



Pat Brennan <pbrennan@amoryengineers.com>

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## FW: Release of Performance Guarantee - Maplewood Estates

3 messages

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**Robert W. Galvin** <rwgalvin@comcast.net>

Fri, Nov 13, 2020 at 11:43 AM

To: jlucas@rockland-ma.gov, Robert Rosa <robert.rosa38@gmail.com>, pbrennan@amoryengineers.com

Cc: Douglas Lapp <dlapp@rockland-ma.gov>, Jennifer Berardi-Constable <JConstable@rockland-ma.gov>, John Ellard <jellard@rockland-ma.gov>

Gentlemen:

Can we agree to release this money? Does Pat need to check on this first?

This is I think Muhammed Atani's 40B development and counsel indicates that the roads are now public ways.

I do not know who is holding this money.

Bob

Robert W. Galvin, Esq.

Rockland Land Use Counsel

Galvin & Galvin, PC

10 Enterprise Street, Suite 3

Duxbury, MA 02332-3315

(781) 934-5678

(781) 837-1030 (Fax)

[rwgalvin@comcast.net](mailto:rwgalvin@comcast.net)

This email is confidential and privileged. If you received this email in error, please contact Attorney Galvin at (781) 934-5678 to report the email.

**From:** Thomas J Filipek <filipeklaw@gmail.com>  
**Sent:** Friday, November 13, 2020 10:27 AM  
**To:** 'ROBERT GALVIN' <rwgalvin@comcast.net>  
**Subject:** Release of Performance Guarantee - Maplewood Estates

Bob,

My client is requesting the release of the \$31,500 being held pursuant to the performance guarantee for the roads at Maplewood Estates in Rockland. I have attached a copy of the letter and check sent to you on December 10, 2015 and a copy of the construction cost estimate for the project.

Please let me know if you need anything else.

Thomas J. Filipek  
Attorney at Law  
32 Norfolk Avenue  
South Easton, MA 02375  
(508) 857-6112

This electronic message and any files attached hereto contain confidential or privileged information from the Law Offices of Thomas J. Filipek. This information is intended to be for the use of the individuals or entities to whom it is addressed only. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is strictly prohibited. If you have received this transmission in error, please notify the sender by reply email and destroy all copies of this message.

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**2 attachments**

 **Letter to Robert Galvin - Dec 10, 2015.pdf**  
38K

 **Construction Cost Estimate.pdf**  
27K

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**Robert W. Galvin** <rwgalvin@comcast.net>

Fri, Nov 13, 2020 at 11:54 AM

To: Douglas Lapp <dlapp@rockland-ma.gov>, John Ellard <jellard@rockland-ma.gov>

Cc: pbrennan@amoryengineers.com, Robert Rosa <robert.rosa38@gmail.com>, jlucas@rockland-ma.gov

FYI.

Thank you.

Rockland may have the funds.

Bob

Robert W. Galvin, Esq.  
Rockland Land Use Counsel  
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10 Enterprise Street, Suite 3  
Duxbury, MA 02332-3315  
(781) 934-5678  
(781) 837-1030 (Fax)  
[rwgalvin@comcast.net](mailto:rwgalvin@comcast.net)

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**From:** Linda S. Simmons <[galvinadmin@comcast.net](mailto:galvinadmin@comcast.net)>  
**Sent:** Friday, November 13, 2020 11:52 AM  
**To:** 'Robert W. Galvin' <[rwgalvin@comcast.net](mailto:rwgalvin@comcast.net)>  
**Subject:** RE: Release of Performance Guarantee - Maplewood Estates

Hi Bobby,

On January 11, 2016 you had me Fed.X that check to Allan Chiocca. You endorsed it and made it payable to the Town.

Thanks, Linda

[Quoted text hidden]

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**Pat Brennan** <[pbrennan@amoryengineers.com](mailto:pbrennan@amoryengineers.com)> Fri, Nov 13, 2020 at 11:52 AM  
To: "Robert W. Galvin" <[rwgalvin@comcast.net](mailto:rwgalvin@comcast.net)>  
Cc: John Lucas <[jlucas@rockland-ma.gov](mailto:jlucas@rockland-ma.gov)>, Robert Rosa <[robert.rosa38@gmail.com](mailto:robert.rosa38@gmail.com)>, Douglas Lapp <[dlapp@rockland-ma.gov](mailto:dlapp@rockland-ma.gov)>, Jennifer Berardi-Constable <[JConstable@rockland-ma.gov](mailto:JConstable@rockland-ma.gov)>, John Ellard <[jellard@rockland-ma.gov](mailto:jellard@rockland-ma.gov)>

Bob,

They completed everything on that list and I reviewed the as-built plan in 2016 - letter attached. I believe that the money can be released.

Pat

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**Maplewood AB & Acceptance 10-20-16.pdf**  
237K