

SUDBURY BOARD OF SELECTMEN
TUESDAY SEPTEMBER 17, 2019
7:00 PM, POLICE STATION CONF. ROOM

Item #	Time	Action	Item
	7:00 PM		CALL TO ORDER
			Opening remarks by Chairman
			Reports from Town Manager
			Reports from Selectmen
			Citizen's comments on items not on agenda
TIMED ITEMS			
1.	8:15 PM	<i>VOTE</i>	Discussion and potential vote to approve conducting an appraisal of CSX corridor and further discussion of possible next steps in regards to partnering with the Trust for Public Lands and Framingham (potentially) to negotiate with CSX for acquisition. (Beth Suedmeyer will attend and Kelly Boling from Trust for Public Lands will participate via conference call.)
MISCELLANEOUS			
2.		<i>VOTE</i>	Discussion/vote to select Town Manager Search Firm
3.		<i>VOTE</i>	Vote to authorize Interim Town Manager to sign contract for Town Manager Executive Search Firm, with approval of the BOS chairman.
4.			Discussion on Fairbank Community Center building project.
5.			Citizen's comments (cont.)
6.			Discuss upcoming agenda items
CONSENT CALENDAR			
7.		<i>VOTE / SIGN</i>	As the Licensing Authority for the Town of Sudbury, vote to approve a Common Victualler License for Logus Corp, DBA Franco's Trattoria, 365 Boston Post Road, as requested in an application dated September 6, 2019, subject to conditions put forth by the Fire Department and Building Department.

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



SUDBURY BOARD OF SELECTMEN

Tuesday, September 17, 2019

1

TIMED ITEM

1: CSX discussion

REQUESTOR SECTION

Date of request:

Requestor: Beth Suedmeyer, Environmental Planner

Formal Title: Discussion and potential vote to approve conducting an appraisal of CSX corridor and further discussion of possible next steps in regards to partnering with the Trust for Public Lands and Framingham (potentially) to negotiate with CSX for acquisition. (Beth Suedmeyer will attend and Kelly Boling from Trust for Public Lands will participate via conference call.)

Recommendations/Suggested Motion/Vote: Discussion and potential vote to approve conducting an appraisal of CSX corridor and further discussion of possible next steps in regards to partnering with the Trust for Public Lands and Framingham (potentially) to negotiate with CSX for acquisition. (Beth Suedmeyer will attend and Kelly Boling from Trust for Public Lands will participate via conference call.)

Background Information:

Kelly Boling from Trust for Public Lands will participate via conference call.

Attached presentation submitted 9/17/19, 3:00 PM

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

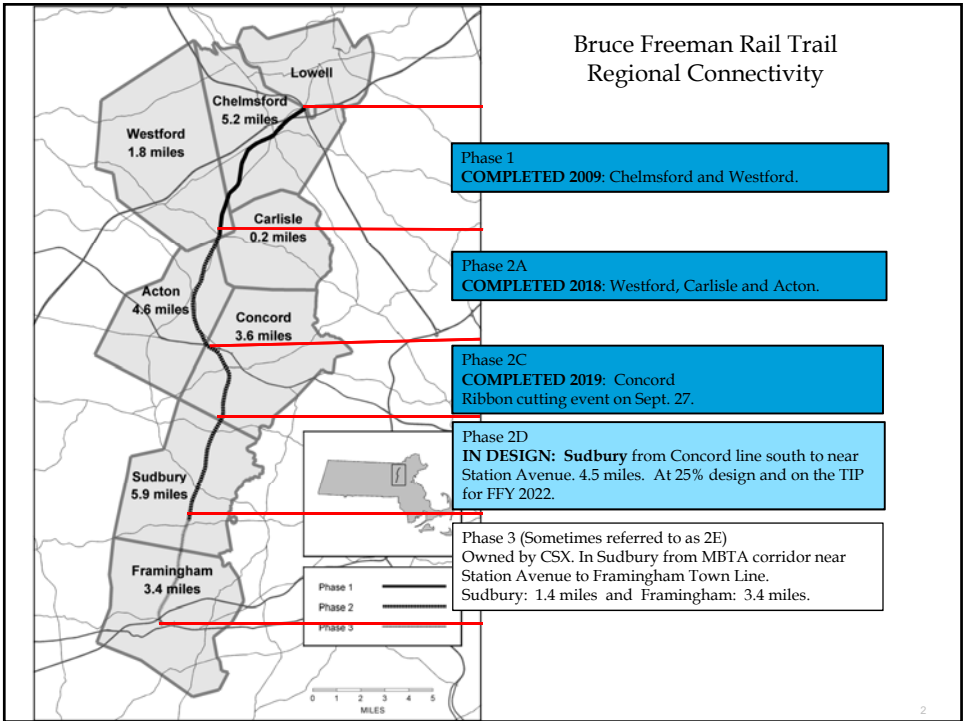
Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Daniel E Carty	Pending
Board of Selectmen	Pending

