep them from racing into our driveway from the wrong direction. It is not my job to eject those waiting in our driveway for the next available on-street parking spot. It is not my job to ensure that delivery trucks and fire engines are able to freely pass. **It is not my job to solve the problem of inadequate parking at 21 Main St.** Instead, I expect that responsible parties (the bagel shop and the Town of Ashland) will work to solve this problem – immediately and permanently.

Problems must be solved – not worsened, and once there is a well-established track record of public safety and civil order (not just for a day, or a week, or a month – but at least a year) – then, with a clearly-designed and well-tested parking plan, the bagel shop may again raise the topic of an entertainment license.

Respectfully,

Kenneth R. Ramsley
3 Water St.
Ashland, MA 01721
508-881-5361
kenramsley@gmail.com

A sample of evidence collected to date…

Parking on both sides of the street (… room for a fire engine?)

Parking in the street (March 24, 2019).  Also, partially blocking our driveway.
Returning home March 24, 2019, we found this SUV parked in our driveway. She was waiting for a place to park on the street.

With hand gestures, we told her to leave. Plainly miffed, she left.

Now waiting in the street... she added to the existing gridlock.
March 21, 2019

Certified Return Receipt and First Class Mail

Fusion
Yung Wah NG
106 Newbury Street
Framingham, MA. 01701

RE: Notice of Possible Cancellation

Dear John:

The Board of Selectmen is requesting your attendance at their Wednesday April 3, 2019 meeting at 7:15 p.m. The Board will be discussing a 6 month notice to cancel your liquor license for Fusion 12 Pond Street. The licensee has failed to operate or conduct business related to its alcohol license. This meeting will provide you an opportunity to provide information with respect to the failure to commence or conduct the licensed business and in accordance with M.G.L. c. 138, § 77, to allow a reasonable opportunity for the licensee and/or their representatives to provide full and up to date information on the status of this All Alcohol Liquor license.

The licensee risks cancellation of its license for non-use pursuant to M.G.L. c. 138, § 77 unless it: 1) begins operating the license; 2) files an appropriate application to transfer the location of the license where the licensee will conduct the licensed business; or 3) files an appropriate application to transfer the ownership of the license to a licensee that will conduct the licensed business.

If you have any questions please contact our office.

Sincerely,

Michael Herbert
Town Manager
First Six Months!

- Refocus Mission
- State and Share Core Values
- ELEVATE: Evaluating Long-term goals to Enhance the Value of Ashland Town Employees
- ADVANCE: Ashland Developing Varied And Necessary Competence; training program and collaboration with other Town trainings
- CBAs: completing union negotiations
- Continued work on job descriptions; standard formats
- Recruiting
- Compensation Analysis – keeping Ashland competitive
- Benefits (YOU Market, Wellness Opportunities, Tickets at Work, local discount program, HRA dissolution)
- Employee Connections/Issue Management
- Networking regionally
- MUNIS – starting work toward electronic paystubs and ESS
- Onboarding program
Refocus Mission:

Through strategic partnerships and collaboration, the Human Resources Department engages, cultivates, and supports a high performing and diverse workforce, fostering a healthy, safe, and productive work environment. Human Resources staff are systematically focused on improving individual and organizational effectiveness by anticipating and meeting shifting needs, a pillar of which is championing career and professional growth.
Core Values for HR

State and Share Core Values:

**CORE VALUES: FACET**

- 1. Focus on Our Customers: We have a passion for service and are committed to knowing Town employees' businesses, anticipating their needs, and exceeding expectations.

- 2. Act as a Resource: We are a knowledgeable, approachable, professional resource providing quality services in the areas of employee relations, benefits, recruitment and retention, organizational development, compensation, and human resource information management. We develop and communicate policies and procedures that balance the needs of employees and of the Town while ensuring compliance with federal, state, and local laws.

- 3. Champion Employee Development: We are committed to maximizing the potential of every individual and to support and promote the Town as a learning organization.

- 4. Encourage Communication: We solicit the input of others and strive for transparency and inclusiveness.

- 5. Celebrate Teamwork: We encourage the diversity of thoughts, experiences, and backgrounds and celebrate participation and partnership in all of our endeavors.
ELEVATE: Evaluating Long-term goals to Enhance the Value of Ashland Town Employees

- Based on a philosophy of continuous feedback and focus on goals
- Every 2 months; brief, focused conversations
- More frequent conversations allow issues to be identified early and opportunities to be seized
- Gives both supervisor and employee a chance to discuss:
  - Successes
  - Areas of improvement
  - Status of goals
  - Project status and follow-up
  - Support needed
- Provides an official, valuable and detailed account of work history
ADVANCE

ADVANCE: Ashland Developing Varied And Necessary Competence

- Training program and collaboration with other Town trainings
- Objectives
  - Advance the knowledge of Town staff
  - Give employees opportunities to develop in their positions and careers
  - Bring people together across departments to encourage future collaboration
- Through FY19, training is open to all Town staff and offerings are general training
- Weekly trainings
- 4 tracks:
  - Management
  - Wellness
  - Technology
  - Insight: Hot topics in Ashland/Municipal Government
- Different formats: speakers, colleague training, webinars, book discussions, etc.
ADVANCE

- Working Effectively with Elected Officials, Appointed Boards, and Committees
- Social Media Symposium
- Narcan
- Special Town Meeting Warrant review
- Excel Basic Training
- Employee Handbook review
- PeopleGIS
- Book Discussion: The Happiness Advantage
- CivicPlus
- Hoarding
- Public Records Law
- SchoolDude
Collective Bargaining

- CBAs expired in June 2018
- DPW and Fire have completed and signed MOAs
- Active negotiations with Police and Clerical unions
- Analyzing and identifying issues for the next contracts
  - Contracts being negotiated now will go through June 2021
  - Hoping to start negotiations next summer (2020)
Recruitment

- 20 new employees (as of 3/7/19); 15 FT
  - DPW
    - Light Equipment Operator/Stormwater (7)
    - Lead Mechanic
    - Project Engineer
  - Fire Department
    - Firefighters/EMTs (2)
    - Dispatcher
  - Community Center
    - Outreach Coordinator
    - Director of Prevention Outreach (DAET)
  - Planning
    - Assistant Planner

Open Positions
Police Chief
Town Planner
Electrical Inspector
COA Van Driver
Facilities Maintenance
Library Tech Services
Benefits

- HRA dissolution
- Wellness Opportunities
- YOU Market
- Tickets at Work
- Local discount program
HRIS: Human Resources Information System

- MUNIS: Electronic paystubs  In Progress
- MUNIS: Employee Self Service  In Progress
- MUNIS: Updating HR data (titles, organizational structure)  In Progress
- CivicPlus Intranet  In Development
- CivicPlus CBAs online  In Development
- CivicPlus Benefits listing  In Development
- CivicPlus Job descriptions  In Development
Onboarding

