

Middleton Planning Board
Middleton, MA
MINUTES OF THE MEETING
December 9, 2015

The Middleton Planning Board met at a regularly scheduled meeting on December 9, 2015 at the Fuller Meadow School, 143 South Main Street, Middleton, Massachusetts at 7:00 pm

The following board members were in attendance:

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

Others present:

Katrina O'Leary, Town Planner

Chairperson Christine Lindberg called the meeting to order at 7:00 PM

Minutes November 18, 2015:

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

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

Chairperson Christine Lindberg read a letter received by the Planning Board from Jill Mann requesting a continuance until the next scheduled meeting of the Planning Board on January 13, 2016 at which time they will provide an update.

MOTION: Made by Beverly Popielski to continue discussion at the next scheduled Planning Board meeting on Wednesday, January 13th meeting. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

Continued Public Hearing – 7:00 pm – 284 Maple Street – 2-family Special Permit – 284 Maple Street Realty Trust

Represented by Scott Cameron from The Morin-Cameron Group. Since the last meeting on November 18, 2015 when the Board approved the ANR plan, the applicant has made all of the requested changes. The Board has received a recommendation from Chief DiGianvittorio that he has approved the site distance from the wall to the street. The applicant has also adjusted the width of the driveway 16' all the way up vs. the original narrowing to 12'.

MOTION: Made by Beverly Popielski to grant the special permit. Motion seconded by John Knott. Vote is 4-1: Lindberg, Knott, Kassiotis, and Dalen in favor; Beverly Popielski against. Motion carried.

Staff had suggested that the Board consider adding a condition that no occupancy permit be granted until all site improvements/conditions are met. Board discussed but didn't feel it necessary – it's completely private property and the Town is not liable.

Approval Not Required Plans – Mill, Peabody, and Arrow Streets – Richardson Green, Inc.

Represented by Scott Cameron from The Morin-Cameron Group. The applicant was before the Board at the November meeting but had requested an extension to deal with some existing structures over lot lines. One of the lot lines was moved to leave the structure where it is in a one-to-one land swap between two lots. And the other structure has been marked 'to be removed'.

MOTION: Made by John Knott to accept and endorse the ANR plan with changes so noted creating lots 1-6. Motion seconded by Beverly Popielski. Vote 5-0 in favor, motion carried.

Other Business – Olde Boxford Estates – Tripartite Agreement Extension

Subdivision name is Middleton Estates. Applicant is requesting an extension of current tripartite agreement to July 1, 2016 to finish pavement and landscaping which will include extra stone walls at entrance. Currently there are only two lots left; one of which is closing in January and one left to be sold. Beverly Popielski suggested that the Board grant the extension until April 15, 2016 and that the applicant apply in January to the Town to be included on the agenda for the Town Meeting in May.

MOTION: Made by Beverly Popielski to grant the extension of the tripartite agreement to April 15, 2016 and to allow Christine Lindberg to sign the tripartite agreement. Motion seconded by Rick Kassiotis. Vote 5-0 in favor, motion carried.

Other Business - Proposed Changes to Planning Board Special Permit Rules

Katrina O'Leary discussed the changes being proposed which include updating the language, number of copies requested, fee increase and updating the application form.

MOTION: Made by Beverly Popielski to approve changes to the language in the Special Permit rules as written. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

MOTION: Made by Beverly Popielski to propose the recommendation to the Selectmen to increase the fee for a Special Permit from \$50 to \$100. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

Walk-in Item – Walnut Street Extension

Applicant wanted to get the Board's opinion on allowing the foundation to be done and then conduct inside work over the winter and complete the road improvement in the Spring. They are looking for a building permit without binder. There is a restrictive covenant in place which the Board does not want to change. The two issues are 1) binder coat on street in place before building permit is to be issued, and 2) language in the Restrictive Covenant may preclude. Since the Board agrees in concept and doesn't want to hold up construction, Christine Lindberg has asked Katrina O'Leary to review the specific language in the Restrictive Covenant and see what can be done to allow this to happen.

Adjournment

MOTION: Made by Beverly Popielski to adjourn. Motion seconded by Rick Kassiotis. Vote 5-0 in favor, motion carried. Meeting adjourned at 7:56 pm.

Respectfully submitted by Amy Becker, recording secretary

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