09/17/2019 7:00 PM

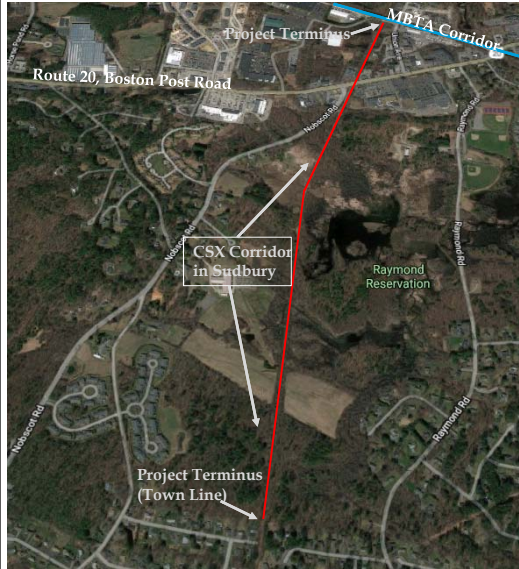
Securing Sudbury's CSX Corridor for Public Use



Sudbury Board of Selectmen Meeting
September 17, 2019



Sudbury Section of the CSX Corridor



- ± 4.62 miles, connecting Sudbury with Framingham
 - Sudbury ± 1.25 miles
 - Framingham ± 3.37 miles
- Enables southward extension of Bruce Freeman Rail Trail
- Links neighborhoods, business districts, and open spaces
- The majority of the area directly east of the corridor is municipal open space.



Objectives for Tonight's Discussion

- Discussion and vote to update the appraisal for the CSX corridor
- Discuss the prospect of Sudbury partnering with the Trust for Public Lands and Framingham in pursuing acquisition of the CSX corridor and advancing to negotiations with CSX.



About The Trust for Public Land

- National conservation non-profit, founded in 1972
- 5,000+ park and open space projects across U.S., conserving more than 3.5 million acres of land
- Passed more than 500 conservation ballot measures, creating \$72 billion in voter-approved funding for parks, open space, and stewardship



Why TPL Cares About the CSX Corridor

- Establishes new regional open space linkage
- Enables extension of Bruce Freeman Rail Trail
- Supports our Metro Mayors Coalition Climate-Smart Cities initiative by expanding active transportation options
- If corridor isn't secured, abandonment by CSX could result in permanent loss of regionally important trail opportunity
- We think we can help
 - Expertise in rail-banked property interests
 - National relationship with CSX



About Rail Corridors & Railbanking

- Corridors typically a mix of fee-simple and easement interests
- If corridors are abandoned, associated easement interests typically extinguished
- 1983 National Trails System Act (16 USC 1247 (d)) allows railbanking instead of abandonment
- Railbanking enables “interim” trail use while allowing possibility of future rail line reactivation
- Enables trail use while preserving nation’s rail corridor network
- Few instances of corridor reactivation nationwide—none in MA, none on CSX corridors



