

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

The Middleton Planning Board met at a regularly scheduled meeting on September 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, member Beverly Popielski, and alternate members Tony Tierno and Luciano Leone

Others present:

Katrina O'Leary, Town Planner

Chairperson Christine Lindberg called the meeting to order at 7:06 PM

Minutes of the regular meeting on August 12, 2015:

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

Minutes of the Executive Session on August 12, 2015:

MOTION: Made by Tony Tierno to approve the minutes as written. Motion seconded by Luciano Leone. Vote 4-0 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 October 14th.

MOTION: Made by Beverly Popielski to continue discussion at the October 14th meeting. Motion seconded by Luciano Leone. Vote 4-0 in favor, motion carried.

Other Business

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

Represented by Jill Mann. Subdivision off East Street – phase 1 is completed. Requesting signature of the tri-partite agreement holding \$208,215 for remaining work and restrictive covenant to allow them to be selling the lots in Phase 1. Discussed expected completion date of project (9/30/20) which is longer than usual. The subdivision is being done in 6 phases – each phase will have its own bond and the developer can only sell lots in the phases that have been released by the Planning Board, no risk to the Town.

MOTION: Made by Beverly Popielski to accept the tri-partite agreement including Bay Development and Middlesex Savings Bank in the amount of \$208,215 for phase 1 of Ridgewood Estates with a completion date of 9/30/20. Motion seconded by Tony Tierno. Vote 4-0 in favor, motion carried.

MOTION: Made by Beverly Popielski to sign the release of covenant for phase 1 of Ridgewood Estates which includes lots 1-11. Motion seconded by Luciano Leone. Vote 4-0 in favor, motion carried.

ZBA Recommendations

A. Verizon Wireless Cell Tower – Modification of Site Plan Approval

Represented by Steve Slovenski. Requesting site plan modification to install a generator and the necessary propane tank to support it – back-up due to a power failure. Chairperson Lindberg expressed her concern that there is no mention of the propane tank and was asking for dimensions to ensure it wouldn't be unsightly. Mr. Slovenski ensured the Board that both the generator and propane tank will be under the sight line of the existing fence. He also assured the Board that the generator is only to be used in emergencies. As a test, the generator does turn on once every 2 weeks for about 30 minutes to ensure it is running properly. They plan on checking with the Fire Chief prior to going before the ZBA. They are seeking to get on the agenda for the next Board of Selectmen meeting.

MOTION: Made by Beverly Popielski to provide a positive recommendation to the ZBA for the modifications to the existing site plan to include the installation of the generator at the Verizon Wireless Cell Tower located at 195 S. Main Street subject to receiving an approval letter from Fire Department, the review of the Selectmen and revision of the application to include wording regarding the propane tank and specific height dimensions. Motion seconded by Luciano Leone. Vote 4-0 in favor, motion carried.

B. Park Ave. Minit Car Wash – Modification of Site Plan Approval

Represented by Jill Mann. The modifications are being requested to modernize some aspects of the car wash to include a new self-service kiosk. The proposed kiosk will improve traffic by creating 2 queues and allowing customers to enroll in their Fast Pass plan (which works similar to the toll EZ-Pass system). Everything being proposed will be behind the building. The kiosk light displays will be on all night but will not create any additional light. They are also replacing the awnings on the building and plan to update some landscaping.

MOTION: Made by Beverly Popielski to a positive recommendation to the ZBA for the site plan modifications proposed with the addition of language to include the updated landscaping. Motion seconded by Tony Tierno. Vote 4-0 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 October 14th when more Board members can be present for the discussion.

Adjournment

MOTION: Made by Tony Tierno to adjourn. Motion seconded by Luciano Leone. Vote 4-0 in favor, motion carried. Meeting adjourned at 7:51 pm.

Respectfully submitted by Amy Becker, recording secretary, and accepted by the board at the October 14, 2015 meeting.