► Objectives:
  ► Making employees feel welcome and a part of the team
  ► Giving them the tools to understand our business
  ► Helping them to succeed by ensuring good communication and support

► Prior to their arrival
  ► Make sure everything is set up for them
  ► Stay in communication
  ► Prepare other staff by sharing information and working with them for a warm welcome

► Upon arrival
  ► Communicate publicly about the new staff
  ► Plan goals and meetings to ease the new employee into their role and introduce them to people that can help them integrate into their new position.
Staying Current

- Employee Connections/Issue Management
  - Individual meetings
  - Weekly Office Hours at different Town locations
  - Providing a confidential sounding board to discuss problems and ideas, and brainstorm solutions and action steps
- Compensation Analysis – keeping Ashland competitive
- Networking regionally
- Continued work on job descriptions; standard formats (affects recruiting and ELEVATE)
- Contemplating additional non-ADVANCE training opportunities and work on individual training plans, starting with department heads
- Succession Planning discussions
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<tr>
<td>Recordkeeping Audit, Cleanout &amp; Conversion to E-tiles</td>
<td>Review each active personnel file, ensuring all appropriate documentation is in there and separating out things that should not be in the personnel files. Transfer general HR files to electronic as needed.</td>
</tr>
<tr>
<td>Equal Pay Audit</td>
<td>Compare positions for similar responsibilities and requirements, then compare salaries to determine inequities.</td>
</tr>
<tr>
<td>ADVANCE General Training Program -&gt; add in quarterly Department Training</td>
<td>Plan out a general employee training program for FY20. Work with department heads to develop department-specific training.</td>
</tr>
<tr>
<td>ELEVATE Performance Feedback Full Rollout</td>
<td>Ensure all departments are completing ELEVATE evaluation forms for non-union staff.</td>
</tr>
<tr>
<td>Employee Intranet Benefits review; Expand non-monetary benefits</td>
<td>Develop and implement an intranet for employee use. Review current benefits and offerings to determine if there are better additional options for existing offerings. Formally add benefits like discounts or additional types of insurance offerings.</td>
</tr>
<tr>
<td>HRIS: data analysis and usage (using MUNIS to greater advantage)</td>
<td>Review prior analysis of MUNIS and consider additional uses.</td>
</tr>
<tr>
<td>Succession Planning across all departments</td>
<td>Develop a plan to ensure departments are prepared for staff departures, particularly unexpected ones.</td>
</tr>
<tr>
<td>Implement wage scale for non-union employees</td>
<td>Develop and implement a wage scale for non-union employees to better budget, ensure transparency, and set expectations.</td>
</tr>
<tr>
<td>Review CBA’s for consistency; analysis across CBA’s; prep for next round of negotiations</td>
<td>Prepare for the 2021-2024 negotiations by reviewing, comparing, and analyzing all collective bargaining agreements.</td>
</tr>
<tr>
<td>Workers Compensation: review and make recommendations for changes/training</td>
<td>Analyze recent workers compensation and IOD claims to determine possibilities where training or facilities changes might aid in reducing the frequency and level of claims.</td>
</tr>
<tr>
<td>Town Culture analysis</td>
<td>Do a study by department of the culture across Town staff. To be used in future years to identify areas of improvement.</td>
</tr>
<tr>
<td>Expand performance management from individual to departmental</td>
<td>Review rollout of individual performance management and begin a plan for departmental performance management.</td>
</tr>
</tbody>
</table>
THANK YOU
for this opportunity!
Application To The
Massachusetts Historical Commission

The
Warren Farm Milking Barn

Town of Ashland
March 29, 2019
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor’s Number: 0280-0059
USGS Quad: Holliston
Area(s):
Form Number:

ASL.70
ASL.71-73
ASL.915

Town: Ashland
Place: (neighborhood or village)

Address: 529-531 Chestnut Street
Historic Name: Eames-Warren House
Uses: Present: conference center/inn
Original: residential
Date of Construction: ca. 1800
Source: Sarah Loring obituary
Style/Form: Colonial/Colonial Revival

Architect/Builder:

Exterior Material: stone
Foundation:
Wall/Trim: clapboard/wood
Roof: asphalt shingle

Outbuildings/Secondary Structures:
two barns, shed, silo

Major Alterations (with dates):
side and rear ells (late 19th-century to late 20th century)

Condition: good
Moved: no | ✓ | yes | Date

Acreage: 2.07 acres
Setting: rural suburban route adjacent to Ashland Reservoir

Recorded by: Kathleen Kelly Broomer
Organization: for Ashland Historical Commission
Date (month/year): April 2010; edited June 2010

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.
ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

A good example of Federal-period construction in Ashland and significant architecturally for its use as a double house, this 2½-story side-gable dwelling (ASL.70) consists of a main block that was expanded through the 20th century. Five bays across with a center entry and approximately three bays deep, the main block retains twin brick chimneys at the roof ridge. A series of 2½-story gabled ells, all apparently mid-20th century or earlier, enlarge the house on the south side and rear (west side), creating a building footprint that is now roughly U-shaped. The largest addition appears to date to the house’s conversion to conference center use in the third quarter of the 20th century, and consists of a 1⅔-story gabled rear wing with exterior end-wall chimney built onto the rear of the house. Windows contain replacement sash. The front entry retains a Colonial Revival-style surround that appears to date to ca. 1900, incorporating three-quarter-length sidelights, paneled pilasters and aprons, and a broad entablature. A Colonial Revival-style, hipped-roof, columned porch survives at a secondary entry in one of the ells on the south elevations.

Immediately north of the house are two [barns (ASL. 71 and ASL.73) and a large shed (ASL.72), all clad either in clapboards or board and batten siding, and apparently on stone foundations. These buildings, which are in fair condition, retain original wood siding. A large [silo (ASL.915) on a concrete foundation is situated on the east side of the largest barn, nearest Chestnut Street.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the roles the owners/occupants played within the community.

This double house is significant both for its associations with Ashland’s pre-incorporation history as well as its 20th-century history under the ownership of Ashland inventor, prominent businessman, and community leader Henry Ellis Warren. The house was built on its present site in a section of Holliston Incorporated in 1846 as part of the new town of Ashland. It appears that William Eames was the original owner. He married Sally Parker of Framingham in 1800, and is believed to have built the house at that time. (The obituary of one of his granddaughters, Sarah Jane Ryder Loring, states the family occupied the house for 107 years until selling the property to Henry E. Warren in 1907.) Two daughters of William and Sally Eames occupied the double house with their respective husbands and families: Sally Eames (b. 1805), who married Daniel Rider [sic] in 1827; and Mary Eames (b. 1809), who married Reuben Dewing in 1829. The house is labeled with the names of both Rider and Dewing on the 1854 and 1856 maps of Ashland.