Appraisal

- 2016 Appraisal of ±4.62-mile Sudbury-Framingham CSX corridor jointly commissioned by Sudbury, Framingham, TPL, and CSX
 - Colliers’ 4/4/16 appraisal indicates total corridor value of \$4.79 million
 - Sudbury portion (±1.25 miles/±11.25 acres): \$770,000
 - Framingham portion (±3.37 miles/±31.32 acres): \$4,020,000
- For the 2016 appraisal the cost was split 4 ways and totaled \$9500.
- TO UPDATE THE APPRAISAL: the cost will be \$12,500 for whole corridor (more expensive than the last appraisal because the Recreational Trails Grant requires the appraisal to meet Uniform Appraisal Standards for Federal Acquisitions)
 - \$5,500 for Sudbury section
 - \$7,000 for Framingham section



Grants

- **Recreational Trails Grant Secured**
 - Funds \$100,000 towards acquisition of whole Sudbury corridor or northern ¼ mile extent of corridor to Route 20/Boston Post Road
 - Match by the Town or TPL required minimum of 20%
 - Must be completed by end of calendar year 2020.
- **MassTrails Grant was submitted in February 2019 but not funded**
 - Requested \$300,000 towards acquisition of the full Sudbury corridor
 - Another opportunity will likely be announced in February, and we can reapply.



9/17/2019



Due Diligence (Match for the Rec. Trails Grant)

- Appraisal (potentially cost shared with partners)
- Title Search (cost covered by Town or TPL)
- Phase 1 Environmental Assessment (cost covered by Town or TPL)
- Closing Costs (cost covered by Town or TPL)



Potential Funding Mechanisms for Acquisition

- Budget appropriation
(Framingham envisions potentially 2-3 sequential annual appropriations to fund its corridor acquisition)
- Bonding outside CPA (Use of CPA funds requires legislative action).
- Securing additional grants



Discussion

- Is utilizing the Recreational Trails Funding and securing the southerly CSX corridor a priority for Sudbury?
- If Sudbury wishes to acquire the corridor, what funding mechanism(s) make the most sense?
- TPL is willing to partner with Sudbury and Framingham, however the economy of scale does not support a Sudbury and TPL project alone. If Sudbury supports the partnership, then we will request Framingham indicate their willingness to partner by a specific deadline. CSX won't segment the corridor, so Sudbury must purchase before Framingham can.
- Other questions or concerns?



Securing Sudbury's CSX Corridor for Public Use



Sudbury Board of Selectmen Meeting
September 17, 2019





SUDBURY BOARD OF SELECTMEN
Tuesday, September 17, 2019

MISCELLANEOUS (UNTIMED)

2: Discussion/vote to select Town Manager Search Firm

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion/vote to select Town Manager Search Firm

Recommendations/Suggested Motion/Vote: Discussion/vote to select Town Manager Search Firm

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Daniel E Carty	Pending
Board of Selectmen	Pending

