

Fact Check: Claims About MBTA Communities Act Misrepresent State Law and Holden's Role

By RILEY FRANKIAN

Claims circulating on the MBTAHolden.com website regarding the MBTA Communities Act misstate key elements of the state law and its impact on local zoning, according to state legislation. Following the MBTAHolden.com website links directly to the Town of Holden's Republican Party's website.

The MBTA Communities Act, adopted by the Massachusetts Legislature in 2021, affects 177 municipalities: 84 communities with MBTA service and 93 communities that are adjacent to those with MBTA service. It requires these 177 municipalities to establish a zoning district that allows for the construction of multi-family housing by right. The size of



the district is dependent on the number of housing in each municipality. Holden is designated as an "adjacent community" under the law.

The website asserts that the law will force dense housing con-

MBTA

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Mito, a new Japanese restaurant on Main Street in Rutland, is open for business. Photo Faith Mayer

Rutland Business Association Sets the Record Straight

By FAITH MAYER

The newly reformed Rutland Business Association – formerly the Economic Development Committee - is working hard to quell the

myriads of guesses and speculation about new businesses eyeing the area, stressing that Wachu-Chat and other online

RBA

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Retired Holden Police Officer Janet Bourget Dies Unexpectedly

The Holden Police Department is mourning the loss of one of their own.

Janet L. Bourget, 45, a retired police officer and respected member of the community, passed away unexpectedly on Friday, Dec. 26, 2025, following a sudden brain aneurysm, according to her obituary.

Bourget’s family has scheduled calling hours on Jan. 6 from 4 to 7 p.m. at Miles Funeral Home, 1158 Main St. in Holden. Her funeral service will be held Jan. 7 at 11 a.m. at Heritage Bible Chapel in Princeton.

She was described as a “be-loved sister” and a “coach, and true friend to so many in the community. Her kindness, dedication, and strength touched countless lives, and she always put others before herself.”

Her loss is the second in four months for the family. Her father, Albert “Al” Bourget, died Aug. 25, 2025.

Like his daughter, he worked for the Holden Police Department, where he served from 1974 until his retirement in 2011.

The family is asking those who wish to assist the family

during this difficult time to consider a financial contribution. A GoFundMe fundraiser has been started to help raise money following this sudden loss just months after the family’s father passed away.

Donations can be made via the link below: <https://www.gofundme.com/f/support-janets-family-after-double-loss>

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struction onto communities. That claim is inaccurate. The law mandates zoning changes, not construction. It does not require

any housing to be built, nor does it authorize the state to approve or construct projects in Holden.

The first sentence that explains the opposition states that the law will raise property taxes by up to \$1,400 per family per year. Again, this is inaccurate as the law is a zoning law, which does not require any taxes to be levied.

The claim that the law eliminates public input is also misleading. The compliance process requires public hearings, planning board review, and a Town Meeting vote. In Holden, a locally appointed MBTA Communities Act Working Group has been meeting publicly, identifying potential sites for the overlay district and planning information sessions for residents.

The website does note that

noncompliance could result in a state takeover of zoning decisions; meaning the state could decide on zoning changes without input or approval of town residents and public officials. While this is true, it is not the only consequence that could result from noncompliance. In addition to losing the ability to choose where the zoning occurs, Holden could face loss of state funding or legal action. However, it is important to note that these consequences will only occur if the town continues down a path of noncompliance.

The website further suggests that compliance will lead to uncontrolled growth and infrastructure strain. State guidelines require that zoning districts be “reasonably sized” and suitable

for families, but they do not override existing health, safety, environmental or infrastructure regulations. Any proposed development must still meet local and state standards.

Holden officials have acknowledged that compliance is mandatory under state law. After initial resistance, the town submitted an action plan and is working toward adopting a zoning overlay in anticipation of putting it on the warrant for an upcoming Special Town Meeting, sometime in early 2026.

Thus far, the town’s MBTACA Working Group has identified two properties for a proposed multi-family zoning overlay district: the 39-acre Holden Trap Rock site at 2077 Main Street and the 11-acre Halstead Apartments site on Newbury Drive. The group, tasked with choosing parcels of land to be voted on for zoning changes, includes members of the Select Board, Planning

Board, Finance Committee, Conservation Commission, as well as town residents.

WFP followed the MBTACA process in Paxton and attended and reported on several public meetings. Will Rhatigan, the communities engagement manager at Citizens Housing and Planning Association, spoke at several of these meetings. Rhatigan explained that to be in compliance with the law, towns do not have to build multi-family housing, they do not have to have plans to build housing, they just have to put zoning in place that designates acreage as available to build multifamily housing.

As Holden moves forward, town leaders and planners emphasize that the MBTA Communities Act is a zoning requirement, not a development mandate – a distinction that is often misinterpreted but one that is central to understanding the law’s actual effect. ✨

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RBA

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groups are not the best source for facts.

David Beck, one of three current owners of Westminster Pharmacy in Westminster, confirmed that he and his partners Mudar Chalati and Sam Mardini will be opening

The *Free Press* also had a chance to speak with Sam Bull, the new owner of the former Rutland Pizza building. Bull is a multi-generational member of the Wachusett community, and he is excited to be coming home to the area.

“It is my intention to restore the building with three apartments and one commercial



the Rutland Family Pharmacy in early 2026.

“The rumors are true,” Beck told *Wachusett Free Press*. “We are in the process of opening a pharmacy in Rutland which will be located at 18 Maple Ave.” This is the site of the former Rutland Pharmacy.

“We are making some minor renovation to the old (Rutland Pharmacy) space. The pharmacy must be inspected and approved by the Mass. Board of Pharmacy before we can open,” he continued.

The goal of Beck and his partners is to be open by March of 2026.

“We believe the closing of several local pharmacies has created a strong demand to bring a pharmacy back to Rutland, and we look forward to the pending opening,” Beck added.

space,” Bull said. “I am not a business owner and do not plan to operate my business from the building, but rather lease the space to a local business,” Bull continued.

Bull went on to say that at this time he does not have any businesses or tenants lined up as he wants to make sure that he has a solid timeline of when the building can be occupied before approaching anyone. He is working with the building department and inspector to bring the building back up to code.

“I think the commercial space would be well suited for a professional office,” he said. “The ‘Town Center’ Zoning allows some wide flexibility for both commercial and residential uses. I would like to lease the space to a business that will complement the existing mix of businesses in the town.”



Left: The former Rutland Pharmacy, which will be the site of a new pharmacy possibly in the spring of 2026. Above: The former Rutland Pizza could be transformed into new professional office space. Photos: Faith Mayer

Bull stresses that there is not a timeline for occupancy yet in place, and he is not in negotiation with anyone currently for leasing and occupancy.

Next, for those of you looking to be inked locally, facts are the tattoo shop will not be coming to Rutland, according to Tomeca Murphy, executive assistant to the Town Administrator and Selectboard.

Lastly, Mito, the new Japanese Restaurant located at 79 Main Street in Rutland, officially opened its doors on December 10 after obtaining all of the required permits and licenses. Both the state and the Rutland Select Board have approved their liquor license.

The Rutland Business Association asks that you continue to seek facts from local news sources prior to spreading

rumors. The RBA met in mid-December to finalize its charter and choose officers. The first public meeting will be held some time in mid to late January. Watch *WFP*'s Facebook page for RBA meeting details and membership information. *

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In the Spotlight: Holden Unified Soccer Bound for Minnesota

By RILEY FRANKIAN

Holden Youth Soccer’s Unified Teams bring together athletes with and without intellectual and developmental disabilities (IDDs). They compete side by side with the same drills, expectations, and drive to win. In November 2024, that shared commitment carried the team through the State Cup and onto the national stage at the Special Olympics USA National Games.

Holden Unified Soccer is part of the Special Olympics Unified Sports program, which brings together on the same team athletes with and without IDD’s. The guiding principle is known as meaningful involvement - a philosophy that demands every player’s active contribution to the team’s success, both on and off the field.

For longtime coach Steve Jaslowich, that philosophy is simple.

