

Middleton Planning Board
Middleton, MA
MINUTES OF THE MEETING
July 8, 2015

The Middleton Planning Board met at a regularly scheduled meeting
on July 8, 2015 at the Flint Public Library,
One South Main Street, Middleton, Massachusetts at 7:00 pm

The following board members were in attendance:
Chairperson Christine Lindberg, Clerk John Knott and members Beverly Popielski, Erik Dalen and Rick Kassiotis

Others present:
Katrina O'Leary, Planning Coordinator

Chairperson Christine Lindberg called the meeting to order at 7:02 PM

Minutes June 10, 2015:

MOTION: Made by John Knott to approve the minutes from the June 10, 2015 meeting as written. Motion seconded by Rick Kassiotis. Vote 4-0 in favor, Erik Dalen abstained, motion carried.

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

Represented by Jill Mann. They haven't received the engineering report yet so asking for a continuance until the next meeting on August 12th.

MOTION: Made by Beverly Popielski to continue discussion at the August 12th meeting. Motion seconded by Erik Dalen. Vote 5-0 in favor, motion carried.

Other Business

A. Ridgewood Estates, Phase 1 – Posting of Bond, Release of Covenant

Represented by Jill Mann. The bank did not consent to the tri-partite so don't have it to present to the Board. Requesting a continuance until the August 12th meeting.

MOTION: Made by Beverly Popielski to continue the discussion regarding Ridgewood Estates, Phase 1 at the August 12th meeting. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

B. Smith Crossing – 9 Ross Lane – Town Easement Encroachment

Represented by Jill Mann. Karleen Oberton is the property owner who is trying to obtain a building permit to erect a pool shed on her property. There is a town easement that runs between her property and Lot 3 which was primarily designed to capture water run-off for Lot 3. The drainage easement is 40' wide (20' on each property); it was only meant as an access as there is no piping underground nor anything built on it. The location of the pool shed would encroach approximately 6' into the easement area but in no way will impede the purpose of the easement. This

matter has been discussed with Mr. LaBossiere who has agreed that the pool shed won't interfere with the purpose of the easement.

MOTION: Made by Rick Kassiotis that the Planning Board has reviewed the petitioner's letter and is in agreement that the pool shed will not impede the purpose of the easement. Motion seconded by Beverly Popielski. Vote 4-1 in favor, with John Knott dissenting, motion carried.

Subdivision Approval Not Required Plans, if any

A. Iveson Street – Anthony Dicesare & Dicesare Children Iveson Street Family Trust

Represented by Jill Mann. The applicant is seeking to make a minor adjustment in the lot line adjacent to Pine Street (paper street). The applicant was before the Board earlier this year regarding the combination of two non-conforming lots which also shifted the lot line. The Board is now being asked to adjust the lot line again.

MOTION: Made by John Knott to accept the Iveson Street plan ANR to the original lot line as discussed. Motion seconded by Erik Dalen. Vote 5-0 in favor, motion carried.

B. 18 Village Road – Wakefield Associates, applicant; Knoll Holdings LLC, owner

Represented by Jill Mann. The applicant is asking to reconfigure two existing lots into 4 lots. The plan conforms with all requirements for ANR filings.

MOTION: Made by Beverly Popielski to approve the ANR creating lots 62-65. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

Zoning Amendment Proposal: Changes to Dimensional Requirements

Board to take home the information compiled by Katrina O'Leary to review and prepare for discussion at the August 12th meeting.

Adjournment

MOTION: Made by Beverly Popielski to adjourn. Motion seconded by John Knott. Vote 5-0 in favor, motion carried. Meeting adjourned at 8:05 pm.

Respectfully submitted by Amy Becker, recording secretary

Minutes accepted at the August 12, 2015 Planning Board meeting.