

Middleton Planning Board  
Middleton, MA  
MINUTES OF THE MEETING  
August 10, 2016

The Middleton Planning Board met at a regularly scheduled meeting  
on August 10, 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 and alternate member Nick Bonugli. Absent: John Knott

Others present:

Katrina O'Leary, Town Planner and Bob LaBossiere, Superintendent DPW

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

Chairperson Beverly Popielski publicly thanked retiring Fire Chief Frank Twiss for his time for serving on the Town of Middleton Fire Department. She congratulated Captain Thomas Martinuk on his appointment to Fire Chief. She also recognized and thanked all the agencies involved in fighting 2 brush fires near the reservoir.

**Minutes July 13, 2016**

**MOTION: Made by Rick Kassiotis to approve the minutes as written. Motion seconded by Tony Tierno. 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) Lot 11 Dixey Drive - Bay Property Management

Represented by Jill Mann. Applicant is seeking to subdivide Lot 11 into 2 separate lots; Lot 11A (conforming lot with frontage on Dixey Dr) and Lot 11B (no frontage on Dixey Dr). Lot 11B would be combined with a lot that only has frontage on North Main Street.

**MOTION: Made by Rick Kassiotis to accept and endorse the ANR plan as proposed. Motion seconded by David McGlone. Vote 4-1 in favor, motion carried. Dissenting vote - Nick Bonugli.**

## **Other Business**

### A. Subdivision Updates

(1) Leitner Way (Essex Crossing) - Developer: Ray & Regina Monastiero

No work has been done for several years, no expiration date on insurance bond. No one appeared at the meeting to represent or provide an update.

Chairperson Popielski is requesting that they be present at the September meeting.

(2) Lewis Drive (Pheasant Ridge Subdivision) - Developer: Yvonne & John McAuley

As per Mr. LaBossiere -- they have located a buyer for the entire subdivision and in the process of decommissioning the existing two 2-family homes; nothing can move forward until this is completed. They are working with the Building Inspector to get authorization. They will be in front of the Board for the tri-partite agreement --- expecting sale to take place in the fall.

(3) Norma Way/Kassiotis Lane (Olde Boxford Estates) - Developer: Ray Falite

A construction schedule was submitted to the Board but did not include a completion date. The subdivision is in terrible shape.

Chairperson Popielski is requesting that he be present at the September meeting.

(4) Zaloga Way (Ryebrooke Estates Phase IV) - Developer: Dick Jones

Construction is moving along -- should be done within a month, waiting for paving.

Chairperson Popielski also asked for an update regarding any sidewalks that still need to be completed; from where to where and the amount.

## **Town Planner Update**

Ms. O'Leary discussed the Middleton Walk-Bike Alliance and that it is up on Facebook and asking everyone to Like it so it can be seen by more people. There is also a Wikimap that allows participants to provide input.

The new Building Inspector, Scott Fitzpatrick, starts on Monday, August 15, 2016.

## **Adjournment**

**MOTION: Made by Rick Kassiotis to adjourn. Motion seconded by Tony Tierno. Vote 5-0 in favor, motion carried. Meeting adjourned at 7:45 pm.**

Middleton Planning Board Minutes  
August 10, 2016  
Page 3 of 2

Respectfully submitted by Amy Becker, recording secretary