“We coach it like any other soccer team,” Jaslowich said. “Same expectations. Same drills. Same competitive mindset.”

That approach has paid off. In November 2024, Holden Youth Soccer’s Unified “Team 2” qualified for the Special Olympics USA National Games, winning its division in the Special Olympics Massachusetts State Cup at Governors Academy in Byfield, Massachusetts. The defining moment came in a tense match against Monson, with a last-minute game winning goal from Chad Plouffe.

At the time, the players did not realize that their accomplishment had secured their place on the national stage.

The realization came later, when Special Olympics Massachusetts President and CEO Mary Beth McMahon delivered the news through a video message from New England Revolu-



Above: Proud members of Holden Youth Soccer’s Unified Team 2. Left: Ben Walsh of Holden Unified Team 2 takes a kick.
Photos courtesy of Special Olympics Massachusetts

With the team’s recent success, members are committed to raising funds to help cover the expenses necessary for their upcoming journey to Minnesota in June to compete in the Special Olympics. Any donations can be made here: <https://fundraise.specialolympicsma.org/campaigns/2026-USA-Games--Mars-Burke> –

or scan the QR code
Until then, team events include a training camp and team-building weekend from February 27 through March 1 in Marlborough, followed by the Guinness Celtic 5K in Worcester on March 15. All of this leads up to the ultimate destination: Minnesota, where the team will compete in the Special Olympics USA National Games from June 20-26, an event held just once every four years.
With the National Games ahead, Holden Unified Soccer continues to be guided by the same principle that defines the program: meaningful involvement. A model built on shared responsibility and competition where athletes earn trust, contribute to outcomes, and win state finals. ★

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tion defender Andrew Farrell; announcing that Holden was chosen to represent Massachusetts in the Special Olympics in Minnesota.
The news was followed by an outpour of screams, high-fives, hugs and praise for their team mascot Jerry the Owl.
Founded in 2018, the program has grown to roughly 35 athletes and Unified partners, becoming a cornerstone of Holden Youth Soccer. Jon-Paul St. Germain, a Holden resident, former Holden Youth Soccer president, and Special Olympics International staff member, has seen firsthand how Unified Sports changes communities.
“This is about building networks,” St. Germain said. “Learning through sport, guided by clear challenges and shared goals, becomes the difference

- not only for the players finding confidence and purpose on the field, but for parents watching their children be seen, and fully included.”
For players like Remy St. Germain, the experience goes far beyond wins and losses. “The excitement I feel watching my teammates score is the same joy I get watching Messi score in the Major League,” he said. “Nothing is as universally unifying as sport.”
Over the past several years, fundraising efforts through Special Olympics Massachusetts, like the annual Polar Plunge, have helped the program cover the cost of competition for events such as the annual State Cup. Those efforts will continue as the team prepares for a busy spring and summer.

New Year's financial resolutions: Making them stick



Anne-Marie Kelley

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As the calendar flips to a new year, millions of Americans pledge to improve their financial lives. But without a concrete plan, those well-intentioned resolutions often fade quickly.

Financial goals consistently top the list of New Year's resolutions. A 2025 CFP Board study shows that financial resolutions are prominent, with

saving more money (45%) and reducing debt (32%) ranking among the top three goals.

Unfortunately, most resolutions don't last. A 2023 Forbes Health poll found that over half of people give up on resolutions by the four-month mark and only 1% make it the full year.

The challenge isn't a lack of desire for change. People may set the same resolution year after year, revealing a disconnect between intentions and action. Or it may be that they try to tackle too many goals at once, or aim higher than is realistic, setting themselves up for disappointment.

Set smart financial goals. Before crafting your action plan, consider which financial priorities matter most to you. If you need ideas, here are some areas where you may want focus in 2026:

- Regularly review your financial goals and track progress toward meeting them
- Increase your 401(k) con-

tributions or max out your IRA and/or HSA contributions

- Pay down debt strategically and negotiate lower interest payments
- Build an emergency savings fund of six to 12 months
- Save more consistently

Be specific. Vague resolutions like "save more money" rarely succeed. Instead, it can help to make goals specific and measurable. For example, rather than making a resolution to "start an emergency fund," commit to a specific goal, such as, "I will put \$100 a month into an emergency fund."

This shift from general to specific transforms wishful thinking into actionable steps. When goals are attainable, it's easier to track progress and stay motivated.

Find an accountability partner. Don't go it alone. Having someone to check in with can help you stay on

track. This could be a spouse, friend or family member who shares similar goals.

Consider working with a financial advisor who can help you create a realistic plan, monitor your progress and adjust strategies as needed. A professional can provide expertise and accountability, making it easier to stay on track throughout the year.

Start small and build momentum. Rather than overhauling your entire financial life all at once, focus on one or two priority areas. Identify where the largest gap exists between your current situation and where you want to be, then concentrate your energy there.

Breaking larger goals into smaller, manageable actions makes them less overwhelming and more achievable. Each small win builds confidence and momentum for tackling the next challenge.

The new year offers a fresh start and renewed motiva-

tion to improve your financial health. With specific goals, a solid action plan and the right support system, this could be the year your financial resolutions finally stick.

If you're looking for a thoughtful partner to help you bring more clarity to your financial life, contact Anne-Marie today!

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NEWSbitz

BY MARTHA AKSTIN

RCAP Solutions offers a program for owners of private wells or septic systems. Subsidized through an **EPA grant**, the program allows RCAP Solutions to work with a limited number of homeowners. RCAP offers free, private well and septic system assessments to homeowners, including free water testing to private well owners. This program is intended to educate owners of private wells and septic systems, and to help identify vulnerabilities and provide recommendations. If you want more information about this service, email the RCAP Massachusetts Manager Jim Starbard at jstarbard@rcapsolutions.org.

Holden

• On December 9, **Holden Town Manager Peter Lukes** had the honor of swearing in **Holden Police Chief Tim Sherblom** as the president of the **Central Massachusetts Chiefs**

of Police Association. According to the association's website, the purpose of the association is to provide the heads of police organizations throughout Central Massachusetts with a means of meeting as a group to promote the development of effective law enforcement in Central Mass. and to aid in the education, professional development and welfare of its members while developing bonds of fraternity.

• **Hope Lives Here (HLH)** is seeking volunteers to help with its programming including member management, meeting coordination, wellness events, angel volunteers, and a youth meeting coordinator. The time commitment is four hours a month, with one meeting at HLH every other month. For more information, email carrieleinonen@hlhgrief.org. Other positions will be available in the coming weeks. HLH also announces that registration is open for its **Annual Walk to Re-**



Above: Holden Police Chief Tim Sherblom. *Courtesy photo*
Below: Jen Stanovich, Andrew Jensen, Nathan Oriol, Jessica Johnson, Jeff Prunier, Wachusett Area Chamber; Kelly Dolan, Asst. Town Manager; Dan Hickey, District Director for Sen. Durant; Dr. Matt Moreno; Elizabeth Kasinkas, District Director for Rep. Ferguson; Sue Tareila, Zachary Silverman, Johnna Carlson, Wachusett Area Chamber; Peter Lukes, Town Manager; and Gina Ahtof, Wachusett Area Chamber at the ribbon cutting for the new Holden Hearing Aid Center location.
Courtesy photo

member on May 17th. For more information, visit their website at <https://www.hlhgrief.org/>

• **Holden's annual Good Neighbor Award**, now in its 31st year, is seeking nominations. The award honors citizens who have made significant and/or long-term contributions to the community through their volunteer activities. Although sponsored by **Holden Democratic Town Committee**, the award is completely non-partisan. Nominations for the award are eagerly sought. Those who would like to make a nomination need to obtain a nomination form. Please contact S. Jane Arntz at sjarntz@gmail.com. The deadline to request a form is January 14.

• **Jennifer Stanovich**, Executive Director of the **Wachusett Area Chamber of Commerce**, sent along a photograph of the recent ribbon cutting ceremony for the new offices of the **Holden Hearing Aid Center** at 724 Main St., Holden.

