

**LEGAL NOTICE**

**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Ryan Krebs and Desiree Krebs to Wells Fargo Bank, N.A., dated August 22, 2013 and recorded with the Plymouth County Registry of Deeds at Book 43537, Page 35, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m. on May 12, 2017, on the mortgaged premises located at 264 FRANKLIN STREET, HALIFAX, Plymouth County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

The land in Halifax, Plymouth County, Massachusetts, with the buildings and improvements thereon, situated on the Westerly side of Franklin Street, and being shown on a plan entitled "Land of Edwin M. Hayward Franklin St., Halifax, Mass., April 24, 1969, Scale 1"=80' Robert C. Bailey Reg. Surveyor, Pembroke, Mass." which plan is recorded with Plymouth County Registry of Deeds as Plan #439 of 1970, said Lot being further bounded and described as follows:

**EASTERLY:** by said Franklin Street, one hundred fifty and 00/100 (150.00) feet;

**SOUTHERLY:** by land now or formerly of Edwin M. Hayward, two hundred seventy and 00/100 (270.00) feet;

**WESTERLY:** again by land now or formerly of said Hayward, one hundred fifty and 00/100 (150.00) feet;

**NORTHERLY:** by land now or formerly of Robert F. and Virginia M. Perkins, two hundred seventy and 00/100 (270.00) feet.

Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Plymouth County Registry of Deeds in Book 39919, Page 286.

For mortgagor's(s') title see deed recorded with Plymouth County Registry of Deeds in Book 39919, Page 286.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions,

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easements, improvements, liens or encumbrances is made in the deed.

**TERMS OF SALE:**

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

**WELLS FARGO BANK, NA**  
Present holder of said mortgage

By its Attorneys,  
**HARMON LAW OFFICES, P.C.**  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201608-0157 YEL

3HL April 14, 21, 28, '17 #9357

**TOWN OF PLYMPTON**



**PLANNING BOARD**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given pursuant to M. G. L. 40A, Section 5, that a public hearing will be held by the Plympton Planning Board on Monday, May 8, 2017 at 7 p.m. in the Planning Board Meeting Room Plympton Town House, 5 Palmer Road, Plympton, MA on the following proposed changes to the Town's Zoning Bylaws:

**ARTICLE 32** To see if the Town will vote to amend the Town's Zoning Bylaw by adding a new Section 9.8, **TEMPORARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMENTS**, that would provide as set forth below, and further to amend the Table of Contents to add Section 9.8, "Moratorium on Recreational Marijuana Establishments" or take any other action relative thereto.

**Section 9.1.4 Purpose**  
On November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation, processing, distribution, possession and use of marijuana for recreational purposes (new G.L.

c. 94G, Regulation of the Use and Distribution of Marijuana Not Medically Prescribed). The law, which allows certain personal use and possession of marijuana, took effect on December 15, 2016 and (as amended on December 30, 2016; Chapter 351 of the Acts of 2016) requires a Cannabis Control Commission to issue regulations regarding the licensing of commercial activities by March 15, 2018 and to begin accepting applications for licenses on April 1, 2018. Currently under the Zoning Bylaw, a non-medical Marijuana Establishment (hereinafter, a "Marijuana Establishment" as defined in G.L. c. 94G, B1, is not specifically addressed in the Zoning Bylaw. Regulations to be promulgated by the Cannabis Control Commission may provide guidance on certain aspects of local regulation of Recreational Marijuana Establishments. The regulation of recreational marijuana raises novel legal, planning, and public safety issues, and the Town needs time to study and consider the regulation of Recreational Marijuana Establishments and address such issues, as well as to address the potential impact of the State regulations on local zoning and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of Recreational Marijuana Establishments. The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Recreational Marijuana Establishments so as to allow sufficient time to address the effects of such structures and uses in the Town and to enact bylaws in a consistent manner.

**Section 9.3.1 Definition**  
"Recreational Marijuana Establishment" shall mean a "cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business."