In 1867, Sarah Jane Ryder (1844-1936), a daughter of Daniel and Sally, married Charles Eugene Loring (d. 1900). They resided in the family homestead for many years, initially with Sarah’s aunt, Millilitiah Eames (b. 1803). Charles Loring was a farmer. Following her husband’s death, Sarah Loring sold the property in 1907 to Henry Ellis Warren and moved “into the village,” or the town center. A biographical account notes that Warren, at the time of his marriage (19 January 1907), rented half of a double house on a farm with thirty acres of land, later buying the farm and forty-five more acres. He eventually added two more adjoining farms, amassing a total of 175 acres in this area, improving the farm and maintaining a herd of Jersey cows. The other farms were 435 Chestnut Street (see form) and 22 Eliot Street (see form). At the time Henry and Edith Warren took up residence on Chestnut Street, Warren’s second cousin and lifelong business associate, Homer Loring, maintained a summer estate a short distance to the south (579 Chestnut Street, see form).

As the inventor of the electric clock, Henry Ellis Warren (1872-1957) established the Warren Telechron Company in Ashland. Born in Roxbury and raised in Newton, Mass., Warren exhibited from childhood an interest and ability as an inventor, and held 135 patents upon his death. He graduated from the Allen School in Newton in 1890 and the Massachusetts Institute of Technology (MIT) in 1894. His earliest association with Ashland came through his work at the Lombard Governor Company,
manufacturers of waterwheel governors. In 1902, he accepted a position as superintendent and engineer with the company, then located in Boston. Warren is said to have recommended the company move to vacant mill buildings in Ashland, where there existed ample waterpower for testing the governors. Lombard Governor occupied the Dwight company complex of stone buildings on the Sudbury River, 10-60 Main Street (see area form). After marrying Edith B. Smith in 1907, Warren and his new bride moved to Ashland, acquiring this farm and adjacent farms at 433 Chestnut Street and 22 Elliot Street. Warren began experimenting with developing gears, and organized the Warren Gear Company, employing about six to eight men in a machine shop he established in the barn at 433 Chestnut Street. [Stone, 974] Henry Warren held several municipal positions in the Town of Ashland, serving on the Board of Selectmen (1907-1909, including a term as chairman), the Board of Water Commissioners (1910-1917) during the period when Ashland constructed its municipal water supply system, and the Town Forest Committee (from 1937), when Ashland established a town forest.

Warren Telechron Company originated with Henry Warren’s experiments involving the application of electricity to timekeeping. About 1912, Warren began to build and sell battery-driven pendulum clocks, which he produced in the barn at 433 Chestnut Street. Recognizing the limitations of battery-operated clocks when the battery begins to lose power, Warren turned his attention to developing a motor for a clock that could be operated using commercial alternating current (A/C), which reverses direction many times each second. In 1916, Warren applied for a patent for a small, self-starting synchronous motor, which would stay in step with the reversals or alternations of the A/C current. [Telechron Electric Clock] That year, he moved his clock business, then known as Warren Clock Company, from Chestnut Street into leased space on the second story of the stone building at 10 Main Street, also occupied by Lombard Governor's foundry. [History of the Town of Ashland, 74; Stone, 976] For additional history of the Warren Telechron Company, including construction of its Homer Avenue headquarters, see form for Warren Telechron Company Plant, 150-200 Homer Avenue. In addition to Telechron, Warren maintained a connection to the Lombard Governor Company, which he purchased in 1937 and renamed the Lombard Governor Corporation, serving as president until his death. In 1938, Warren was a founder of Fenwal, Inc., which manufactured temperature controls, and was instrumental in the company's relocation to Ashland (400 Main Street, see form). Warren remained a Fenwal director until 1946.

In 1957, Warren's widow donated forty acres of their farm, including this property, to Northeastern University in Boston, which named the property the Warren Center and initially used the farm for physical education and recreation purposes, running overnight summer camps and a day camp. In 1957, the Warren Benevolent Association, founded by Edith Warren, donated another 104 acres to the University. In addition to operating the camps, the University trained students and teachers of physical education, and rented the grounds to organizations such as the Golden Age Club, Campfire Girls, church groups, and local firemen. Additional buildings, including a central lodge and cottages, were built on the acreage surrounding this property in the 1960s. In 1982, the Warren Center became the Warren Conference Center, used for meetings, training programs, and gatherings for private companies and the University. The larger property has been expanded to include additional overnight guest rooms and meeting spaces. The Town of Ashland is in the process of negotiating the purchase from the University of open space located across Chestnut Street and east of the Eames-Warren House.

BIBLIOGRAPHY and/or REFERENCES
See survey final report for complete citations

Vital Records of Holliston to the Year 1850.
Ashland maps and atlases: 1854, 1856, 1875, 1889, 1908.
Ashland directories: 1890, 1896, 1907, 1912, 1933.
The Birthplace of the Modern Electric Clock." Ashland Centennial History. 1946.
History of the Town of Ashland. 1942.

Silo is ASL.915
Large barn directly behind silo is ASL.71
Gable-front shed to left of large barn is ASL.72
Rear barn behind shed is ASL.73
National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible only in a historic district
☐ Contributing to a potential historic district ☐ Potential historic district

Criteria:  ☒ A  ☐ B  ☒ C  ☐ D

Criteria Considerations:  ☐ A  ☐ B  ☐ C  ☐ D  ☐ E  ☐ F  ☐ G

Statement of Significance by Kathleen Kelly Broomer
The criteria that are checked in the above sections must be justified here.

This property is significant both for its associations with Ashland's pre-incorporation history and its 20th-century history under the ownership of Ashland inventor, prominent businessman, and community leader Henry Ellis Warren. The house was built on its present site in a section of Holliston incorporated in 1846 as part of the new town of Ashland. William Earnes, a farmer, appears to have been the original owner. The property was owned by his descendants, including members of the Rider, Dewing, and Loring families, for over a century, before its acquisition by Warren, who resided here until his death in 1957. Known as the inventor of the electric clock, Warren was associated with this property during his tenure with the Ashland-based Warren Telechron Company and other major industries in Ashland in the first half of the 20th century. A good example of Federal-period construction in Ashland, the house is highly significant architecturally in the town for its use as a double house. The property retains further significance architecturally for its well preserved outbuildings.

Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Eames-Warren property meets the National Register criteria at the local level.
October 31, 2018

TOWN OF ASHLAND
101 MAIN STREET
Ashland, MA 01721

Re: CONDEMNED PROPERTY NOTICE: BARN AND SILO
517-519 CHESTNUT STREET, ASHLAND, MA. 01721

TOWN OF ASHLAND:

You are hereby notified that the structure at the above named property has been condemned, and
may not be reoccupied or entered. As owner you are hereby notified that you have thirty days from
the receipt of this notice to demolish the unsafe/condemned structure. A permit is required. You
must disconnect all utilities immediately and supply letters of such disconnect prior to applying
before a demolition permit is approved and issued. Then demolition may proceed.

Per 780 CMR the 8th Edition of the Massachusetts State Building Code Sections R113 and 112.1
& 121.0-121.6 M.G.L. c. 143, 6, 7, 8, 9, &10.
AT A MINIMUM TODAY-10-31-2018 -THE BUILDING MUST BE SECURED WITH A
FENCE SURROUNDING THE BUILDING – AND MARKED WITH THE SQUARES WITH
X’S ON ALL FOUR CORNERS OF THE BUILDING – (DONE BY THE FIRE
DEPARTMENT-11AM-10-31-2018-THANK THEM FOR THEIR EXCELLENT AND
TIMELY ASSISTANCE)
If you have any questions please feel free to contact me directly at (508) 532-7970.

Sincerely,

Mike Tricarz
BUILDING COMMISSIONER
/Zoning Officer
Town of Ashland

CC: Building Department
Conservation Commission
Board of Health
Assessors’ Office
Town Clerk’s Office
Planning Board
ZBA

Ext March 31st
Ext April 30th
Ext May 31st
Ext June 30th
Ext July 31st
Ext August 31st
Ext Sept 30th
Ext Oct 31st
Ext Nov 30th
Ext Dec 31st
Ext Jan 31st
Ext Feb 28th
Ext March 31st
CONDEMNED

As

Dangerous and Unsafe

This Structure Known as 517-519 CHESTNUT

DANGER — KEEP OUT

Any person entering the building shall be liable to the penalties of the law.

521 HILL ST 21-7-16

MASSACHUSETTS STATE BUILDING CODE

11-30-2019

DATE PORTED

CMR
EXHIBIT G
REMEDIATION PLAN

Warren
Milking Barn

Photo #1 Warren Milking Barn
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
East Façade south elevation, camera facing south

Photo #2 Warren Milking Barn
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
East Façade south elevation, camera facing south

Photo #3 Warren Milking Barn
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
South Façade north elevation, camera facing north
Warren Barn

Photo #4 Warren Milking Barn
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
West Façade east elevation, camera facing east

Photo #5 Warren Milking Barn
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Southwest Façade southwest elevation, camera facing southeast

Photo #6 Warren Milking Barn
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Northeast Façade northeast elevation, camera facing southeast
Warren Barn

Photo #7 Warren Milking Barn
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
North Façade north elevation, camera facing south

Photo #8 Warren Milking Barn
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
North Façade north elevation, camera facing south

Photo #9 Warren Milking Barn
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
North Façade north elevation, camera facing south
Photo Log Warren Barn

Warren Milking Barn
Ashland, Ma. Essex County
Photos: David Foster 3/21/19
Warren Barn

The photos show the flooring and the basement area of the barn.
Application To The
Massachusetts Historical Commission

22 Eliot Street House

Town of Ashland
March 29, 2019
Town/City: Ashland, MA
Place: 22 Eliot Street
Name of Area: Warren Woods District
Present Use: Conservation Use
Construction Dates or Period: 3rd quarter 19th century
Overall Condition: Good
Major Intrusions and Alterations: Has been updated
See list of updates
Acreage: 29.11
Recorded by: David C Foster
Organization: Town of Ashland
Date: March 29, 2019
Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION
Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

ASL. 96 See Massachusetts Historical Commission Form B

The following updates have been made to the structure

House painted inside and out        new roof        new porch        new bulkhead
Cellar windows redone             new water heater front porch reconstructed new furnace

HISTORICAL NARRATIVE
Explain historical development of the area. Discuss how this relates to the historical development of the community.

ASL. 96 See Massachusetts Historical Commission Form B

BIBLIOGRAPHY and/or REFERENCES

ASL. 96 See Massachusetts Historical Commission Form B
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number: 0240-0012
USGS Quad: Holliston
Area(s):
Form Number: ASL.96

Town: Ashland
Place: (neighborhood or village)
Address: 22 Elliot Street
Historic Name: 
Uses: Present: residential
Original: residential
Date of Construction: 3rd quarter 19th century
Source: maps and atlases
Style/Form: Victorian eclectic
Reconstructed/Builder: 
Exterior Material: granite
Foundation: 
Wall/Trim: clapboard
Roof: asphalt shingle
Outbuildings/Secondary Structures: garage

Recorded by: Kathleen Kelly Broomer
Organization: for Ashland Historical Commission
Date (month/year): April 2010; edited June 2010

Condition: good
Moved: no | yes | Date
Acreage: 29.11 acres
Setting: rural suburban route bordered by substantial acreage of privately owned open space

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.
Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:
Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Retaining a great deal of historic integrity, this 2½-story dwelling is a fine example of a farmhouse in Ashland from the third quarter of the 19th century. Three bays across with a center entry and one bay deep, the main block retains a brick chimney on the roof ridge, located right of center. The 2½-story gabled rear ell, two bays across and three bays deep, has a projecting shed-roofed porch with square posts on the east elevation at the secondary entry. Though not elaborate in its ornament, the house retains a hip-roofed entry porch with scroll brackets and chamfered posts; thin corner boards; and 2/2 wood sash. There is a small dormer (early 20th century) on the west elevation of the ell.

HISTORICAL NARRATIVE
Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Maps and atlases provide names of various owners for this property in the 19th century, but none have been connected to census or directory information to date. The references to J. Cozzens (1836) and Douse (1854) appear to pertain to an earlier house in the vicinity. William Goodwin (1856) does not appear in census records, nor do C. Munroe (1875) or Dunham (1889). Deed research is needed to confirm the early owners of the house.

Horace S. Blake and his family lived here in 1910. Blake (age 63), was a Vermont native, and his wife, Ciara (age 43), was a New Hampshire native. They had one daughter, Charlotte (age 17). Previously, the Blakes lived in Methuen, where Horace Blake was employed as a stone mason. In the 1910 census, Blake is described as a farmer.