• The **Holden Town Clerk's** office announces a **new dog database** that will make it easier to license your dogs with the town. They have partnered with **ClerkExpress** a Schenectady, NY based company that specializes in municipal permitting. Holden dog owners can license and pay for their dog license from their phones, in person and online at the town's website. In December, the town clerk mailed each dog owner an individualized QR code that

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NEWSBITZ

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was pre-loaded with the owner and dog’s information. You can also upload a favorite picture of your dog that will help to identify them if they get lost. If you have questions, call the town clerk’s office at 508-210-5530. A



From left: Patricia Dawson, Geri Graham, Denise Faucher, and Sharon Faucher, members of Paxton Woman’s Club, drop off donations at the First Congregational Church. *Courtesy photo*

valid rabies certificate must be on file at the town clerk’s office.

Paxton

• **Richards Memorial Library** has several announcements: It will celebrate its **100th birthday** in 2026 with a full year of 1920s-themed events. Plans are for the year to culminate

with a **Roaring ’20s Speakeasy** and **Flower Show** in the fall (in collaboration with the Paxton Garden Club). Festivities begin January 15 with an afternoon of drop-in activities from 1–8 pm. Please come by to help them kick off their Centennial celebrations.

In other RML news, **Library Director Pam Chenevert** left in December to take on the same role at the Jacob Edwards Library in Southbridge. “We are so grateful for everything Pam accomplished in her time as library director,” said **Joanna MacGugan**, chair of the library’s Board of Trustees. “She worked so hard to support our community and seized every opportunity to advocate for our library. She will be missed!” MacGugan confirmed that the Trustees are responsible for hiring a new library director. She also confirmed that they are currently searching for a part-time interim director until a full-time library director can be named. “The time frame for hiring is fairly open,” continued MacGugan. “Once we fill the interim position, we may



Rutland resident Joshua Barger. *Courtesy photo*

extend the search for a library director until we find the right candidate.”

• Members of the **Paxton Woman’s Club** generously contributed to two local food pantries this Holiday Season by donating 275 pounds of food and \$340 of gift cards to **Paxton’s First Congregational Church** and **Paxton’s Council on Aging**. These donations were made by all members of the PWC. Great job, everyone.

Rutland

On December 5, Rutland resident **Joshua Barger** and 11 other graduates were sworn in as academy-trained correctional officers by **Worcester County Sheriff Lewis Evangelidis** after graduating from the 13-week basic recruit training academy. The graduation ceremony took place at the Zecco Auditorium at Anna Maria College.

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Local POP! Writing Group Inspires New Voices

BY FAITH MAYER

"I write to give myself strength. I write to be the characters I am not. I write to explore all the things I am afraid of."

-Joss Whedon, screen-writer, filmmaker, comic book writer.

Young and old creatives are finding inspiration as an innovative writing group — facilitated by two former teachers — welcomes storytellers of every age. Everyone from early learners to lifelong wordsmiths are invited to share their voices, sharpen their skills, and build community through the written word.

Diana Powers and Lynn Leschke, both retired English teachers, are the leaders of the new writing organization called POP! Writing. According to their website, this group

turns good writing into great writing through workshops in various genres including fiction, nonfiction/memoir, and poetry, among others. Each workshop is tailored to a certain age group and has a registration cost.

The inspiration to start POP Writing came from the strong passion for writing that the former educators possess. They also have a deep desire to pass on the love of writing to the next generation.

"I have written and loved writing for as long as I can remember," Powers said. "I am intrigued and challenged by the magic of words and what they can bring to our existence when a talented writer is at work," she added.

Leschke is equally enthusiastic about her craft, noting that she is often drawn to poetry and fiction. She also has an extensive background in both teaching and writing.

"I taught writing for over 35 years as an English teacher



From left: Diana Powers, Coffeelands barista Talynne Lombardo, and Lynn Leschke.

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(2nd gen.) and
Sarah Conte (3rd gen.)

at Wachusett Regional High School, helping students find and refine their voices to craft analytical, personal, and college essays, as well as creative and poetic works for their portfolios," Leschke explained. "Beyond the classroom, I have served as advisor to the school newspaper, yearbook, and poetry club, nurturing student expression," she added. They met at local coffee shops and other locales to brainstorm and organize their new endeavor.

In a day and age when news changes by the second and most of our lives are spent on devices, getting anyone to sit and write longhand is a challenge. However, Leschke and Powers are driven to change that and give the next generation of writers confidence, passion and a place to express themselves.

"We want people to find joy in writing and provide a place and opportunity for them to explore their craft, whether it be

for pleasure or something more ambitious like publication," Powers said.

The biggest challenge, particularly for younger people, is to help them find their voice.

"The best way for people to find their writing voice is for them to write, often and freely — to be able to write about what they want to write about. We hope that POP Writing will stir motivation to either begin or continue writing regularly," the duo explains.

Another motivator to start POP Writing was understanding that writing is a powerful way for people to process and express what they are both living and feeling.

"We recognize the need to do this in a positive way, particularly in today's world," Powers said. "All of this was a strong undercurrent in what led us to launch POP Writing," Leschke added.

In addition to hosting writing workshops, the organiza-

tion can also tailor seminars for individual group needs. For example, they recently had the opportunity to assist a local Girl Scout troop whose members were working on their Scribe Badge.

Like Girl Scouts, POP Writing wants to be a part of the larger picture.

One of their goals is to form connections within the community and give back. They have begun to do this by collecting voluntary donations from participants for local food pantries. The team also plans to offer financial assistance when it is needed to cover registration fees.

If you know someone who loves to write or someone who is intrigued by the thought of finding the writer within themselves, reach out to Leschke and Powers by email:

team@pop-writing.com,
website: pop-writing.com,
Facebook: Pop Writing, or
Instagram: @wecoachwriters.

WHILE WE'RE TAKING ABOUT WRITING...

Do you have a talent for engaging writing that informs and inspires? *Wachusett Free Press* looking for local writers interested in telling stories important to the area. If interested, please submit writing samples to martha@localtownpages.com

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Letter to the Editor

The Town of Holden is able to function and fulfill municipal obligations in part due to the generosity of more than 150 citizens who volunteer and serve on boards and committees in our community. There are, according to the town website, 30 volunteer boards and committees with a total of 167 positions. Committee members, some of whom serve on more than one board, offer their time and expertise on behalf of all residents. Most of these committees are long-term/standing groups, but there are also time-limited boards that are established to meet specific needs for the town.

Recently Selectman Renzoni stated on his official social media account that the report and proposed zoning plan submitted by the Board of Selectman appointed MBTA Working Group was "...crafted largely by political appointees..." and that "...Selectman's fundamental duty is to represent residents... not unelected political appointees...". These so-called "political appointees" were chosen by Renzoni and his Select Board colleagues and are all residents of the Town of Holden.

It is unfortunate that a member of the Select Board does not respect the time and effort of community volunteers. I for one want to thank the members of all boards and committees in Holden. Many town committees are appointed by the BOS and interested residents are required to submit applications or letters of interest that outline their expertise for the position. The MBTA Communities Act Workgroup was appointed in the same way. Our elected officials should respect the volunteer efforts of citizens and not publicly disparage and seek to disregard

their work.

I look forward to learning more about the plan that the Working Group has developed and that will be reviewed by the Holden Planning Board. If approved by town voters, the plan will allow Holden to comply with the MBTA Communities Act, reinstate town eligibility for certain grant funds, and not necessitate intervention of the Commonwealth in the required multifamily zoning.

– Karen King, Holden

Regarding your article, Pressure and Pullback: Holden's High Stakes Clash with the State (Dec. WFP), it might be useful to explain the parameters of what the state is imposing on Holden and why it was defeated last May.

The MBTA Communities Act is requiring Holden to re-zone for 750 multi-family units on 50 acres of land (15 units per acre). This would increase the town's population by several thousand, place a huge burden on our over-crowded schools, require us to add to our water and sewer lines, and increase the flow of traffic throughout the town. All of which are at full capacity.