**Section 9.8 Temporary Moratorium**

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for a Recreational Marijuana Establishment and other uses related to recreational marijuana. The moratorium shall be in effect through June 30, 2018 or until such time as the Town adopts Zoning Bylaw amendments that regulate Recreational Marijuana Establishments, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of recreational marijuana in the Town, and to consider the Cannabis Control Commission regulations regarding Recreational Marijuana Establishments, and shall consider adopting new Zoning Bylaws in response to these new issues.

**LEGAL NOTICE**

Plympton Planning Board  
Deborah Anderson, Chairman  
William E. McClellan,  
Vice-chairman  
Dominique Sampson,  
Clerk  
Paul D'Angelo and  
John Rantuccio,  
Members

2PL April 21, 28, '17 #8425

**TOWN OF PLYMPTON**



**PLANNING BOARD**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given pursuant to M. G. L. 40A, Section 5, that a public hearing will be held by the Plympton Planning Board on Monday, May 8, 2017 at 6:45 p.m. in the Planning Board Meeting Room Plympton Town House, 5 Palmer Road, Plympton, MA on the following proposed changes to the Town's Zoning Bylaws:

**ARTICLE 31** Modify the Zoning Bylaws, Section 6.1.3.1 to add a new (C) to read:  
C. Political signs shall be temporary, in accordance with B6.1.6F and shall not exceed 6 square feet in the Agricultural-Residential District.

**AND**  
Modify the Zoning Bylaws, Section 6.1.6 F to read:

Political signs shall be allowed as of right without a sign permit, in any district, provided that they conform in size to the provisions for the underlying district in which they are displayed, are unit, are displayed not more than a total of thirty (30) calendar days before or five (5) days after the event and provided that only one sign per candidate and per issue shall be allowed on any one premises with permission from the property owner. In those districts that allow signs exceeding 6 square feet, a permit is required for political signs that exceed 6 square feet;

**Justification:**  
This change is to reflect current enforcement practices of the Zoning Inspector, and is based on guidance from the Zoning Inspector that was posted on the Town web site during election time to assist in interpretation. The change is not intended to change any of the existing interpretation relating to the enforcement of political signage.

Plympton Planning Board  
Deborah Anderson, Chairman  
William E. McClellan,  
Vice-chairman  
Dominique Sampson, Clerk  
Paul D'Angelo and  
John Rantuccio,  
Members

2PL April 21, 28, '17 #8426

**LEGAL NOTICE**

**TOWN OF PLYMPTON**



**PLANNING BOARD**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given pursuant to M. G. L. 40A, Section 5, that a public hearing will be held by the Plympton Planning Board on Monday, May 8, 2017 at 7 p.m. in the Planning Board Meeting Room Plympton Town House, 5 Palmer Road, Plympton, MA on the following proposed changes to the Town's Zoning Bylaws:

**ARTICLE 30 SECTION 8 SPECIAL DISTRICTS**

**8.1 Flood Plain and Watershed Protection District**

**8.1.1 Purpose and Applicability**  
The purpose of this Flood Plain and Watershed Protection District is to protect the health and safety of persons against the hazards of flooding, to conserve the value of land and buildings, to facilitate the adequate provision of a water supply through preservation and maintenance of the groundwater table, to protect and to preserve the marches marshes, bogs, ponds and water courses and their adjoining wetlands, to encourage the most appropriate use of wetlands, to encourage the most appropriate use of the land and to preserve and increase the amenities of the Town. This section does not grant any property rights; it does not authorize any person to trespass, infringe upon or injure the property of another; it does not excuse any person of the necessity of complying with other sections of this By-law or other applicable laws, regulations or by-laws By-laws.

**8.1.2 Permitted Uses**

Subject to the special conditions of this section, land in a Flood Plain and Watershed Protection District may be used for any purpose otherwise permitted in the underlying district except that no building or other structure shall be constructed except other than duck blinds or structures necessary for the cultivation of cranberry cranberries, bogs agricultural or forestry uses, or for the propagation of fish or any municipal recreational or conservation project.

**8.1.3 Prohibited Uses**

Plympton Planning Board  
Deborah Anderson, Chairman  
William E. McClellan,  
Vice-chairman  
Dominique Sampson,  
Clerk  
Paul D'Angelo and  
John Rantuccio,  
Members

2PL April 21, 28, '17 #8427