09/17/2019 7:00 PM

Summary Evaluation of Town Manager Search Firms 9/17/19

	Networking Strategies	Experience/Key Personnel	Approach to Ensuring Community Involvement	Implementation Plan & Schedule	Recruitment Materials	References	Interview (9/10/19)
Municipal Resources, Inc.	HA-4 A-0 NA-1 U-0	HA-5 A-0 NA-0 U-0	HA-2 A-1 NA-2 U-0	HA-5 A-0 NA-0 U-0	HA-1 A-1 A/NA-1 NA-2 U-0	HA-3 A-1 NA-0 U-0	HA-2 A-2 NA-0 U-0
Community Paradigm Associates	HA-5 A-0 NA-0 U-0	HA-4 A-1 NA-0 U-0	HA-4 A-1 NA-0 U-0	HA-5 A-0 NA-0 U-0	HA-5 A-0 NA-0 U-0	HA-3 A-1 NA-0 U-0	HA-4 A-0 NA-0 U-0
Collins Center UMass Boston	HA-3 A-2 NA-0 U-0	HA-3 A-1 NA-1 U-0	HA-2 A-3 NA-0 U-0	HA-3 A-2 NA-0 U-0	HA-1 A-1 A/NA-1 NA-2 U-0	HA-1 A-2 NA-1 U-0	HA-0 A-2 NA-2 U-0
The Executive Suite	HA-0 A-2 NA-3 U-0	HA-0 A-1 NA-3 U-1	HA-0 A-1 NA-3 U-1	HA-2 A-3 NA-0 U-0	HA-0 A-0 NA-4 U-1	HA-2 A-2 NA-0 U-0	NOT APPLICABLE

Ratings: Highly Advantageous (HA), Advantageous (A), Not Advantageous (NA), Unacceptable (U)

Summary Evaluation of Town Manager Search Firms 9/17/19

	Networking Strategies	Experience/Key Personnel	Approach to Ensuring Community Involvement	Implementation Plan & Schedule	Recruitment Materials	References	Interview (9/10/19)	Total	Price Proposal
Municipal Resources, Inc.	HA-4 A-0 NA-1 U-0	HA-5 A-0 NA-0 U-0	HA-2 A-1 NA-2 U-0	HA-5 A-0 NA-0 U-0	HA-1 A-1 A/NA-1 NA-2 U-0	HA-3 A-1 NA-0 U-0	HA-2 A-2 NA-0 U-0	HA-22 A-5.5 NA-5.5 U-0 <hr/> 33	\$ 14,800
Community Paradigm Associates	HA-5 A-0 NA-0 U-0	HA-4 A-1 NA-0 U-0	HA-4 A-1 NA-0 U-0	HA-5 A-0 NA-0 U-0	HA-5 A-0 NA-0 U-0	HA-3 A-1 NA-0 U-0	HA-4 A-0 NA-0 U-0	HA-30 A-3 NA-3 U-0 <hr/> 33	\$ 13,800
Collins Center UMass Boston	HA-3 A-2 NA-0 U-0	HA-3 A-1 NA-1 U-0	HA-2 A-3 NA-0 U-0	HA-3 A-2 NA-0 U-0	HA-1 A-1 A/NA-1 NA-2 U-0	HA-1 A-2 NA-1 U-0	HA-0 A-2 NA-2 U-0	HA-13 A-13.5 NA-6.5 U-0 <hr/> 33	\$ 12,500
The Executive Suite	HA-0 A-2 NA-3 U-0	HA-0 A-1 NA-3 U-1	HA-0 A-1 NA-3 U-1	HA-2 A-3 NA-0 U-0	HA-0 A-0 NA-4 U-1	HA-2 A-2 NA-0 U-0	NOT APPLICABLE	HA-4 A-9 NA-13 U-3 <hr/> 29	\$ 9,757

Ratings: Highly Advantageous (HA), Advantageous (A), Not Advantageous (NA), Unacceptable (U)

Attachment 2.b: search firms overall summary_wprice_total (3426 : Discussion/vote to select Town



SUDBURY BOARD OF SELECTMEN
Tuesday, September 17, 2019

3

MISCELLANEOUS (UNTIMED)

3: Authorize Interim TM to sign contract for Search Firm

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to authorize Interim Town Manager to sign contract for Town Manager Executive Search Firm, with approval of the BOS chairman.

Recommendations/Suggested Motion/Vote: Vote to authorize Interim Town Manager to sign contract for Town Manager Executive Search Firm, with approval of the BOS chairman.