At a time when Holden is facing Prop 2.5 overrides for the next few years, it seems counter-productive for the residents to take on this unfunded mandate imposed by the state. As a result of these tax increases, property values will take it on the chin and the cost of living in Holden will become even more expensive.

The state threatening to hold back grants and funding doesn't compare to the overall costs to our town if this is implemented.

A new school alone costs between \$200 - \$300 million to build. Your article referencing that the state would step in and take away Holden's ability for oversight, and selecting the parcels of land used for re-zoning, implies Holden will no longer be in charge of their own planning. Something that our town has successfully maintained for over 300 years.

These important factors are what residents are concerned with and should be brought to light.

– Jim Provencher, Holden

Editor's note: WFP has published another article this month on the MBTA Communities Act and invites readers to share their thoughts on this important topic.

The Wachusett Free Press welcomes letters to the editor. Letters should be 300 words or less (longer letters may be considered - but are at the discretion of the editor, and will only run if space allows) and must have contact information for confirmation. Only name and town will be published. And please, no politics.

Email:
martha@localtownpages.com

USPS:
Our Town Publishing
Attention: WFP
9 Industrial Road, Suite 107
Milford, MA 01757

Facebook:
Message us at
Wachusett Free Press

Day Trippin'

WFP will publish easy day trips by car from Holden, Paxton, or Rutland to interesting places. If you would like to contribute a short description with photo of one of your favorite places to visit, please email it to martha@localtownpages.com

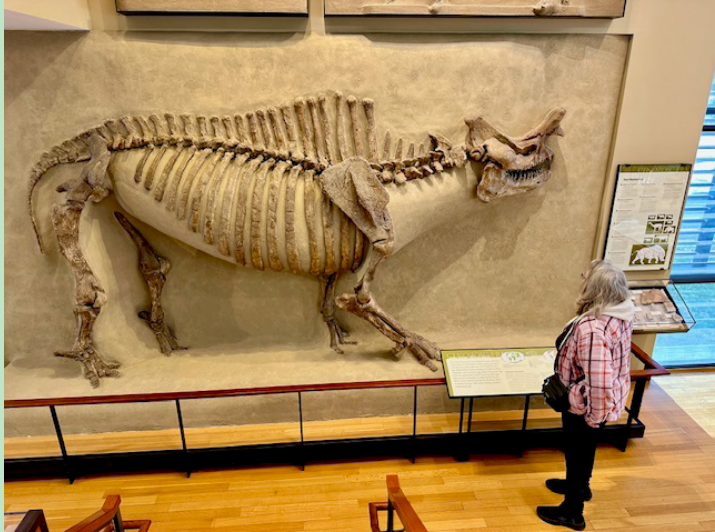


Photo by Steve Urbanovitch

January is a perfect month to discover new museums. Steve and Helen Urbanovitch enjoyed this day trip to Amherst College's Beneski Museum of Natural History. It displays dinosaur fossils and footprints, skeletons of Ice Age mammals, and a meteorite, rock, and mineral collection. The museum, which is fully accessible, is located in the Beneski Earth Sciences Building on campus. Closed Mondays. Open Tue-Fri, 10 am-4 pm and Sat and Sun 10 am-5 pm. Admission is free.

From the college's website: On weekdays, park at any Town of Amherst metered space as campus parking is restricted to permit holders – except for the Dickinson/O'Connell Parking lot on Dickinson Street. On weekends, visitors can park in any spot on campus, including along the Science Center on East Drive or the main quadrangle. For a GPS address, use 11 Barrett Hill Dr., Amherst.

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JOE MOYNAGH: (508)-963-7595 • jmoynagh@polarbev.com

Ten West Market destroyed by fire, community support in place for staff

BY SANDY QUADROS BOWLES

The community is rallying around the owners of a beloved business in Holden that was devastated by fire in the last days of 2025.

Ten West Market at 2443 Main St., Holden was devastated by a blaze during the early hours of Dec. 30, Holden Fire Chief Russell Hall said.

The structure suffered extensive fire, smoke and water damage, Hall reported.

The department received a call at about 5:29 a.m. Tuesday, Dec. 30 reporting smoke and fire coming from the building.

When firefighters arrived on scene, they observed fire and smoke visible inside the building.

First arriving units made an aggressive attack on the fire, bringing it under control quickly, the chief said.

No civilian or firefighter injuries were reported, he said.

Holden Fire was assisted on scene by Rutland, West Bo-



An effort is ongoing to support the business. Photo courtesy Sterling Fire Department.

“The impact of this event has been heartbreaking, not only for [owner] Darlene [Walsh] and her team but for the entire community that has grown to love and support them,” according to staff of the Lilac Hedge Farm in Rutland in announcing the fundraiser. “The staff, who poured

with warmth and providing a welcoming space for everyone. Their dedication and hard work have made them a great addition to our town, and many of us have come to rely on their friendly service and quality offerings,” according to Lilac Hedge Farm in their call for support.

Community donations will make a big difference, supporters said.

“Your donation will go directly toward restoring the store and helping the employees pay their bills while they get back on their feet,” the request for funds stated. “Please consider contributing and sharing this fundraiser to help bring back a business that means so much to our town. Every bit of support counts, and together, we can make a difference for Darlene, her staff, and the future of Ten West Market.”

Check donations can be delivered to Lilac Hedge Farm during regular business hours, or mailed to the address: 216 Wachusett St. Rutland MA 01543. All checks should be made payable to Ten West Market.

The fire is being investigated by MA Fire District 8 Fire Investigation Unit and the Massachusetts State Police assigned to the state fire marshal’s office. The investigation is ongoing, Hall reported. ✱



Ten West Market is boarded up following the Dec. 30 fire.

Kimberly Vasseur photo

lyston, Paxton and Princeton fire departments, Holden Municipal Light Department, Holden DPW and Holden Police.

Townwide coverage was provided by Boylston, Leicester and Worcester fire departments and Leicester Emergency Medical Services.

In the wake of the devastating fire, a community effort is underway to support the business

their hearts into making the market a success, are now out of work and facing uncertainty as they try to recover from this loss.”

The business has been in Holden for barely a year after moving from Paxton but had already developed strong roots in the community.

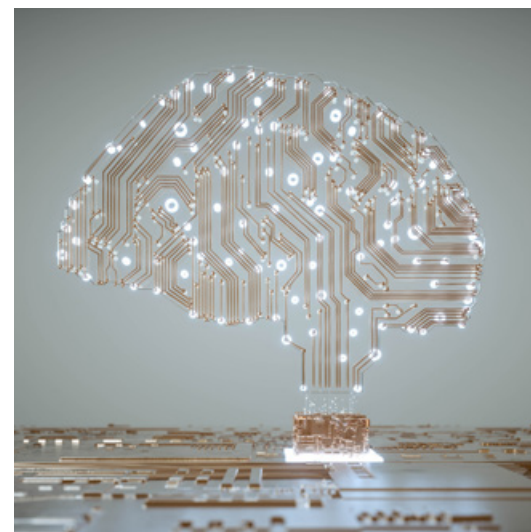
“They became a beloved staple in the neighborhood, always greeting customers

Seeing is No Longer Believing: A 2026 Resolution for the AI Age

BY RICHARD LOPEZ, PH.D.

In our corner of Massachusetts, we’ve long trusted the testimony of our own eyes and the voices of our neighbors. That everyday trust, informed by what we see at a town meeting, or what we learn from a friend or neighbor, helps us to deliberate, disagree, and still work toward the common good.

But we’re entering a moment when our senses cannot always be trusted. Artificial intelligence is becoming increasingly capable at producing text, images, and even high-resolution



videos that feel authentic, right down to the gestures, lighting, and tone of a familiar voice. A clip of a public figure saying something outrageous may look and sound completely legitimate, except the person never said it in the first place.

Whether we are always aware of these digital fabrications or not, they are part of the information ecosystem we all swim in. Because AI’s creations are so believable and so tailored to our emotions, they can shape our perceptions and even public opinion in ways that bypass skepticism and critical thinking.