Henry Ellis Warren (1872-1957) acquired this property in 1916. Warren lived at 529-531 Chestnut Street (see form); he also owned the property at 433 Chestnut Street (see form). In the years following his move to Ashland in 1907, Warren amassed holdings of 175 acres in the vicinity of Elliot and Chestnut Streets, improving the land and maintaining a herd of Jersey cows. Known as the inventor of the electric clock, he established the Warren Electric Company, 150-200 Homer Avenue (see form). He held several municipal positions in the Town of Ashland, serving on the Board of Selectmen (1897-1900, including a term as chairman), the Board of Water Commissioners (1910-1917) during the period when Ashland constructed its municipal water supply system, and the Town Forest Committee (from 1937), when Ashland established a town forest. In 1938, Warren was a founder of Fenwal, Inc., which manufactured temperature controls, and was instrumental in the company’s relocation to Ashland (400 Main Street, see form).

In 1871, the Warren Benevolent Association, founded by Warren’s widow, Edith Warren, conveyed this property for one dollar to the Massachusetts 4-H Foundation, Inc., based in Amherst, with the provision that for twenty years Mass 4-H would make use of the premises for its educational programs or for recreational purposes. A series of buildings, including a Youth Center, were planned but apparently not built. The house at 22 Elliot had been leased to Mass 4-H previously. This transaction was part of the Warrens’ efforts to provide physical education and recreational opportunities on their farm, particularly for youth. Significant acreage also was conveyed to Northeastern University, which operates the Warren Conference Center at 529-531 Chestnut Street. The Town of Ashland is in the process of negotiating a purchase from the University of open space located across Elliot Street and south of this house.
BIBLIOGRAPHY and/or REFERENCES
See survey final report for complete citations

Ashland maps and atlases: 1854, 1856, 1875, 1889, 1908. 
Ashland directories: 1890, 1896, 1907, 1912, 1933. 
History of the Town of Ashland. 1942. 

Continuation sheet 2
22 Eliot Street

Photo #1 22 Eliot Street
Ashland, Ma. Essex County
Photo: David Foster 3/27/19
South Façade south elevation, camera facing north

Photo #2 22 Eliot Street
Ashland, Ma. Essex County
Photo: David Foster 3/27/19
West Façade west elevation, camera facing east

Photo #3 22 Eliot Street
Ashland, Ma. Essex County
Photo: David Foster 3/27/19
North Façade north elevation, camera facing south
22 Eliot Street

Photo #4 22 Eliot Street
Ashland, Ma. Essex County
Photo: David Foster 3/27/19
East Façade east elevation, camera facing southwest

Photo #5 22 Eliot Street
Ashland, Ma. Essex County
Photo: David Foster 3/27/19
East Façade east elevation, camera facing south

Photo #6 22 Eliot Street
Ashland, Ma. Essex County
Photo: David Foster 3/27/19
Southeast Façade southeast elevation, camera facing northwest
22 Eliot Street

Photo #7 22 Eliot Street
Ashland, Ma.   Essex County
Photo: David Foster 3/27/19
Kitchen

Photo #8 22 Eliot Street
Ashland, Ma.   Essex County
Photo: David Foster 3/27/19
Main Room

Photo #9 22 Eliot Street
Ashland, Ma.   Essex County
Photo: David Foster 3/27/19
Room
22 Eliot Street

Photo #10 22 Eliot Street
Ashland, Ma.  Essex County
Photo: David Foster 3/27/19
1st floor bathroom

Photo #11 22 Eliot Street
Ashland, Ma.  Essex County
Photo: David Foster 3/27/19
1st floor hallway

Photo #12 22 Eliot Street
Ashland, Ma.  Essex County
Photo: David Foster 3/27/19
Stairway
22 Eliot Street

Photo #13 22 Eliot Street
Ashland, Ma.  Essex County
Photo: David Foster 3/27/19
Upstairs room

Photo #14 22 Eliot Street
Ashland, Ma.  Essex County
Photo: David Foster 3/27/19
Upstairs room

Photo #15 22 Eliot Street
Ashland, Ma.  Essex County
Photo: David Foster 3/27/19
Upstairs room
22 Eliot Street

Photo #16 22 Eliot Street
Ashland, Ma.  Essex County
Photo: David Foster 3/27/19
2nd floor bathroom

Photo #17 22 Eliot Street
Ashland, Ma.  Essex County
Photo: David Foster 3/27/19
2nd floor back room

Photo #18 22 Eliot Street
Ashland, Ma.  Essex County
Photo: David Foster 3/27/19
2nd floor back room looking to front of house
22 Eliot Street

Photo #19 22 Eliot Street
Ashland, Ma. Essex County
Photo: David Foster 3/27/19
Basement stairway

Photo #20 22 Eliot Street
Ashland, Ma. Essex County
Photo: David Foster 3/27/19
New furnace

Photo #21 22 Eliot Street
Ashland, Ma. Essex County
Photo: David Foster 3/27/19
Basement
Town Assessors Map
Application To The
Massachusetts Historical Commission

The
Yeager-Warren Farm House

Town of Ashland
March 29, 2019
FORM A - AREA

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Photograph

Town/City: Ashland, MA
Place: Yeager/Warren Homestead
Name of Area: Warren Woods District
Present Use: Unoccupied home
Construction Dates or Period: CA. 1850
Overall Condition: Fair
Major Intrusions and Alterations:
Acreage: 43,866 Sq. Ft.
Recorded by: David C Foster
Organization: Town of Ashland
Date: March 29, 2019

Locus Map

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.
Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION
Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

See Attached: ALS. 68 ALS. 69 Inventory Form B Continuation Sheet
Lot with building was subdivided when purchased from Framingham State

HISTORICAL NARRATIVE
Explain historical development of the area. Discuss how this relates to the historical development of the community.

See Attached: ALS. 68 ALS. 69 Inventory Form B Continuation Sheet

BIBLIOGRAPHY and/or REFERENCES
See Attached: ALS. 68 ALS. 69 Inventory Form B Continuation Sheet
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor’s Number: 0240-0006
USGS Quad: Holliston
Area(s): ASL.68
Form Number: ASL.69

Town: Ashland
Place: (neighborhood or village)

Address: 433 Chestnut Street
Historic Name: Yeager-Warren Farm
Uses: Present: residential
Original: residential
Date of Construction: ca. 1850
Source: maps and atlases
Style/Form: Victorian eclectic/Colonial Rev.
Architect/Builder:
Exterior Material:
  Foundation: granite
  Wall/Trim: clapboard
  Roof: asphalt shingle
Outbuildings/Secondary Structures: barn

Major Alterations (with dates): sun porch addition (early 20th century)
Condition: good
Moved: no

Date: April 2010; edited June 2010

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.
Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:
Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

A well preserved example of a Victorian eclectic cottage updated in the early 20th century, the dwelling (ASL.68) at 433 Chestnut Street is a 1 1/2-story, gable-front house, three bays across with an end-bay entry and approximately two bays deep on the main block. There is a single brick chimney on the south slope of the roof. The main block displays a decorative door hood with pendants and pierced spats at the entry, a double door, 2/2 wood sash, early 20th-century shed dormers on both side elevations, and a one-story, hip-roofed porch with square posts extending the length of the south elevation. A one-story gabled rear addition has a raised basement due to the change in grade. This addition incorporates an enclosed sun porch on the south elevation, original paired and glazed doors at the basement level, and a small shed dormer at the attic. The detached gabled barn (ASL.69) to the rear of the house is oriented parallel to the street, with a stone foundation, clapboard siding, plain cornerboards, and a standing seam metal roof. A bank of connected windows spans the long elevation facing the street. The original square cupola has been removed since the mid-20th century.

