

(Cover Page)  
**PROPOSAL FOR REDEVELOPMENT  
OF THE  
HISTORIC MEETINGHOUSE**  
3 Bacon Street  
Westminster, Massachusetts



**Submitted by:**

Pillar & Post LLC

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Thomas G. Paquette, Managing Partner

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Byron S. James, Managing Partner

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137 Kendall Pond Road, Windham, NH 03087

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703-969-2647      paquettet@yahoo.com

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(Name, Address, Telephone Number and E-Mail Address of Proposer)

Date Submitted: October 4, 2023

**PURCHASE PRICE PROPOSAL FORM**  
**FOR THE PURCHASE OF THE HISTORIC MEETINGHOUSE**  
**WESTMINSTER, MASSACHUSETTS**

Seller: Town of Westminster, acting by its Select Board  
Westminster Town Hall  
11 South Street,  
Westminster, MA 01473

Buyer: Pillar & Post LLC  
137 Kendall Pond Road  
Windham, NH 03087  
703-969-2647 paquettet@yahoo.com

Premises: Historic Meetinghouse  
3 Bacon Street  
Westminster, MA 01473

Proposed Purchase Price: \$ 10,000.00

Proposed Purchase Price (in words): Ten Thousand Dollars and 00/100

Proposed Closing Date: March 5, 2024 (120 days from award)

<u><i>Thomas Paquette</i></u>	<u>Managing Partner, Pillar &amp; Post LLC</u>
Signature	Title
<u>Thomas G. Paquette</u>	<u>October 4, 2023</u>
Print name	Date Signed

**AFFIDAVIT OF NON-COLLUSION**

The undersigned certifies under the penalties of perjury that this bid or proposal is in all respects bona fide and fair and has been made and submitted in good faith without collusion or fraud with any other person. As used in this affidavit, the word “person” shall mean any natural person, joint venture, business, partnership, corporation, union, committee, club, organization, group of individuals, municipal official or other business or legal entity.

**Signature:**

*Thomas Paquette*

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**Date:**

October 4, 2023

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**Name [Printed]:**

Thomas G. Paquette

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**Title:**

Managing Partner

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**Company:**

Pillar & Post LLC

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**TOWN OF WESTMINSTER – REQUEST FOR PROPOSALS**  
**SALE OF HISTORIC MEETINGHOUSE**  
**CERTIFICATE OF TAX COMPLIANCE**

Pursuant to M.G.L., Ch. 62C, s. 49A, the undersigned certifies, under the penalties of perjury, that the below named individual or company has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

*Thomas Paquette*  
Signature of Individual or Corporate Officer

Pillar & Post LLC  
Company Name

~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~  
XXXXXXXXXXXX  
Social Security Number or Federal  
Identification Number\*

October 4, 2023  
Date

**TOWN OF WESTMINSTER – REQUEST FOR PROPOSALS  
SALE OF HISTORIC MEETINGHOUSE**

CERTIFICATE OF AUTHORITY

Give full names and residences of all persons and parties interested in the foregoing proposal:

(Notice: Give first and last name in full; in case of a corporation, give names of President and Treasurer; in case of a limited liability company, give names of the individual members, and, if applicable, the names of all managers; in case of a partnership or a limited partnership, all partners, general and limited and; in case of a trust, all the trustees)

NAME	ADDRESS	ZIP CODE
<u>Thomas G. Paquette</u>	<u>137 Kendall Pond Road, Windham, NH</u>	<u>03087</u>
<u>Byron S. James</u>	<u>137 Kendall Pond Road, Windham, NH</u>	<u>03087</u>
_____	_____	_____

Kindly furnish the following information regarding the Proposer:

**1) IF A PROPRIETORSHIP**

Name of Owner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Name of Business: \_\_\_\_\_  
 Home: \_\_\_\_\_

**2) IF A PARTNERSHIP**

Business Name: \_\_\_\_\_  
 Business Address: \_\_\_\_\_

Names and Addresses of Partners

PARTNER NAME	ADDRESS	ZIP CODE
_____	_____	_____
_____	_____	_____
_____	_____	_____

**3) IF A CORPORATION OR A LIMITED LIABILITY COMPANY**

Full Legal Name: Pillar & Post LLC

State of Incorporation: New Hampshire

Principal Place of Business Windham, NH

Qualified in Massachusetts: Yes \_\_\_\_\_ No X (see attached letter)

Place of Business in Massachusetts: \_\_\_\_\_

**4) IF A TRUST**

Full Legal Name: \_\_\_\_\_

Recording Information: \_\_\_\_\_

Full names and address of all trustees:

NAME	ADDRESS	ZIP CODE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Signature: *Thomas Paquette*

Printed name: Thomas G. Paquette

Title: Managing Partner

Name of Business: Pillar & Post LLC

Date: October 4, 2023

# PILLAR & POST

Select Board  
Town of Westminster  
Westminster Town Hall  
11 South Street  
Westminster, MA 01473

To Whom it May Concern:

In reference to page two (2) of the "Certificate of Authority", section 3. We have checked the box that we are not "qualified in Massachusetts". We are currently a registered LLC in the State of New Hampshire and have previously held licenses to do business in Louisiana, Virginia, and Washington DC.

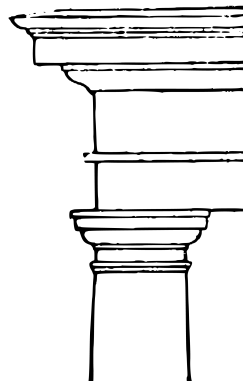
If we are chosen, to develop the Historic Meeting House, located at 3 Bacon Street, Westminster, we will secure all necessary licenses to do business in the State of Massachusetts prior to closing on the property.

If you have any questions, or concerns, please do not hesitate to contact me.

Sincerely,

*Thomas Paquette*

Thomas G. Paquette  
Managing Partner  
Pillar & Post LLC



**TOWN OF WESTMINSTER – REQUEST FOR PROPOSALS  
SALE OF HISTORIC MEETINGHOUSE**

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) Real Property: The parcel of land with the building and other improvements thereon located at 3 Bacon Street, Westminster.

(2) Type of Transaction, Agreement, or Document:

Sale of Town Property

(3) Public Agency Participating in Transaction:

Town of Westminster

(4) Disclosing Party's Name and Type of Entity (if not an individual): Pillar & Post LLC

(5) Role of Disclosing Party (Check appropriate role):

Lessor/Landlord  Lessee/Tenant

Seller/Grantor  Buyer/Grantee

Other (Please describe): \_\_\_\_\_



**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
<u>Thomas G. Paquette</u>	<u>137 Kendall Pond Road, Windham, NH 03087</u>
<u>Byron S. James</u>	<u>137 Kendall Pond Road, Windham, NH 03087</u>
<u> </u>	<u> </u>

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert “none” if none):

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee’s interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

(9) This Disclosure Statement is hereby signed under penalties of perjury.

Pillar & Post LLC

Print Name of Disclosing Party (from Section 4, above)

*Thomas Paquette*

10/04/2023

Authorized Signature of Disclosing Party

Date (mm / dd / yyyy)

Thomas G. Paquette, Managing Partner

Print Name & Title of Authorized Signer