

Middleton Planning Board
Middleton, MA
MINUTES OF THE MEETING
July 13, 2016

The Middleton Planning Board met at a regularly scheduled meeting
on July 13, 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 John Knott, Tony Tierno, and alternate
member Nick Bonugli

Others present:

Katrina O'Leary, Town Planner

Chairperson Beverly Popielski called the meeting to order at 7:00 PM

Chairperson Beverly Popielski publically thanked Luciano Leone for his time for serving on the Planning
Board as an alternate member for the past year.

Minutes June 8, 2016

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

Chairperson Beverly Popielski appointed Nick Bonugli as a full voting member for his meeting.

Subdivision Approval Not Required Plans

A) 107 Flint Farm Road - Peter Madden

Applicant is seeking to divide back lot from the rest of the lot and house. Applicant is selling the house at
107 Flint Farm Road and wants to break off the back and keep it. The back lot will not have any frontage
and will be unbuildable.

**MOTION: Made by Rick Kassiotis to accept the ANR plan as proposed. Motion seconded by John Knott.
Vote 3-2 in favor, motion carried. Dissenting votes - Beverly Popielski and Tony Tierno.**

B) 328 North Main Street - Scott Audette

Represented by Jill Mann. Applicant is seeking to sell off a portion of a very large lot for commercial M1
zoning use.

MOTION: Made by John Knott to accept the ANR plan as proposed. Motion seconded by Tony Tierno. Vote 5-0 in favor, motion carried.

Other Business - Lavoie Lane - Request for Tri-partite release

Paul DeBiase - DUC Residential. The street has been accepted by the Town so there is a request to release the \$27,709.08 which had been retained for surety for one year.

MOTION: Made by Rick Kassiotis release the full amount of the tri-partite agreement. Motion seconded by John Knott. Vote 4-0 in favor, motion carried. Beverly Popielski abstained.

ZBA Recommendations

A) 339 North Main Street - Special Permit/Site Plan Modification Request - Keri Amor
Applicant would like to install fencing to create an outdoor dog area behind their existing place of business. The fenced in area would be 13' x 85' with a 6' high chain link fence. The fencing will be in the concrete to avoid the dogs being able to escape. There is at least 16' from the back of this area to the lot line.

Mr. Bonugli suggested they consider using a sealant on the concrete to keep it from absorbing odors and will be easy to sanitize.

MOTION: Made by Nick Bonugli to make a positive recommendation to the ZBA. Motion seconded by Rick Kassiotis. Vote 5-0 in favor, motion carried.

B) 261 North Main Street - Special Permit - Ed Doucette/Seven Hills Family Services
Applicant is seeking a Special Permit to change use from light industrial to business plus a relief from required number of parking spaces for a business use. The planned use for the building is for administrative purposes for Seven Hills Family Services. The facility would be used as offices, conference rooms and some internal training purposes. Given the size of the building, the number of required spaces would be 63 but there are currently only 48 spaces. Most of the people using the building would be coming and going. If there would be a need in the future the current playground area could be removed and turned into additional parking.

MOTION: Made by John Knott to make a positive recommendation for 1) to allow the change of use to business and 2) to allow relief from the parking requirement. Motion seconded by Tony Tierno. Vote 5-0 in favor, motion carried.

C) 328 North Main Street - Special Permit/Site Plan Review - Scott Audette
Represented by Jill Mann. Requesting site plan approval for 2 buildings to be constructed on the lot. One would be an 8-unit building and one a 2-unit building with the primary use as contractor storage yard. The lot is in an M1 zoning district which would allow this use by right but the application needs a Special

Permit for outdoor storage. The outdoor storage area would be enclosed by fencing and abuts the back of the building. All zoning requirements have been met and storm water plans have been submitted.

MOTION: Made by John Knott to make a positive recommendation to the ZBA. Motion seconded by Rick Kassiotis. Vote 5-0 in favor, motion carried.

Other Business

Chairperson Beverly Popielski would like to have a review of the current position of all subdivisions currently under construction in the Town. She has requested a review of where they currently stand and what the anticipated completion date is for each along with any special circumstances. Katrina O'Leary is to invite all of the developers along with Mr. LaBossiere from the Department of Public Works to attend our next meeting to provide updated information.

Adjournment

Chairperson Beverly Popielski adjourned the meeting at 8:16 pm.

Minutes accepted at the 8/10/2016 meeting of the Planning Board.

Respectfully submitted by Amy Becker, recording secretary