

Middleton Planning Board
Middleton, MA
MINUTES OF THE MEETING
August 12, 2015

The Middleton Planning Board met at a regularly scheduled meeting
on August 12, 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, Rick Kassiotis and
alternate members Tony Tierno and Luciano Leone

Others present:
Katrina O'Leary, Town Planner

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

Chairperson Lindberg requested the Board go into Executive Session

Clerk John Knott took the roll call vote to agree to Executive Session:

John Knott – Yes
Beverly Popielski – Yes
Christine Lindberg – Yes
Erik Dalen – Yes
Rick Kassiotis – Yes

Meeting returned to Open Session

Minutes July 8, 2015:

MOTION: Made by John Knott to approve the minutes from the July 8, 2015 meeting as written. Motion seconded by Beverly Popielski. Vote 5-0 in favor, motion passed.

Continued Public Hearing – 7:30 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 September 9th.

MOTION: Made by Beverly Popielski to continue discussion at the September 9th 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 September 9th meeting.

MOTION: Made by Beverly Popielski to continue the discussion regarding Ridgewood Estates, Phase 1 at the September 9th meeting. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

Subdivision Approval Not Required Plans, if any

A. Lewis Drive - McAuley

Represented by Tom Flanagan. Covenant language has been changed as requested previously by the Board to reflect that the existing two-family dwellings will be converted to single-family prior to any lots being sold.

MOTION: Made by Beverly Popielski to accept the Lewis Drive plan ANR dated 12/9/14. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

MOTION: Made by Beverly Popielski to sign the revised & modified covenant for Lewis Drive. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

B. 141 Essex Street – Ronald Skinner

Represented by Jeffrey Hoffman. The plan conforms with all requirements for ANR filings – the Board had no questions.

MOTION: Made by Rick Kassiotis to approve the ANR for 141 Essex Street. Motion seconded by Beverly Popielski. Vote 5-0 in favor, motion carried.

C. Corner of Log Bridge & S. Main Street, Town of Middleton

Represented by Jill Mann. The plan is to erect a new sign for the NS Business Center – the Board had no questions.

MOTION: Made by Rick Kassiotis to approve the ANR for Corner of Log Bridge Road and S. Main Street. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

Zoning Amendment Proposal: Changes to Dimensional Requirements

Katrina O’Leary provided a handout with some language suggestions for the Board to consider. A few were discussed in theory. Katrina to take some examples of actual lots that the Board is trying to eliminate going forward; apply these lots to a few of these suggested language changes and see if they would pass the ‘test’. To be discussed further at the September 9th meeting.

Adjournment

MOTION: Made by John Knott to adjourn. Motion seconded by Beverly Popielski. Vote 5-0 in favor, motion carried. Meeting adjourned at 8:12 pm.

Respectfully submitted by Amy Becker, recording secretary

Minutes accepted at the September 9, 2015 meeting of the Planning Board.