

Middleton Planning Board  
Middleton, MA  
MINUTES OF THE MEETING  
June 8, 2016

The Middleton Planning Board met at a regularly scheduled meeting  
on June 8, 2016 at the Fuller Meadow School,  
143 South Main Street, Middleton, Massachusetts at 7:00 pm

The following board members were in attendance:

Clerk Rick Kassiotis, Beverly Popielski, John Knott, Tony Tierno, David McGlone and alternate members  
Luciano Leone and Nick Bonugli

Others present:

Katrina O'Leary, Town Planner

Clerk Rick Kassiotis called the meeting to order at 7:01 PM

**Vote to Appoint Chairman and Clerk**

MOTION: Made by John Knott to nominate Beverly Popielski to be the next Chairperson of the Planning Board. Motion seconded by Tony Tierno. Vote 7-0 in favor, motion carried.

MOTION: Made by John Knott to nominate Rick Kassiotis to be Clerk of the Planning Board. Motion seconded by Luciano Leone. Vote 7-0 in favor, motion carried.

**Minutes May 11, 2016**

**MOTION: Made by Rick Kassiotis to approve the minutes as written. Motion seconded by Tony Tierno. Vote 6-1 in favor, motion carried. John Knott abstained.**

**Subdivision Approval Not Required Plans - 5 Zaloga Way - Siewko**

Tom Cassidy - builder. Adding a sunroom which would not conform to the side setback requirement. Neighbor is allowing the lot line to be changed to provide their neighbor with the proper setback requirement.

**MOTION: Made by John Knott to accept the ANR plan as proposed. Motion seconded by Tony Tierno. Vote 7-0 in favor, motion carried.**

**Other Business - Request to Extend Tri-Partite Completion Date - Norma Way/Kassiotis**

Represented by Raymond Felite - developer. Requesting extension to December 31, 2016. The last lot has been sold and all foundations are in place.

John McCarthy - 3 Kassiotis Way, current resident. Expressed a frustration as to not having mail delivery. Lots of discussion around this issues - the residents are being told that the Post Office will not deliver mail until the road is accepted by the Town.

Cheryl & Tom McCormick - 9 Kassiotis Way, current residents. Expressed same frustration over the wall. Also, concerned regarding the entrance way walls & trees.

Paul Miore - 5 Kassiotis Way, current resident. Made a request to the Board to only grant extension until October 30th.

Chairperson Popielski asked Ray to put up mailboxes at the end of the street and talk to the Post Office.

**MOTION: Made by Tony Tierno to allow the extension of the Tri-Partite Agreement to October 30, 2016. Motion seconded by Rick Kassiotis. Vote 7-0 in favor, motion carried.**

**Other Business - Request to Release Tri-Partite Agreement - Woodbury Lane**

Represented by Jill Mann. Mr. LaBossiere recommends full release of the bond and contingency funds. Road was accepted at the May 2016 Town Meeting.

**MOTION: Made by Rick Kassiotis to release the full amount of the Tri-Partite Agreement. Motion seconded by Tony Tierno. Vote 5-0 in favor, motion carried.**

**MOTION: Made by John Knott to return the refundable fees being held by Town Treasurer in the amount of \$19,485. Motion seconded by Tony Tierno. Vote 5-0 in favor, motion carried.**

**Other Business - Request to Release Tri-Partite Agreement - Flying Fox Circle**

Represented by Jill Mann. Mr. LaBossiere recommends full release of the bond and refundable fees. Road was accepted at the May 2016 Town Meeting.

**MOTION: Made by Tony Tierno to release the full amount of the Tri-Partite Agreement, \$93,050. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.**

**MOTION: Made by Rick Kassiotis to return the refundable fees being held by Town Treasurer in the amount of \$10,685.55. Motion seconded by Tony Tierno. Vote 5-0 in favor, motion carried.**

**Other Business - Request to Release Tri-Partite Agreement - Church Street**

Represented by Jill Mann. Requesting full release of contingency fees being held; the bond has already been released.

**MOTION: Made by John Knott to release the full amount of contingency fees being held in the amount of \$11,481. Motion seconded by Tony Tierno. Vote 5-0 in favor, motion carried.**

**ZBA Recommendations - 18 Village Road**

Clerk Rick Kassiotis read the application into the record.

Represented by Jill Mann. Jeff Garber, owner of property, was also present. Site Plan review - 4 duplex dwellings with 2 units each. Already obtained a use variance from ZBA. Will have a condominium organization for maintaining the property and plans to have it privately held in perpetuity.

**MOTION: Made by Tony Tierno to accept the Site Plan as presented and to make a positive recommendation to the ZBA. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.**

**ZBA Recommendations - 339 No. Main St - Special Permit/Site Plan Modification Request - Keri Amor**

No one in attendance to represent the applicant.

**MOTION: Made by John Knott to continue this matter to the next scheduled meeting of the Planning Board on Wednesday, July 13, 2016. Motion seconded by David McGlone. Vote 5-0 in favor, motion carried.**

**Adjournment**

**MOTION: Made by John Knott to adjourn. Motion seconded by Tony Tierno. Vote 5-0 in favor, motion carried. Meeting adjourned at 8:00 pm.**

Respectfully submitted by Amy Becker, recording secretary

Minutes accepted at the July 13, 2016 meeting of the Planning Board.