Background Information:

Financial impact expected:

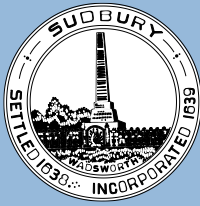
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Daniel E Carty	Pending
Board of Selectmen	Pending

09/17/2019 7:00 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, September 17, 2019

MISCELLANEOUS (UNTIMED)

4: Discussion on Fairbank

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion on Fairbank Community Center building project.

Recommendations/Suggested Motion/Vote: Discussion on Fairbank Community Center building project.

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Daniel E Carty	Pending
Board of Selectmen	Pending

09/17/2019 7:00 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, September 17, 2019

5

MISCELLANEOUS (UNTIMED)

5: Citizen's comments

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Citizen's comments (cont.)

Recommendations/Suggested Motion/Vote:

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Daniel E Carty	Pending
Board of Selectmen	Pending

09/17/2019 7:00 PM



MISCELLANEOUS (UNTIMED)

6: Upcoming agenda items

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discuss upcoming agenda items

Recommendations/Suggested Motion/Vote: Discuss upcoming agenda items

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Daniel E Carty	Pending
Board of Selectmen	Pending

09/17/2019 7:00 PM

POTENTIAL UPCOMING AGENDA ITEMS/MEETINGS

MEETING	DESCRIPTION
Sept. 24	Bruce Freeman Rail Trail (BFRT) update
	Master Plan update (tentative)
	L-S Academy update (tentative)
Oct. 1	Goal-setting discussion to prepare for Oct. 8
Tuesday, Oct. 8, 9:00 AM Police Station Conf. Room	Goal-setting session with facilitator (SudburyTV live coverage)
Oct. 22	Sudbury Access Corp. (SAC) annual report
Date to be determined	Update from BOS Policy Subcommittee
	Fall Town Forum
	BOS social media policy
	Town meeting recap – year in review
	Liquor License request - Whole Foods
	Route 20 empty corner lot – former gas station
	HOME program
	Update on traffic policy (Chief Nix)
	Update on crosswalks (Chief Nix/Dan Nason)
	Tax Classification Hearing (Oct/Nov)
	Annual alcohol license renewals (Dec)
	Citizen Leadership Forum
	Town-wide traffic assessment
	DLS presentation
	Temporary Trailer permit - 150 Boston Post Road
STANDING ITEMS FOR ALL MEETINGS	BOS requests for future agenda items at end of meeting
	Citizens Comments, continued (if necessary)
	Fairbank Community Center update (ongoing)

Attachment6.a: POTENTIAL UPCOMING AGENDA ITEMS_09_17_19 (3447 : Upcoming agenda items)

**SUDBURY BOARD OF SELECTMEN**

Tuesday, September 17, 2019

CONSENT CALENDAR ITEM**7: Franco's Trattoria Common Victualler License Application****REQUESTOR SECTION**

Date of request:

Requestor: Logus Corp, DBA Franco's Trattoria

Formal Title: As the Licensing Authority for the Town of Sudbury, vote to approve a Common Victualler License for Logus Corp, DBA Franco's Trattoria, 365 Boston Post Road, as requested in an application dated September 6, 2019, subject to conditions put forth by the Fire Department and Building Department.

Recommendations/Suggested Motion/Vote: As the Licensing Authority for the Town of Sudbury, vote to approve a Common Victualler License for Logus Corp, DBA Franco's Trattoria, 365 Boston Post Road, as requested in an application dated September 6, 2019, subject to conditions put forth by the Fire Department and Building Department.

Background Information:

Application and department approvals attached.