HISTORICAL NARRATIVE
Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the persons/occupants played within the community.

A fine example of a 19th-century farmhouse in Ashland, this property has further historical significance as the location of early time-keeping experiments undertaken by Ashland inventor, businessman, and community leader Henry Ellis Warren (see also forms for 528-533 Chestnut Street and Warren Telechron Company Plant, 160-200 Homer Avenue). Maps of the 1850s indicate J. Cotton and later S. Gates owned this property. In 1875, Gabriel Yeager lived here. Yeager (d. 1900), a native of Germany, lived in Pennsylvania before settling in Ashland in the 1870s. He later moved to Framingham and Natick. William J. Dyer resided here by about 1896. The 1900 census shows William Dyer, a farmer, age 70, living with his wife and daughter. Dyer was a native of Maine. Theodore P. Hall, formerly of Brookline, owned the property in 1908. His 1900 marriage to Florence Jackson Bigelow of Brighton (Boston) was recorded in Ashland. Hall served as Tree Warden and Milk Inspector in Ashland. The Halls later resided at 23 Summer Street in the village, or the town center.

Henry Ellis Warren (1872-1957) apparently acquired this property from the Halls before World War I; deed research is needed to confirm the year. Known as the inventor of the electric clock, Warren established the Warren Telechron Company in Ashland. Born in Roxbury and raised in Newton, Mass., Warren exhibited from childhood an interest and ability as an inventor, and held 135 patents upon his death. He graduated from the Allen School in Newton in 1890 and the Massachusetts Institute of Technology (MIT) in 1894. His earliest association with Ashland came through his work at the Lombard Governor Company, manufacturers of waterwheel governors. In 1902, he accepted a position as superintendent and engineer with the company, then located in Boston. Warren is said to have recommended the company move to vacant mill buildings in Ashland, where there existed ample waterpower for testing the governors. Lombard Governor occupied the Dwight company complex of stone buildings on the Sudbury River, 10-69 Main Street (see area form). After marrying Edith B. Smith in 1907, Warren and his new bride moved to Ashland, acquiring this farm and the adjacent property at 529-533 Chestnut Street (aka Warren Conference Center and Inn, see form), where they made their home. Warren began experimenting with developing gears, and organized the Warren Gear Company, employing about six to eight men in a machine shop he established in the barn on this property. [Stone, 974] Henry Warren held several municipal positions in the Town of Ashland, including serving as Chairman of the Board of Selectmen (1907-1909) and Chairman of the Board of Water Commissioners (1910-1917).

warren Telechron Company originated with Henry Warren's experiments involving the application of electricity to timekeeping. About 1912, Warren began to build and sell battery-driven pendulum clocks, which he produced in the barn on this property at 433 Chestnut Street. Recognizing the limitations of battery-operated clocks when the battery begins to lose power, Warren...
turned his attention to developing a motor for a clock that could be operated using commercial alternating current (A/C), which reverses direction many times each second. In 1916, Warren applied for a patent for a small, self-starting synchronous motor, which would stay in step with the reversals or alternations of the A/C current. ["Telechron Electric Clock"] That year, he moved his clock business, then known as Warren Clock Company, into leased space on the second story of the stone building at 10 Main Street, also occupied by Lombard Governor's foundry. [History of the Town of Ashland, 74; Stone, 976]

In 1943, Warren reportedly established an experimental shop in the basement of this house, employing fourteen men in research. George Lentros was the manager. [Winterhalter] This property appears to have remained in the Warren family through the 1950s; deed research is needed to confirm.

BIBLIOGRAPHY and/or REFERENCES

See survey final report for complete citations

Ashland maps and atlases: 1875, 1889, 1908.
Ashland directories: 1896, 1907, 1933.
Ashland Historical Society genealogy card file (obituaries for Gabriel Yeager, 1900; Mrs. Florence Hall, 1941).
History of the Town of Ashland. 1942.


Research provided by Cynthia Winterhalter, Ashland, Mass.
National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible only in a historic district
☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D
Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Kathleen Kelly Broomer
The criteria that are checked in the above sections must be justified here.

A fine example of a 19th-century farm in Ashland, the Yeager-Warren Farm also is significant for its associations in the first half of the 20th century with Ashland inventor, businessman, and community leader Henry Ellis Warren. Founder of Ashland-based Warren Telechron Company, Warren conducted his early experiments in electric time-keeping from the barn on this property.

Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Yeager-Warren Farm meets the National Register criteria at the local level.
Yeager-Warren Farm House

Photo #1 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
South Façade south elevation, camera facing north

Photo #2 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
South Façade south elevation, camera facing north

Photo #3 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
West Façade east elevation, camera facing east
Yeager-Warren
Farm House

Photo #4 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
North Façade north elevation, camera facing south

Photo #5 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
East Façade east elevation, camera facing west

Photo #6 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
East Façade east elevation, camera facing west
Photo Log Yeager-Warren Farm House (Outside)

Yeager-Warren Farm House
Ashland, Ma. Essex County
Photos: David Foster 3/21/19
Yeager-Warren
Farm House

Photo #01 Yeager-Warren Farm House
Ashland, Ma.  Essex County
Photo: David Foster 3/21/19
Basement

Photo #02 Yeager-Warren Farm House
Ashland, Ma.  Essex County
Photo: David Foster 3/21/19
Basement

Photo #03 Yeager-Warren Farm House
Ashland, Ma.  Essex County
Photo: David Foster 3/21/19
Basement Stairway
Yeager-Warren Farm House

Photo #04 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Kitchen

Photo #05 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Kitchen Pantry

Photo #06 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Sun Room
Yeager-Warren Farm House

Photo #07 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
View south from sunroom

Photo #08 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Bathroom first floor

Photo #09 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Room first floor
Yeager-Warren
Farm House

Photo #010 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Room first floor with fireplace

Photo #011 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Room first floor

Photo #012 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Side door facing south
Yeager-Warren
Farm House

Photo #013 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Stairs to second floor

Photo #014 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Second floor room

Photo #015 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Second floor room
Yeager-Warren
Farm House

Photo #016 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Second floor bathroom

Photo #017 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Second floor room

Photo #018 Yeager-Warren Farm House
Ashland, Ma. Essex County
Photo: David Foster 3/21/19
Second floor room
BOARD OF SELECTMAN
Minutes
March 6, 2019 – 7:00 PM
Town Hall

Vision Statement - The Town of Ashland will be a prosperous and fiscally sound community with a full range of housing, business, cultural, educational, and recreational opportunities in a safe and attractive environment for residents and visitors.