As I have argued in previous *WFP* columns, these risks from technology do not rob us of our agency or humanity. We can always choose to slow down, revise our views when better evidence comes along, and make room for uncertainty without slipping into cynicism. Skepticism is healthy; paralysis or resignation is not. The aim isn’t to believe nothing, but to consume information more slowly and carefully, to build our perceptions and beliefs on foundations that can withstand both clever manipulation and honest correction.

AI will keep getting better at generating believable and compelling content. That makes our commitment to genuine connection with others more important than ever. The conversations we usually take for granted, whether a brief exchange with a neighbor, chatting with a coworker, or a vulnerable heart-to-heart with a loved one, are where trust is built, repaired, and passed along. If we strengthen those bonds, AI-generated narratives will have a harder time taking root.

Without a doubt, the age of AI is here, but this gives us an opportunity to re-center our lives on what is real and practice discernment. The most powerful defense against AI-driven falsehoods and deception is a community that values humility, truth, and the hard work of listening to one another. Indeed, as we enter 2026, I challenge us (myself included!) to think a little slower, ask questions, and remain open and connected to our family, friends, and neighbors. Join me. ✱

Dr. Richard Lopez is an assistant professor of psychology and neuroscience at Worcester Polytechnic Institute. He studies the impacts of digital media use on emotions and mental health. He and his family live in Rutland.

Sports

Wachusett Fall Sports Round-up

By Christopher Tremblay,
Staff Sports Writer

The Wachusett Regional High School fall sports teams put together a phenomenal season, taking home three league championships. Although all three teams did not win their respective leagues outright, they did share the titles. The girls' soccer team was co-Mid Wach League Champions, while the boys' soccer team was tri-champions, and the football team shared a piece of the CMAC A Championship.

The biggest improvement was the boys' soccer team, which had finished dead last in the league last year. This fall, they climbed up the standings into a three-way tie to take home the Mid Wach A Championship. They found themselves playing in the state tournament for the first time in many years.

According to Coach Rick Porter, the improvement was a combination of talented players who were able to take the team's style of play, which the coach had incorporated a few years earlier, and run with it. Captains Colby Chilton, John Geloso, Damain Sporna and Noah Miller were instrumental in getting the team into the state tournament.

Geloso was the team's top scorer with four goals and three assists. Nolan Plouffe and Jack Warner added four goals apiece while Reed Warner (three goals, two assists), Sporna (one goal, five assists), and Will Shea (three goals, one assist) also contributed for the offense. Defensively Chilton and Reed Warner were the team's leaders at the center back positions.

"Our defense's success came from team defending," the Wachusett coach said. "Every player was tactical behind the ball keeping our shape compact and the field small."

When it came time for awards, the Mountaineers were represented by Miller, who not only was a league All-Star but was also named to the Central Mass All-Star team in addition to the Massachusetts All-State team. Geloso and Sporna were named League All-Stars and Sporna also the Central Mass

All-Star team. The girls' soccer team, which finished the regular season at 11-4-3, was part of its second straight league championship this fall. The team continues to define its style of play under coach Emma Mailman and should be able to compete deeper into the state tournament in the years to come. Despite getting back into the state tournament, the team was eliminated in round 32 for the second straight year, this year losing 3-2 to Newton North.

"I was pleased how we played against Newton North, but that's soccer – sometimes you win and sometimes you lose," Mailman said. "I am confident in our program and the direction that it is heading. We will continue to improve."

Returning next year will be Stella Morneault, a left side player who not only brings explosive speed, but also a strong offensive presence. Center back Rylee Gamache will also be back to anchor the defense once again.

Named to the Mid Wach

Anna Mahoney was an Academic All-Star.

The football team went 7-1 and fell to Andover in Round 16 in the MIAA Tournament. Cruising along during the season, the team lost junior quarterback Tom Anderson to injury, but back-up Tyler Beverage stepped in and the squad did not seem to miss a beat. Being named to the Mid Wach All-Star team was Luke Vecchione (wide receiver/defensive back), Tom Anderson (quarterback), Jack Smith (running back/outside linebacker), Jack Hehir (kicker/punter), Mike McGurn (linebacker), Caden Lane (wide receiver/defensive back) and Dean Greaney (defensive end). Anthony Viano was the team's Thanksgiving Day MVP and Troy Greaney was the Mid Wach A defensive MVP.

The field hockey team went 7-9-2, earning a position in the MIAA State Tournament where they upset Natick 1-0 before losing in the Sweet 16 to Belmont. Jasmin Abdella was an Academic All-Star while Lillian Mitchell and Somer Staiti



Left, Damian Sporna; right, Danny Graves. Photos submitted



The 2025 Wachusett High School Varsity Field Hockey Team. Photograph courtesy of Kerry Berry.



Above: WRHS 2025 varsity football team. Photos submitted.

All-Star first team were Keegan Gregorczyk, Gabby Geloso, and Katlyn Perna, while Hazel Kirshenbaum and Gamache were named to the second team.

were first team All-Stars and Grace Woodsmall and Madeline Trudeau were second team. The volleyball team went 14-6 losing in the MIAA Tournament

and was named the Mid Wach League Sportsmanship Award Winner. Setter Grace Coppolino was the team's only first team All-Star while middle hitter Ella

Darrow and outside hitter Julia Langhill were named to the second team and Amelia Roix was an Academic All-Star. ✨

Regional Calendar of Events

If you have a non-profit event you would like included in the Calendar, please email information to Martha@localtownpages.com



Monday, January 12

All Month: Drop-in Crafts for Youth: Mouse House! Mice have moved into Richards Memorial Library! Use crafting supplies and an eyeglass case to create a cozy home for a fuzzy, toy mouse. Plus coloring sheets. Ask at the front desk.

All Month: Roaring '20s Book Club: In honor of Richards Memorial Li-

The Wachusett Area Chamber of Commerce

announces that its 2026 Business Directory and Appointment Book is available. Residents of Boylston, Holden, Paxton, Princeton, Rutland, Sterling, and West Boylston can pick up a free copy at their town hall, library, banks, or at the Chamber office located in the Damon House, 1174 Main St., Holden. The directory lists all Chamber member businesses, town government contacts, and a month-at-a-glance appointment calendar. For more information, call the Chamber at 508-829-9220 or to view the book online, visit wachusettareachamber.org.

brary's 100th birthday, they will be reading books from the 1920s throughout the year. Their first book, *The Great Gatsby*, is available for check out and their first meeting will be Thursday February 5, 6:30-7:30pm. For adults.

9:30 am: Muffin Monday All are welcome to come enjoy pastry, coffee, and tea. This is a wonderful time to sit and visit with people you know and to meet people who are new. If you have been curious about the Rutland Senior Center, this is a perfect time to drop by.

1:30 pm: Music Through The Decades concert with Arizona Doug. Enjoy a concert with local musician and singer Doug Urquhart. Please register at the office or call the Holden Senior Center.

2:30 pm: Veterans and American Legion meeting at Holden Senior Center. If you have questions, call Doug Harvey, Commander of Post 42, at 508-450-9965 or email him at harvey1234@charter.net.

Tuesday, January 13

9:30 am: Friends of the Council on Aging monthly board meeting. At the Paxton Senior Center. All are welcome to learn about the Friends of the Council.

10 am-1 pm: Art Exhibit: What Makes Me Happy opens at the Café Art Gallery, Paxton Senior Center. Fifth and sixth graders from Paxton Center School answer that question with art work they recently created. The show will run through the end

of April. The gallery is open to the public from 10 am - 1 pm Mon through Fri. All are welcome to enjoy this show of student talent. It may even help us remember what made us happy when we were 10 to 12 years old.

6 pm: Winter business meeting for Paxton MA Garden Club members. At the Paxton Senior Center Community Room. Will Zoom if inclement weather. Agenda and past minutes on Club's website.

Wednesday, January 14

10:30 am: Veterans and Friends Meeting. The Paxton town assessor will join the meeting to talk about tax breaks, the town's Tax Workoff Program, the Circuit Breaker Program, and veterans' issues. Paxton Senior Center.