Financial impact expected:\$50 Common Victualler License Fee

Approximate agenda time requested:

Representative(s) expected to attend meeting: Barry Lattuca, Sudbury Center Burgers LLC and Didio Dacosta, Manager

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Daniel E Carty	Pending
Board of Selectmen	Pending

09/17/2019 7:00 PM



Town of Sudbury

Office of Selectmen
www.sudbury.ma.us

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756
Email: selectmen@sudbury.ma.us

APPLICATION FOR COMMON VICTUALLER & ENTERTAINMENT LICENSE

Please complete this application form and return to the Selectmen's Office, along with all required materials listed below. Please review your plans with the Building Inspector, Health Director and Fire Chief prior to submitting your application. After submitting the completed form and materials, the applicant will be reviewed by Town staff and added to the Board of Selectmen's agenda. The applicant will be asked to attend a Board of Selectmen meeting to discuss the application – advanced notice of the date will be provided. The processing time for the license is approximately 30 days.

TO THE LICENSING AUTHORITY
SUDBURY, MASSACHUSETTS

Applicant or Corporate Name: ALEXANDRE NUNES ALVARENGA / LOGUS CORP

Applicant or Corporate Address: 479 NORTHBORO RD WEST UNIT 02

City: MARLBOROUGH State: MA Zip Code: 01752

Applicant Contact Email:

Applicant Contact Phone:

Business/Restaurant Name (DBA): FRANCO'S TRATTORIA

Business/Restaurant Address: 365 BOSTON POST RD Sudbury, MA

Business/Restaurant Phone: (978) 443-3494

Restaurant Manager Name: FABRICIO DA SILVA

APPLICATION REQUIREMENTS

☒ Completed Tax Attestation (form attached)

☒ Evidence of compliance with the Worker's Compensation Act requirement to provide workers' compensation insurance for employees. (A copy of the policy or a certificate of insurance is satisfactory.)

2019
SEPT 6
RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA

Attachment 7.a: Francos CV_BOS (3444 : Franco's Trattoria Common Victualler License Application)



Town of Sudbury

Office of Selectmen
www.sudbury.ma.us

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756
Email: selectmen@sudbury.ma.us

- ☒ Background information relative to the corporation. If applicable, articles of incorporation, including, names of principals of corporation, number of restaurants owned, etc.
- ☒ Floor plan: detailing plan of rooms, their use, restroom locations, exits, seating arrangements, as well as showing cooking and service area (seating capacity must be obtained from the Building Inspector).
- ☒ Whether any changes in the premises, structural or expansion, are planned. **NONE**
- ☒ A dated letter from the present business owner stating the effective date of new ownership.
- ☒ A copy of the lease agreement between the property owner and the business owner.
- ☒ Application Fee:
 - **Common Victualler License: \$50**
 - **Entertainment License (if applicable): \$50**
 - **Provide one check payable to Town of Sudbury with application materials.**

In accordance with M.G.L. c.140, I hereby request a Common Victualler license, to be presented within the premises herein described.

09/06/19
Date

[Signature]
Applicant Signature

Please submit completed application and materials to:
Board of Selectmen, 278 Old Sudbury Rd, Sudbury, MA 01776

CERTIFICATE OF TAXES/TAX ATTESTATION

Pursuant to M.G.L. Chapter 62C, Section 49A, I certify under penalties of perjury that _____ has/have complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Social Security Number, or
Federal Identification Number



Signature of Individual, or
Corporation Name

09/06/19
Date

By: _____
Corporate Officer & Title (if applicable)

AFFIX CORPORATE SEAL



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$250.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number: 001400525

ARTICLE I

The exact name of the corporation is:

LOGUS CORP

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

FULL SERVICE RESTAURANT - PIZZERIA

ARTICLE III

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding
		<i>Num of Shares</i>	<i>Total Par Value</i>	
CNP	\$0.00000	100	\$0.00	100

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

ARTICLE V

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

ARTICLE VII

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the 90th day after the articles are received for filing.

