

Middleton Planning Board
Middleton, MA
MINUTES OF THE MEETING
November 9, 2016

The Middleton Planning Board met at a regularly scheduled meeting
on November 9, 2016 at the Fuller Meadow School,
143 South Main Street, Middleton, Massachusetts at 7:00 pm

The following board members were in attendance:
Chairperson Beverly Popielski, Clerk Rick Kassiotis, members Tony Tierno, David McGlone

Others present:
Katrina O'Leary, Town Planner

Chairperson Beverly Popielski called the meeting to order at 7:02 PM

Minutes October 13, 2016

MOTION: Made by Rick Kassiotis to approve the minutes as written. Motion seconded by David McGlone. Vote 4-0 in favor, motion carried.

Other Business

A. Set Public Hearing date for Zoning Proposals

MOTION: Made by Tony Tierno to set the date for the Public Hearing regarding Zoning Proposals for Wednesday, December 14, 2016. Seconded by David McGlone. Vote 4-0 in favor, motion carried.

B. Sign Grandview Extension Definitive Modification Plan

Represented by Jill Mann.

MOTION: Made by Rick Kassiotis to authorize Beverly Popielski to sign the covenant. Motion seconded by David McGlone. Vote 4-0 in favor, motion carried.

MOTION: Made by Rick Kassiotis to authorize Beverly Popielski to sign the presented definitive modification plan. Motion seconded by David McGlone. Vote 4-0 in favor, motion carried.

C. Norma/Kassiotis Way, Ray Falite – Request to reduce bond amount.

Clerk Kassiotis read the correspondence into the record submitted from Bob LaBossiere. Mr. LaBossiere suggested to reduce the bond amount to \$99,951 which would cover the remaining items and the sidewalk to be built.

Mr. Falite was questioning the amount of the bond still being held. He feels it should be \$24,800. Mr. Falite confirmed that he will put in the sidewalk.

John McCarthy – 3 Kassiotis Way --- Expressed concern that there isn't any erosion control in place.

Chairperson Popielski requested that Katrina speak with bob LaBossiere to discuss and confirm the amount of the holdback.

MOTION: Made by David McGlone to reduce the bond by \$148,077 leaving a balance of \$99,951 as a holdback. Motion seconded by Tony Tierno. Vote 4-0 in favor, motion carried.

D. 17 Old Essex Street – Preliminary Subdivision Plan – Applicant JJ McCarthy LLC

Chairperson Popielski excused herself for this discussion. Appointed Tony Tierno to act as Chairperson.

Represented by Jill Mann. This subdivision consists of 8 acres over 4 lots; 3 of which are planned to be built with a duplex on each lot. This will be maintained as a private roadway and in common ownership. They are looking to build one common driveway that will branch off to two units. They are seeking a relieve from the sidewalk requirement as this will be a 'minor' roadway and have a reduced width. As per correspondence from Bob LaBossiere, he is concerned regarding parking. A suggestion was made to place some gravel along the edge of the road which would allow for a car to park a little off the road. They are also seeking a waiver for the length of the cul de sac.

The Fire Department has reviewed the plan and are okay with it as long as trucks can make the turn at the cul de sac. The Planning Board is also concerned with the width of the road.

MOTION: Made by Rick Kassiotis to conduct a site walk on November 19, 2016 at 9:00 am with a back-up date of December 3, 2016 at 9:00 am if needed. Motion seconded by David McGlone. Vote 3-0 in favor, motion carried.

MOTION: Made by Rick Kassiotis to deny the application subject to the scheduled site visit. Motion seconded by David McGlone. Vote 3-0 in favor, motion carried.

E. Bond Reduction Request – East Meadow Farm – East Meadow LLC

Represented by Jill Mann. They are requesting a reduction of the existing bond. They don't intend to do the final pavement before the winter – won't be going to Town Meeting until May 2018.

MOTION: Made by David McGlone to disperse \$31, 475 of the existing bond. Motion seconded by Rick Kassiotis. Vote 4-0 in favor, motion carried.

MOTION: Made by Rick Kassiotis to authorize Chairperson Popielski to sign the tri-partite agreement. Motion seconded by David McGlone. Vote 4-0 in favor, motion carried.

ZBA Recommendations

A. 17 Old Essex Street – JJ McCarthy, LLC, applicant – common Driveway Special Permit

Chairperson Popielski excused herself for this discussion. Appointed Tony Tierno to act as Chairperson.

Represented by Jill Mann. The applicant is seeking a special permit to create a common driveway that will be shared by 2 lots. They are looking to do this to reduce the amount of disturbance to the natural surroundings. The driveway will be 251' from the road and then branch off to two lots with the minimum width being 12'. Clerk Kassiotis read into the record correspondence received from Fire Chief Martinuk. His main concern was for buildings that far off the road sprinklers must be installed.

MOTION: Made by David McGlone to provide a positive recommendation to the ZBA as long as the applicant complies with Chief Martinuk's letter dated November 4, 2016. Motion seconded by Rick Kassiotis. Vote 3-0 in favor, motion carried.

B. 195 S. Main Street – Lawrence Ciampi, application – Modification of Site Plan Approval

Represented by Jill Mann. Minit Car Wash is looking to continue the updating and automation of their business by replacing the existing vacuums. The plan is to remove the existing vacuums and create 12 parking spaces that will be along the side of the building. The units will be located inside the building which will provide some noise reduction. Outside of the building you will see 12 'booms' that will align with the parking spaces. This change will also improve traffic flow.

MOTION: Made by Tony Tierno to make a positive recommendation to the ZBA for the proposed modification of the site plan. Motion seconded by David McGlone. Vote 4-0 in favor, motion carried.

Town Planner Update

Katrina solicited feedback regarding new room set-up for the meetings. Everyone agreed with the new set up.

Informed the Board that the Master Plan Committee was going to be present on November 18, 2016 from 5:30-8:30 pm at Get Moving Night being held at Howe Manning to provide community awareness and be able to answer any questions.

Adjournment

MOTION: Made by David McGlone to adjourn. Motion seconded by Rick Kassiotis. Vote 4-0 in favor, motion carried. Meeting adjourned at 8:18 pm.

Respectfully submitted by Amy Becker, recording secretary

Minutes accepted at the December 14, 2016 meeting of the Planning Board.