12 pm: Make Beaded Snowflakes. No experience needed to make beautiful, beaded art. You will make a small and a large snowflake. To reserve your spot, call or RSVP at the Rutland Senior Center. The cost, due at registration, is \$15 for non-Friends or \$13 and includes all materials.

1:30 pm: High Hawk Farm Presentation. Meghan Peddle will be give an informative presentation on cannabis. Please register in person at the office or call the Holden Senior Center.

8:30 pm: The Future of Beech Trees with Dr. Beth Brantley. Garden Club Federation of Mass. Free Zoom webinar that covers key threats to beech trees, including phytophthora, beech bark disease, wood decay pathogens, foliar-feeding arthropods, and beech leaf disease. It will outline the history, life cycle, and symptoms of the nematode causing beech leaf disease, its effects on tree health, management strategies, recent research, and potential replacement species. Advanced registration is required to obtain the

For the month of January:

The Friends of Richards Memorial Library in Paxton announce that the library has been selected to benefit from the Big Y Community Bag Program. Every time a \$2.50 reusable community bag is purchased at the Holden Big Y, the store will donate \$1.00 to the library. "This is a great way to show support for your library," said Jean McCaughey, a member of the Friends.

Zoom link <https://www.gcfm.org/events-1/the-future-of-beech-trees-with-dr-beth-brantley>

Thursday, January 15

11:30 am: Tatnuck Park Drumming Circle free at Rutland Senior Center. Lunch will be provided, limited to 18 participants. Drumming Circle combines cardio exercise and drumming to the rhythm of music. Experience is not needed and all fitness levels are welcome. Drumming Circles have become increasingly popular as they reduce stress, boost your energy and immune system, provide cardio exercise – and they're fun. Call or RSVP at the Center.

1-8 pm: 100th Birthday Kick-off! Paxton's Richards Memorial Library turns 100 in 2026. Kick off this year-long celebration by dropping in anytime between 1-8pm for kids' activities, library history trivia for adults, the launch of the 100 Book Challenge (all ages) and the Roaring 20s Book Club (adults), plus celebratory cookies thanks to Fidelity Bank. Larry the Librarian will be here to "o-pun" the festivities! Snow date: 1/22.

Friday, January 16

9-11 am: Wachusett Food Pantry for Seniors (65+). General public is invited on Sat. Jan. 17 from 9-11 am. (978) 563-1064

The Annual Holden Town Census

was mailed to residents on January 5. The Town Clerk's office asks you to sign and return the census with or without changes as soon as possible. If a household member has moved out of town, be sure to submit their signature on the census so they can be removed from the town's database. If you have their new address, please include it. For more information call the Town Clerk's Office at 508-210-5530.

1 pm: Felted penguin workshop. All materials will be provided. Registration begins at 10 AM on Friday, Jan 2 through Jan 12 or until full. Each participant must register themselves in person with \$20 cash. If you cancel after 3:30 pm on Jan 12, you will not be refunded. Holden Senior Center.

Saturday, January 17

9-10:30 am: Art reception at the Paxton Senior Center for the fifth and sixth grade students (and their families) from Paxton Center School whose artwork is on display at the Center.

10-11 am: DIY Pollinator Hotel Mug workshop. Paxton MA Garden Club workshop at Paxton Senior Center Activities Room. Free for members; \$5 nonmembers. Sign up on the Club's website.

5-8 pm: Family Snowball Dance at Rutland Library. Music, dancing, snacks, face painting, crafts, family photo opportunity. All are welcome. Lower level, library.

6:30-9:30 pm: Line Dancing with Lou Ann and Friends. Paxton Recreation invites you to dust off your boots and hat and come dance the night away at the Paxton American Legion Post 306. Cash bar with light refreshments. \$10 per person.

Monday, January 19

Martin Luther King Day. Town departments and offices will be closed. Tuesday January 20

Brighten up your world at Richards Memorial Library until Thursday, Feb. 12: Find all the colorful paint tubes hidden in the J/Y room to fill up your palette and earn a small prize.

CALENDAR

continued on page 13

HOLDEN
Gale Free Library, 23 Highland St., Holden. 508.210.5569; galefreelibrary@gmail.com
Holden Community Garden, Jessica Cosenza, 508.284.6612
Holden Recreation, 1420 Main St., Holden. 508.829.0263; holdenma.gov
Holden Senior Center, 1130 Main St., Holden. 508.210.5570; holdenma.gov
Holden Garden Club, holdengardenclub.org

PAXTON
Paxton Council on Aging, 17 West St., Paxton. 508.756.2833; paxtonma.gov; clove@paxtonma.gov
Richards Memorial Library, 44 Richards Ave., Paxton. 508.754.0793; rmlpaxton.org; richards@cwmar.org
Paxton Recreation: townofpaxton.net/recreation-department
Paxton Garden Club: paxtongardenclub.com

RUTLAND
Rutland Senior Center, 53 Glenwood Road, Rutland. 508.886.7945; rutlandma.gov; nancyn@rutlandma.gov
Rutland Free Public Library, 280 Main St., Rutland. 508.886.4108; rutlandlibrary.org; kerry@rutlandlibrary.org
Rutland Recreation, Community Hall, 250 Main St., Rutland. 508.886.4100, ext 3011; rutlandma.gov; cfrohock@rutlandma.gov

CALENDAR

continued from page 12

Friday, January 23

10-11 am: Books and Blankies with Community Connections at Richards Memorial Library. For babies birth to 24 months and their caregivers. Thank you to Wachusett Community Connections for providing this program.

Saturday, January 24

9-10:30 am: Rutland Food Pantry is open and welcomes all. For more information, call 774-696-3008.

Wednesday, January 28

12 pm: Tastings Lunch Series begins. A special series of luncheons catered by area food businesses. Come for a special treat on the last Wednesday of the month. \$3. Seating is limited. Please call the Paxton Senior Center by January 26 to RSVP. Paxton seniors are given priority.
1:30 pm: A Glimpse of France. Ron Rosenstock will give a travelogue slide presentation of this country. Please register at the office or call the Holden Senior Center.

Friday January 30

From January 6-30, Gale Free Library visitors can view a collection of paintings, drawings, and photography titled “Belonging: A Journey of Youth, Culture, and Identity.” This exhibition explores what it means to find one’s place in a world shaped by multiple cultures and influences.

Following two successful charity exhibitions in Boston, which raised over \$5,000 for Boston Children’s Hospital, this Holden exhibition moves away from fundraising to focus on storytelling. Our members share their personal journeys of balancing heritage and identity through self-portraits and cultural symbols, forming a powerful collective story of resilience and hope.

During January and February, the Friends of the Rutland Council on Aging ask you to support their Coat and Winter Clothing Drive. They will be collecting and distributing winter coats, jackets, sweaters, mittens and hats. They are asking for new or gently used, clean garments. Because the COA has limited storage space, they are also looking for portable coat rack donations. If you have one to give, please contact Jay Mahoney at the Rutland Senior Center. Thank you!

10-11am: Wiggle Waggle Music and Movement with Community Connections at Richards Memorial Library. Young children and their caregivers are invited to move and groove with Community Connections. Registration required. Please email communityconnections@wachusettcfce.com to reserve a spot.

Wednesday, February 4
10 am: Schoolhouse Café resumes the first Wednesday of the month. Come for coffee, pastries, and conversations with old and new friends. Paxton Senior Center.

4-4:40 pm: Graphic Novel Club for ages 8-12 at Richards Memorial Library. Visit the library at the beginning of each month to pick up a featured graphic novel, along with an activity or small treat. Read and enjoy! If you can, join other graphic novel fans the first Wednesday of each month for discussion and fun activities related to the book. The Club’s next optional, in-person meeting is Feb. 4. Register here: RMLPaxton.org/tweens.