Later Effective Date: 9/5/2019 **Time:** 10:00 AM

ARTICLE VIII

The information contained in Article VIII is not a permanent part of the Articles of Organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Name: ALEXANDRE N ALVARENGA
 No. and Street: 365 BOSTON POST RD
 City or Town: SUDBURY State: MA Zip: 01776 Country: USA

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	ALEXANDRE N ALVARENGA	479 NORTHBORO RD WEST UNIT 2 MARLBOROUGH, MA 01752 USA
TREASURER	ALEXANDRE N ALVARENGA	479 NORTHBORO RD WEST UNIT 2 MARLBOROUGH, MA 01752 USA
SECRETARY	ALEXANDRE N ALVARENGA	479 NORTHBORO RD WEST UNIT 2 MARLBOROUGH, MA 01752 USA
VICE PRESIDENT	ALEXANDRE N ALVARENGA	479 NORTHBORO RD WEST UNIT 2 MARLBOROUGH, MA 01752 USA
DIRECTOR	ALEXANDRE N ALVARENGA	479 NORTHBORO RD WEST UNIT 2 MARLBOROUGH, MA 01752 USA

d. The fiscal year end (i.e., tax year) of the corporation:
 December

e. A brief description of the type of business in which the corporation intends to engage:

FULL SERVICE PIZZERIA

located (post office boxes are not acceptable):

No. and Street: 365 BOSTON POST RD
 City or Town: SUDBURY State: MA Zip: 01776 Country: USA

which is

☒ its principal office ☐ an office of its transfer agent
☐ an office of its secretary/assistant secretary ☐ its registered office

Signed this 4 Day of September, 2019 at 6:30:41 PM by the incorporator(s). (If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)

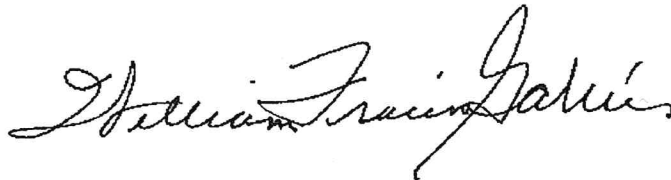
ALEXANDRE N ALVARENGA

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THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

September 04, 2019 06:28 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

**Franco's Trattoria
365 Boston Post Rd. Unit 102
Sudbury, MA 01776**

To Selectman
Town of Sudbury
Sudbury, MA 01776


To Whom It May Concern

I, Franco Bruno am the present owner of the Business, Natalie's Restaurant, Inc d/b/a Franco's Trattoria located at 365 Boston Post Rd. Sudbury, Ma 01776