Mission Statement - The Ashland Board of Selectmen is dedicated to promoting responsible fiscal management, advocating for sustainable development & growth and providing excellent municipal services which will enhance the quality of life in our diverse community. The Ashland Board of Selectmen is committed to providing clear goals and objectives for Town management and creating effective engagement and public participation with residents, state legislators and other elected officials in order to achieve our mission.

Call Meeting to Order
Rob Scherer called the meeting to order at 7:00 pm. Present at the meeting were Chair Rob Scherer, Vice Chair Steve Mitchell, Yolanda Greaves, Joe Magnani, Town Manager Michael Herbert and Assistant Town Manager Jenn Ball.

Rob announced the meeting was being broadcast by WACA TV.

Mark Dassoni led the pledge of allegiance.

Citizen's Participation
Mark Dassoni said last night’s Board of Health meeting was a good meeting. He expressed appreciation for being provided the information on the Heart Healthy Committee.

John Ng from Fusion explained to the Board that the landlord notified him that they have a signed P&S on the building located at 12 Pond Street. He intends to reopen the business, but he is unsure where that stands in light of the new development and he is asking the town for more time. The Board asked John Ng to come to the next meeting when a public hearing will be held regarding a 6 month notice as required by the Alcoholic Beverages Control Commission (ABCC).

Scheduled Hearings/Appearances

Appointment to Ashland Cultural Council
Lakshmi explained that the Ashland Cultural Council is recommending Amy Caruso to fill the vacancy on the Ashland Cultural Council.

Yolanda Greaves made a motion to appoint Amy Caruso to the Ashland Cultural Council with a term to expire on March 6, 2021. This motion was seconded by Steve Mitchell with a unanimous vote of 4-0-0.

Wine Empire – Alteration of Premises
Yolanda Greaves made a motion to reopen the suspended hearing for the Wine Empire. This motion was Joe Magnani with a unanimous vote of 4-0-0.

Rob Scherer explained that we have been notified by Gianluca Queiroli that he has requested to withdraw the application for the Alteration of Premises.
Yolanda Greaves made a motion to grant the request of Gianluca Queiroli to withdraw his application for the Alteration of Premises. This motion was seconded by Joe Magnani with a unanimous vote of 4-0-0.

**Consent Agenda**
- Approve the February 6, 2019 Regular Session Minutes
- Accept the $100.00 Donations from Bill Gath for the Kids Spot Spinner
- Accept the Donation in the amount of $1000.00 from Sprint for Beautification
- Waive the 15-day waiting period with regards to the Town Managers appointment of David Connors to the Ashland Fire Department to serve as a Full-time Dispatcher, Nicholas Muscente Per Diem Dispatcher Anthony Farragher-Gemma and Caleb Hagarty as a Call Firefighters.

Steve Mitchell made a motion to approve the Consent Agenda as presented. This motion was seconded by Yolanda Greaves with a unanimous vote of 4-0-0.

**Old / New Business**

**Ashland Firefighters Union Memorandum of Understanding (MOU)**
Michael Herbert explained that he is seeking approval for the MOU negotiated with Local 1893 the Professional Firefighter’s Union. The agreement includes change in the base wage modified for a cost of living adjustment (COLA) of 2% the first year, 2% the second year and 1% the third year. Additionally, there was a change in the stipend for both EMT and paramedics from a fixed stipend converted to a percentage of salary, which is a $66.00 and $400.00 increase, respectively. In addition, there was an increase in the clothing and equipment allowance for two sets of issued turnout gear, and an increase the residence requirement from a 15 to 20 miles radius. Michael said the contract if effective retroactively from July 1, 2018 to June 30, 2021.

Yolanda Greaves made a motion to approve the Memorandum of Understanding with the Ashland Firefighters Union. This motion was seconded Joe Magnani with a unanimous vote 4-0-0.

**Affordable Housing – 289 America Boulevard**
Michael Herbert explained that there are a number of restricted affordable units which the town is responsible for at the Village of the America. A designee is required from the Board to sign the closing documents for the Affordable Housing Unit located at 289 America Blvd.

Yolanda Greaves made a motion to authorize the Joe Magnani to sign the closing documents for the sale of 289 American Boulevard. This motion was seconded Steve Mitchell with a unanimous vote of 4-0-0.

**Volunteer Breakfast**
Rob Scherer announced that Volunteer Breakfast will take place on March 9, 2016 from 8:30 am to 10:00 am.

**Meals Tax Home Rule Petition**
Michael Herbert explained that at the retreat he talked about setting up a special revenue fund for the Meals Tax revenue that will go into the General Fund, which would require a Home Rule Petition. He is recommending this to fund Economic Development Activities. Michael explained that we currently receive about $225,000.00 and hoping it will increase to $240,000.00 with the addition of current restaurants. Michael asked for the Board’s support and then this item would go to Town Meeting.

Yolanda Greaves made a motion to create a special revenue fund for Economic Development. This motion was seconded by Steve Mitchell with a unanimous vote of 4-0-0.

**Annual Town Meeting**
Michael Herbert stated that the Notice of Intent for Annual Town Meeting Warrant Articles is Due March 22, 2019.

**BAA Spring Grants**
Steve Mitchell reminded everyone that BAA Spring Grants are now being accepted and the submission due date is March 30, 2019. Steve also said that grant recipients within the past twelve months are required to provide documentation on their program and or how the funding was used.

**BOS Scholarship Submissions**
Yolanda Greaves announced that the BOS Scholarship Submissions are now open, and the submission are due May 1, 2019.

**Eversource Update**
Rob Scherer explained that there is an Eversource project pending to replace the gas transmission line that goes from Hopkinton through Ashland to Cedar St. Rob said the town has been granted intervener status and the Board has had Executive Session discussions with town counsel, consultants, the Energy Facilities Siting Board and Eversource. The Board is limited on their discussions concerning this topic due to the litigation, however the latest filing will be posted tomorrow.

**Town Counsel Review**
Michael has asked that the Board complete the Town Counsel review form and submit them back to him by March 20, 2019, as he has a meeting scheduled with the principal town counsel Lisa Mead on April 3, 2019.

**Board of Selectmen Coin**
Steve Mitchell presented the Board with a sample of the Board of Selectmen coin. Yolanda Greaves suggested removing "Town Of" so that the wording matches the town seal. Collectively, they agreed to order 200 coins from NEC Trophy that the will cost $1,050.00 to be paid for out of the Selectmen's Gift Account.

