

Middleton Planning Board  
Middleton, MA  
MINUTES OF THE MEETING  
October 14, 2015

The Middleton Planning Board met at a regularly scheduled meeting on October 14, 2015 at the Fuller Meadow School, 143 South Main Street, Middleton, Massachusetts at 7:00 pm

The following board members were in attendance:

Clerk John Knott, members Beverly Popielski, Erik Dalen, Rick Kassiotis, and alternate members Tony Tierno and Luciano Leone

Others present:

Katrina O'Leary, Town Planner

Clerk John Knott called the meeting to order at 7:01 PM

**MOTION: Made by Beverly Popielski to appoint Clerk John Knott as acting Chairperson for tonight's meeting. Motion seconded by Luciano Leone. Vote 4-0 in favor, motion carried.**

**MOTION: Made by Erik Dalen to appoint Luciano Leone as a voting member to the Board for this meeting. Motion seconded by Beverly Popielski. Vote 4-0 in favor, motion carried.**

**Minutes September 9, 2015:**

**MOTION: Made by Beverly Popielski to approve the minutes as written. Motion seconded by Tony Tierno. Vote 4-0 in favor, motion carried. John Knott abstained from voting.**

**Other Business – Discuss November meeting**

Original date of November meeting was the 11<sup>th</sup> which is Veteran's Day.

**MOTION: Made by Beverly Popielski to move the November meeting to the following week for Wednesday, November 18<sup>th</sup>. Motion seconded by Erik Dalen. Vote 5-0 in favor, motion carried.**

**Continued Public Hearing – 7:00 pm – 161-163R N. Main Street Definitive Subdivision – Bay Development LLC**

Represented by Jill Mann. Dealing with some concerns with abutters, therefore, are asking for a continuance until the next meeting on November 18<sup>th</sup>.

**MOTION: Made by Beverly Popielski to continue discussion at the November 18<sup>th</sup> meeting. Motion seconded by Erik Dalen. Vote 4-0 in favor, motion carried.**

### **Approval Not Required Plans**

#### **161-163 N. Main Street – Bay Development**

Represented by Jill Mann. The ANR application shows a small portion of land (2,567 sq ft) to be conveyed to Richard Sanborne, abutting property owner (155 N. Main Street). A portion of their existing home straddles the lot line. With this conveyance, the Sanbornes will own the land under the house and therefore be able to mortgage their property and have clear title.

**MOTION: Made by Beverly Popielski to approve the ANR application for property 155 N. Main Street. Motion seconded by Luciano Leone. Vote 5-0 in favor, motion carried.**

### **Other Business**

Ohlson Way – Posting of Bond, Release of Covenant

Represented by Jill Mann. Subdivision began in 2014. Base requirements have been completed. A letter by DPW Superintendent, Bob LaBossiere was submitted confirming the completion of the required work. They are asking the Board to grant the tri-partite agreement with Mann & Mann as the escrow agent.

**MOTION: Made by Beverly Popielski to accept the tri-partite agreement in the amount of \$149,000 with Mann & Mann as the escrow agent and a project completion date of August 1, 2017. Motion seconded by Luciano Leone. Vote 5-0 in favor, motion carried.**

**MOTION: Made by Beverly Popielski to allow John Knott sign the tri-partite agreement as acting Chairperson. Motion seconded by Luciano Leone. Vote 5-0 in favor, motion carried.**

**MOTION: Made by Beverly Popielski to approve the release of the covenants. Motion seconded by Luciano Leone. Vote 5-0 in favor, motion carried.**

**MOTION: Made by Beverly Popielski to allow John Knott sign the tri-partite agreement as acting Chairperson. Motion seconded by Luciano Leone. Vote 5-0 in favor, motion carried.**

### **Zoning Amendment Proposal: Changes to Dimensional Requirements**

This topic is being continued for further discussion at the next meeting scheduled for November 18<sup>th</sup> when more Board members can be present for the discussion.

### **Adjournment**

**MOTION: Made by Beverly Popielski to adjourn. Motion seconded by Luciano Leone. Vote 4-0 in favor, motion carried. Meeting adjourned at 7:30 pm.**

Respectfully submitted by Amy Becker, recording secretary

Minutes accepted at the November 18, 2015 meeting of the Planning Board.