Thursday, February 5

1:30 pm: Valentine Art. Create a Valentine-themed shadow box at the Holden Senior Center. No experience necessary. Registration begins 10 am Fri, January 16 through January 30 or until full. Each participant must register themselves in person with \$20. If you cancel after 3:30 pm on January 30, you will not receive a refund.
6:30-7:30 pm: Roaring 20s Book Club: In honor of Richards Memorial Library’s 100th birthday, the monthly book club will be reading books from the 1920s throughout the year. Tonight the book club discusses *The Great Gatsby*. For adults.

Wednesday, February 11

2 pm: First meeting of a support group for families affected by a loved one’s mental illness. Mental illness - including substance use disorders - knows no boundaries and affects individuals and families of every

background. If someone you love is struggling, please know that you’re not alone. We are forming a new peer-to-peer family support group designed to provide understanding, shared experiences, education, and hope. This group offers a safe and

confidential space to talk openly, ask questions, and learn about resources that may help you and your family navigate this journey. Join us at our first meeting at the Rutland Senior Center.

Thursday, February 12

12 pm: Annual Valentine’s Luncheon featuring the Blackstone Valley Strummers. Please RSVP to the Paxton Senior Center for this popular annual event.



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PLUMBING

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Real Estate Transfers

Nov. 17 - Dec. 14, 2025

Wachusett Free Press will publish Recorded Land transfers in Holden, Paxton, and Rutland from the 15th to the 14th of the preceding months. For instance, this January issue publishes transfers from November 17 (Nov. 15 and 16 were the weekend) to December 14. This information is gathered from the Worcester Registry of Deeds website. Compiled by Karin Warzybok.

HOLDEN

- 29 Brice Cir. 11/17:** Grantors Michael J. Petersen and Jennifer V. Petersen to Grantees Michael J. Petersen Tr, Jennifer V. Petersen Tr, and Petersen Family Trust. \$100.
- 29 Hemlock Dr. 11/17:** Grantor Christopher M. King to Grantees Christopher M. King Tr and CM King Realty Trust. \$100.
- 54 Deanna Dr. 11/17:** Grantor Tonnei Trung Nguyen to Grantees Jonnei Trung Nguyen and Sam M. Nguyen. \$100.
- 8 Indian Cir. 11/18:** Grantors Kwame Antwi Addai-Owusu and Priscilla Addai-Owusu to Grantees Erin B. Bucci Tr, Michaela J. Landers Tr, Meghan M. Mello Tr, and Finnegan Family Trust. \$600,000.
- 186 Pilgrim Dr. 11/18:** Grantors Lesley A. Barabas and Anthony C. Barabas to Grantees Lesley A. Barabas Tr, Anthony C. Barabas Tr, and Barabas Revocable Trust. \$1.
- 29 Appletree Ln. 11/18:** Grantors McPhee Family Trust, Richard F. McPhee Tr, and Judith Shaw McPhee Tr to Grantee Gina Maria Bilotta. \$555,000.
- 9 Birchwood Dr. 11/18:** Grantor Roberta Union to Grantees Roberta Union Tr and Roberta Union 2025 Revocable Trust. \$1.
- 47 Chapel St. 11/19:** Grantors Benjamin J. Parker, Nicole R. Parker, and Nicole R. Tremblay to Grantees Sandra D. Kiesel and Lori K. Head. \$491,000.
- 57 Pincroft Ave. 11/19:** Grantors Tung T. Le, Diem T. Tran, and Diem Thi Phan to Grantee Diem Thi Phan. \$1.
- 460 Reservoir St. 11/20:** Grantor Chelsea M. Levine to Grantees Mary Kathleen Pridgeon and Akeem Pridgeon. \$330,000.
- 45 Oak Cir. 11/21:** Grantors Richard C. Jordan and Lisa J. Jordan to Grantees Richard C. Jordan Tr, Lisa J. Jordan Tr, and Jordan Family Trust. \$100.
- 67 Chapel St. 11/21:** Grantor Hir Patel to Grantees Hir Patel Tr, Ekta Patel T., and Hir & Ekta Patel Revocable Trust. \$100.
- 81 Homestead Rd. 11/21:** Grantor Diane M. Russell to Grantees Stephanie R. Logie and Kirk H. Logie. \$100.
- 34 Putnam Ln. 11/21:** Grantors Wendi Spakauskas and Janet Dorothy Fair Est to Grantee Tina Chan. \$355,000.
- 216 River St. 11/21:** Grantors Brendan C. Harer, Tyan Harer, Tyan Gill-Letourneau, and Brendan Harer to Grantees Michael Pearless and Meaghan

- Pearless. \$575,000.
- 109 Valley Hill Dr. 11/24:** Grantors James L. McCorkle and Eileen H. McCorkle to Grantees James L. McCorkle Tr, Eileen H. McCorkle Tr, and McCorkle Family Trust. \$100.
- 1348 Main St. 11/24:** Grantor Seven Hills Community Services Inc. to Grantee Christa Wilde. \$230,000.
- 81 Homestead Rd. 11/24:** Grantors Kirk H. Logie, and Stephanie R. Logie to Grantees Connor Sullivan and Brenna Sullivan. \$520,000.
- 27 Harvest Circle 11/24:** Grantors Neil P. Heenan Tr and Peter D. Heenan 2023 Trust to Grantees Susan M. Foley Tr and Susan M. Foley 2022 Trust. \$340,000.
- 192 South Main St. 11/24:** Grantors John F. Zanca III, Lisa L. Zanca, and Lisa L. Hassett to Grantees John F. Zanca III Tr, Lisa L. Zanca Tr, and Zanca Revocable Living Trust. \$100.
- No street number Wachusett St. 11/24:** Grantors Susan L. Labaire Tr., Survivors Trust, Brewer Living Trust, and Family Trust to Grantees Stephen Roche and Daniel R. Roche. \$200,000.
- 27 Mayflower Circle 11/25:** Grantors Gordon E. Hedgepeth Jr. and Kim A. Myles-Hedgepeth to Grantee Clayton Colonero. \$440,000.
- 122 Holden St. 11/26:** Grantors Ronald H. Allen Tr, Patricia A. Allen Tr, and Allen Irrevocable Trust to Grantee Danielle Vinton-Velez. \$487,000.
- 196 Parker Ave. 12/01:** Grantors Thomas Ducharme Tr, Joann M. Ducharme Tr, Thomas Ducharme 2014 Revocable Living Trust, and Joann Piscione 2014 Revocable Living Trust to Grantees Joann Piscione 2014 Revocable Living Trust, Thomas Ducharme Tr, and Joann M. Ducharme Tr. \$1.
- 2234 Main St. 12/01:** Grantor Viking Investments LLC to Grantee Hearth and Home Holdings LLC. \$100.
- 2236 Main St. 12/01:** Grantor Viking Investments LLC to Grantee 2236 Main St LLC. \$100.
- 28 Erins Way 12/01:** Grantors Dennis M. Head and Lori K. Head to Grantees Christopher Powers and Tabitha Powers. \$950,000.
- 2 Explorers Way 12/02:** Grantors Thomas E. Abbot and Jennifer L. Abbott to Grantees Steven Donnini and Denise Donnini. \$499,900.
- 555 Manning St. 12/02:** Grantors Tyler H. Maki, Lauren E. Maki, Lauren Maki, and Tyler Maki to Grantee Tyler H. Maki. \$1.
- 308 Holden St. 12/02:** Grantors John Daniel Quist, John Quist, Annalie Quist, and Annalie Walsh-Costello to Grantees Sarah Galvan Betancourt and Octavio Alejandro Navarro Guerrero. \$370,000.
- 16 Highland Ave. 12/03:** Grantors Sheldon L. Wilson and Rebecca L. Volturo Wilson to Grantees John Daniel Quist and Annalie Quist. \$480,000.
- 47 Banbury Ln. 12/04:** Grantors W. Kevin McDonald, William K. McDonald, Kelle M. Mills, Jane M. McDonald, and John M. McDonald to Grantees Michael Lents and Diane Lents. \$625,000.
- 314 Main St. 12/05:** Grantors Linda C. Mogan, Leo Miller and Janet Lynn Miller to Grantee South Investments LLC. \$325,000.
- 110 Flagler Dr. 12/08:** Grantors David G. Schowalter and Beckley W. Schowalter to Grantees Schowalter Family Trust, Beckley W. Schowalter Tr, and David G. Schowalter Tr. \$100.
- 28 Flagler Dr. 12/08:** Grantors Brian J. Carroll and Mary Jane Carroll Est to Grantees William R. Mitchell Jr. and Lisa Lynn Mitchell. \$652,000.
- 18 Paugus Rd. 12/11:** Grantors Melissa A. Ambrose-Dooley and Craig E. Dooley to Grantees Melissa A. Ambrose-Dooley Tr and Melissa A. Ambrose-Dooley 2024 Revocable Trust. \$100.
- 759 Birchwood Dr. 12/12:** Grantors Laurie Beth Union Tr, Laurie Union Tr, and Roberta Union Revocable Trust to Grantees Nicholas Joseph Rosato and Laurence Aimee Birnbaum. \$600,000.