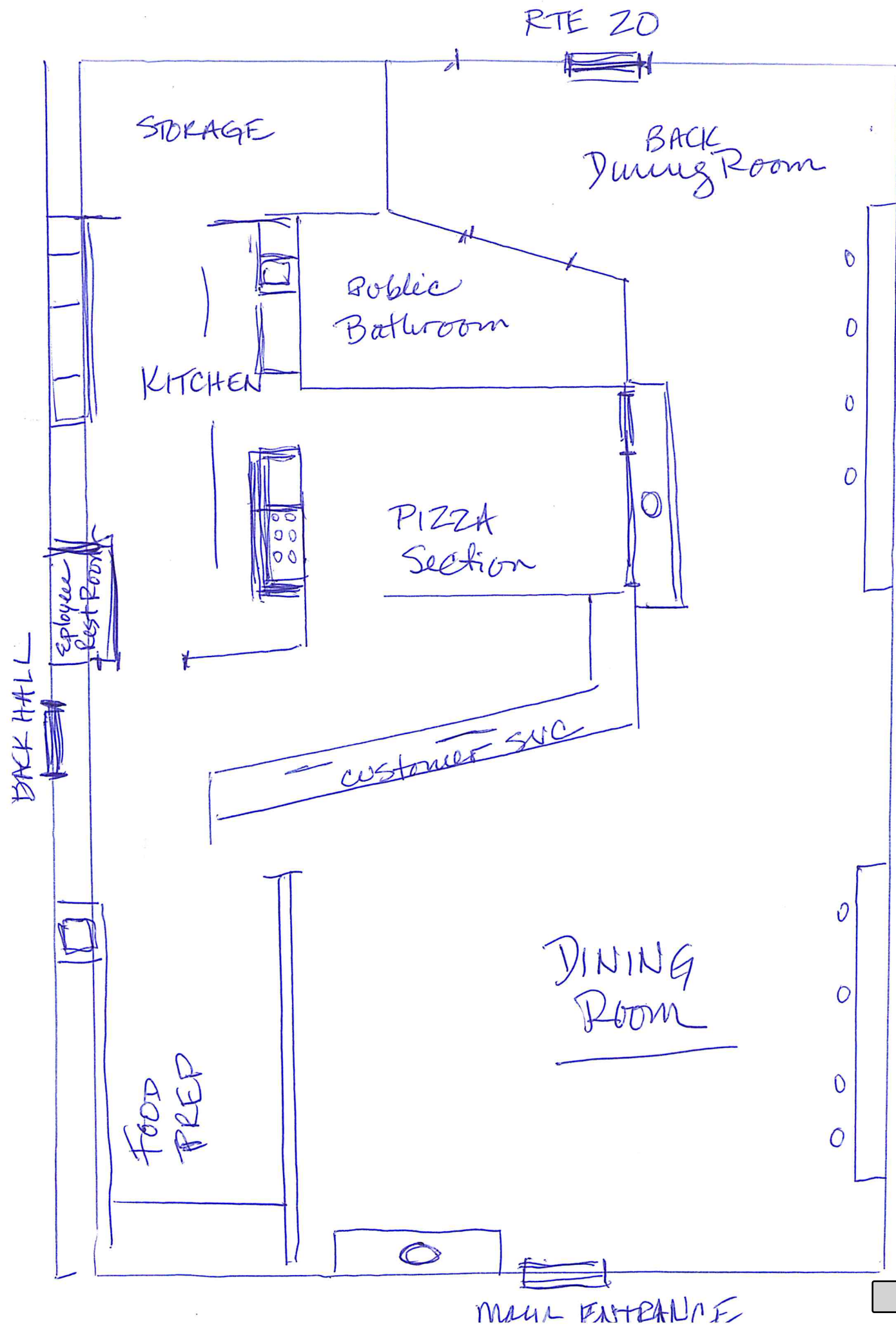
I am selling the Business to Logus Corp d/b/a Franco's Trattoria (Alex Nunes President) who lives at 479 Northboro Rd. Unit 02, Marlborough, MA 01752 .

The effective date of new ownership will be October 1, 2019. The Business and the food with some new additions to the menu will remain the same. No structural changes will be made.

Sincerely,



Franco Bruno (Pres. Natalie's Restaurant, Inc. d/b/a Franco's Trattoria.



Franco's Trattoria

Common Victualler License Approvals

Department	Staff	Approve/Deny	Comments
Building Department	Andrew Lewis	Approve	9/9/19 The Building Dept. has no issue with the transfer.
Fire Department	Asst. Chief Choate	Approve	9/9/19 The Fire Dept. has no issues with the transfer of the license.
Board of Health	Bill Murphy	Approve	9/9/19 The Health Department has no issue with this transfer. They have applied for new food permit.
Police Department	Chief Nix	Approve	9/11/19 The police department does not have an issue with the transfer.
Town Counsel	Brian Riley	Application appears to be in order	

Franco's Trattoria Wine & Malt License Status

Additional information regarding the status of the Wine & Malt License currently in place at Franco's Trattoria was provided on September 12, 2019.

1. Confirmation that you are aware that the **WM license may not be used** until a new/amended has been approved by both the LLA (the Sudbury Board of Selectmen) and ABCC.

- Yes, I am aware that the WM license may not be used

2. **Status of the WM license** – will there be an application for a new/amended license? If so, when?

- I will submit an application by next week when Purchase and Sale Agreement and Insurance Binder will be done

Best regards,

Alex Nunes