Yolanda Greaves made a motion for Steve Mitchell to order the new Board of Selectmen Coins with the provisions that were made. This motion was seconded by Joe Magnani with a unanimous vote of 4-0-0.

**Regional Meeting**
Yolanda Greaves and Joe Magnani explained that they both are planning to attend the Regional Meeting on March 14, 2019.

**Town Manager Reports**

**FY20 Budget Update**
Michael Herbert reviewed the FY20 Budget and the Capital Budget. He explained that due to the increase in Chapter 70 funding and actual revenue for General Government has increased by approximately 7% over the previous year.

He reviewed the following highlights such as an increase for the Police Department to add a Police Officer and a Deputy Chief. The Fire Department would get four additional firefighters from the Safer Grant and the grant would fund 75% the first year and the funding for Deputy Chief position and not filling the Captain position. Michael explained that after speaking to the Chief he is asking for two Firefighters and a Deputy. Under the Department of Public Works budget, Michael said a tree trimming program will be added, and funding for stormwater. Additionally, Michael said he would like to add a Sustainability Coordinator.

The Ashland Public Schools budget increased 8.5% over the previous year and includes a significant investment in literacy programs and facility maintenance.
Capital Project include $5 million for the Downtown Project, wider sidewalks, underground utilities, replacing the water infrastructure and street scape. These projects would start in summer 2019. In addition, $1.3 million is allocated for the Route 126 project which would cover funds that are not covered otherwise. Money would also be used for additional modular classrooms, a pumper truck and some other smaller items.

OPEB is approximately $43 million and Pension Liabilities will be fully funded, but they continue to be items that we must work towards allocating additional funds towards.

Michael will present a final budget including the Enterprise Fund at the next meeting and will ask the Board for their vote. Yolanda Greaves asked that Michael make the draft document that was reviewed tonight public. Michael said he will make a few corrections and put the document up on the town website.

Steve Mitchell asked for an update on the snow budget, and Michael explained that more has been spent than budgeted, as it was over drawn by approximately $130,000 a few weeks ago. Yolanda Greaves requested a complete update at the next meeting.

**Town Meeting Warrant**
Jenn Ball explained that she is gathering together potential warrant articles, including the HRA disbursement, transferring the 1-acre parcel at Warren Wood, Ice Cream Regulation, ARA is working on a ground water and the meals tax Home Rule Petitions.

Town Meeting is currently scheduled for Wednesday, May 1st.

**Status of the Owners Project Manager**
Michael and Jenn explained that they are in the process of negotiating the contract with Vertex for the Owners Project Manager. Once it is finalized, they anticipate presenting the contract to the Building Committee, likely within the next two weeks, prior to executing it.

**Riverwalk Project**
Jenn Ball explained that she is hoping to out to bid in the next couple of weeks on the bridge portion of the Riverwalk Project.

**Warren District**
Michael Herbert explained David Foster has been selected to oversee the Warren District. David will also evaluate the Valentine Property clean-up effort. Michael will request that David provide the Board with quarterly updates.

**Rail Transit District**
Michael Herbert explained that he does not have additional information at this time.

**MBTA Vision Project**
Michael Herbert explained that the MBTA and other state entities are reviewing the commuter rail and the transit system in general and have created a Commuter Rail Vision Advisory Committee that is looking into overhaul on the system and MBTA stations. They are looking to create key stations on each commuter rail line, and they have identified Framingham as the key station in our area and the Worcester/Framingham line. The selection of a key stations is based on specific criteria one being traffic.

**Sustainability Coordinator**
Michael Herbert explained that by adding onto our aggregation program it would fund a Sustainability Coordinator. Adding to the aggregation program rate still allows a savings over the Eversource rate. The average resident will pay about $0.60 more per month. Michael explained that Colonial Power will take on getting the notification out to the rate payers.

**Police Chief Update**

Michael Herbert explained that he has met with a couple of individuals to serve as an interim Police Chief. He has extended an offer to one candidate who has verbally accepted. Chief Davis’ last day is the March 22nd and the interim Chief will start on March 23rd. Michael went on to explain that he will make a formal public announcement at the end of the week, and the Board will need to focus on the search for a permanent Chief than the recruiting process. The Board will ask Chief Davis to attend the next Board meeting before his retirement.

**Board Reports**

**Joe Magnani**

Joe will attend the Volunteer Breakfast on March 9th.

Joe said the Public Safety Building process is moving along and he is attempting to contact the property owner to discuss acquiring additional land.

Joe thanked the DPW for the great job they did with the last snow storm.

He reminded all that Sunday is Day Light Savings, on March 19th from 6:00 pm to 7:00 pm is Soup and Tea program at the Ashland Library in honor of Bill Browne, and Lent is a time to repent and today is Ash Wednesday.

**Yolanda Greaves**

Yolanda is a member of the Mindess School Building Feasibility Committee and they have selected an OPM, but they must go before MSBA to get their selection approved.

Yolanda said the Courageous Conversations session of the Conversation vs. Confrontation program was rescheduled to March 11th at 7:00 pm.

On March 12th Be the Change is a conversation with current and past elected officials concerning the reasons to run for office, boards and or committees.

She reported on March 15th the YMCA will be holding a kick-off event for the Marathon Runners.

**Steve Mitchell**

Steve said Board of Selectmen and Stormwater Committee had a joint workshop session last evening and they are working on the challenge to set new rates. They approved a Stormwater Enterprise Fund.

He reported that the Dementia Friendly kick-off event will take place on March 12th 2:00 pm to 4:00 pm at the Community Center. Also, staff is in the process of being trained and next training will be offered to businesses in town.

Steve said he participates in the cable program The Frank and Mary Show, and the segment filmed today was on the Dementia program. Lt. Briggs and Chief Robie were guest speakers and they explained some of the calls and the challenges they face with seniors and how Human Services is very helpful.

Steve reminded all that the Lion Breakfast and the Council on Aging meeting is tomorrow.
Rob Scherer
Rob recognized that the MetroWest Daily News was present this evening and he appreciates the added coverage for Ashland.

Rob reported that Carl Hakansson was honored by the Massachusetts Association Conservation Commissions as Educator of the Year at their Annual Convention last Saturday. Rob congratulated Carl.

Rob said Yolanda and he went to the Climate Leadership Summit last year and he has registered for this year’s summit on March 15th being hosted by the Sierra Club.

Adjournment
Yolanda Greaves made a motion adjourn. This motion was seconded by Steve Mitchell with a unanimous vote of 4-0-0.

Meeting Materials:
This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.
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$360.00
## GIFTS & DONATIONS TRACKER

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