PAXTON

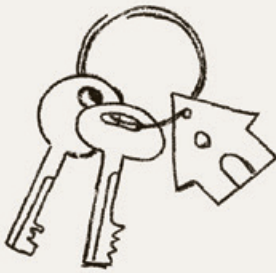
- 38 Lancelot Dr. 11/17:** Grantors David Wallace and Elizabeth Wallace to Grantees David Wallace Tr, Elizabeth

- Wallace Tr, and Wallace Family 2025 Trust. \$100.
- 820 Pleasant St. 11/20:** Grantors Christopher P. Wickson, Michelle L. Wickson, and Michelle Wickson to Grantees Christopher P. Wickson Tr, Michelle L. Wickson Tr, and Wickson Family Trust. \$1.
- 122 West St. 11/25:** Grantors John Scott MacPhee, Tr., Donald D. MacPhee Tr, and MacPhee Family Trust to Grantees Raymond Stemplys and Atiana Stemplys. \$365,000.
- 3 Woodland Dr. 12/01:** Grantors Paul F. Ruane and Ellen M. Ruane to Grantees Mark T. Kurahara, Cynthia D. Kurahara, Lindsay Kurahara, and Kelly K. Gross. \$740,000.
- 322 Marshall St. 12/03:** Grantors Scott J. Gregorczyk and Karen Gregorczyk to Grantees Scott J. Gregorczyk Tr, Karen N. Gregorczyk Tr, and Gregorczyk Family Trust. \$10.
- 12 South St. 12/04:** Grantors Francis J. Fournier, Nicole M. Fournier, and Joseph M. Fournier Est. to Grantee Jianhao Liu. \$925,000.
- 11 Grove St. 12/08:** Grantors John Bean and Jennifer Good-Bean to Grantees Erin Capite and Zachary Dulac. \$415,000.
- 61 Suomi 12/11:** Grantor John McKeon to Grantee Michael Santangelo. \$75,000.

RUTLAND

- 17 Victoria Ave. 11/17:** Grantors Patrick K. Hardy and Kathleen M. Hardy to Grantee Kathleen M. Hardy. \$0.
- 20 Athens Ave. 11/17:** Grantors Guenter J. Ruhnau and Antje C. Ruhnau Est. to Grantee Tracey C. Maffei. \$230,123.
- 1 Valley View Circle 11/18:** Grantors Patrick Z. Dahrooge, Amari R. Dahrooge, and Amari Dahrooge to Grantees Patrick Z. Dahrooge Tr, Amari R. Dahrooge Tr, and Dahrooge Family Trust. \$100.
- 184 East County Rd. 11/19:** Grantors

REAL ESTATE
continued on page 15



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REAL ESTATE
continued from page 14

Emad T. Peru and Sally N. Fatlawy to Grantee Joyce Koomson. \$610,000.

199 Pommogusset Rd. 11/20: Grantors Lisa M. Aucoin and Jason B. Aucoin to Grantee Superior Realty Investments LLC. \$100.

146 Wachusett St. 11/20: Grantor Willett Construction Inc to Grantee Andrew Wright. \$740,000.

7 Dakota Trail and 0 Turkey Rd. 11/21: Grantors Steven J. Landry and Mary J. Landry to Grantees Steven J. Landry Tr, Mary J. Landry Tr, and Landry Family Trust. \$100.

35 Laurelwood Rd. 11/21: Grantors Kevin J. Shaughnessy and Elizabeth Shaughnessy to Grantees Madison Babine and Connor Elmy. \$461,000.

6 Hickory Dr. 11/21: Grantors Leah Castaldi, Joseph A. Castaldi, and Joseph Castaldi to Grantees Alyssa Tonelli and Connor Furey. \$515,000.

6 Ten Rod Rd. 11/24: Grantors Stephen T. Bedard and John P. Boxsus Jr Tr to Grantees Leah A. Castaldi and Joseph A. Castaldi. \$600,000.

No street number Campbell St. 11/25: Grantors Charles E. Patterson Tr and Ash Hill at Weaver Farm Nominee Trust to Grantee Ganiatou Lassissi. \$120,000.

4 Paddock Rd. 11/25: Grantors Kenneth J. Babineau Tr, Cynthia M. Babineau Tr, and Babineau Family Realty Trust to Grantees David Klinch and Debra Lyn Cameron. \$960,000.

320 Main St. 11/25: Grantors Gary J. Mosco Tr, Suzanne Mosco Tr, and 320 Main Street Realty Trust to Grantees Ann Skrzypczak, Tr. and Skrzypczak Living Trust. \$610,000.

8 Fidelity Dr. 11/26: Grantor Harmony Place LLC to Grantees Raymond J. Golaszewski and Alicia J. Golaszewski. \$500,000.

35 Demond Pond Run. 11/26: Grantor Jean M. Bulger to Grantee Thomas M. Bulger. \$100.

1 Quail Run 12/01: Grantor CB Blair Development Corp to Grantees Christian Coleman and Eugenia Amponsah. \$871,300.

81 Central Tree Rd. 12/03: Grantors Gene Kalil and Yamilet Kalil to Grantees Ryan Jubran and Brittany Blake. \$674,900.

8 Vista Cir. 12/03: Grantors Patrick McHugh and Mya McHugh to Grantee Federal Home Loan Mortgage Corp. \$529,370.52.

199 Pommogusset Rd. 12/03: Grantor Superior Realty Investments LLC to Grantees Lisa M. Aucoin and Jason B. Aucoin. \$100.

192 Glenwood Rd. 12/03: Grantor Mark A. Elbag Jr to Grantee Stanley D. Har-

din. \$175,000.

9 Richards Ave. 12/08: Grantors Vladimir Vulikh, Vladimir Vulih, Zoya Vulikh, and Zoya Vulih to Grantees Vladimir Vulikh Tr, Zoya Vulikh Tr, and Vulikh Family Revocable Trust. \$100.

11 Village Way 12/09: Grantors Donald E. Johnson and Sheila E. Nay to Grantee Robin C. Stapins. \$100.

271 Glenwood Rd. 12/09: Grantor Elbag Brothers Inc to Grantee M.A. Elbag Building Contractors Inc. \$100.

140 Ridge Rd. 12/09: Grantor Elbag Brothers Inc. to Grantee M.A. Elbag Building Contractors Inc. \$100.

14 Quail Run Dr. 12/09: Grantor C.B. Blair Development Corp to Grantees Guy Bourdon and Kelly Bourdon. \$780,401.

64 Prospect St. 12/09: Grantor Laurel A. Locke to Grantees Christopher E. Gay and Tracey J. Lyon. \$519,900.

177 Campbell St. 12/10: Grantors Reed W. Palmer and Melanie R. Palmer to Grantees Reed W. Palmer and Melanie R. Palmer. \$1.

4 Stevens Way 12/10: Grantors Eric T. Faler and Thomas Peter Faler Est to Grantee Nadia Louise Beiser. \$242,900.

177 Campbell St. 12/10: Grantors Reed W. Palmer and Melanie R. Palmer to Grantees Keith A. Palmer, Christopher M. Palmer, and Melissa D. Schulz. \$1.

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