

**Minutes of the MIDDLETON BOARD OF SELECTMEN**  
**Fuller Meadow School**  
**Nathan Media Room**  
**143 South Main Street, Middleton, MA 01949**  
**January 29, 2019 7:00PM**

*Present: Kosta Prentakis, Timothy Houten, Rick Kassiotis, Todd Moreschi*

*Absent: Brian Cresta*

*Others Present: Town Administrator Andrew Sheehan, Assistant Town Administrator Tanya Stepasiuk, Paul Richardson, Frank Leary, Lisa Teichner, Theresa Buono, and others*

**7:00 PM** With a quorum present, Chairman Prentakis called the meeting to order at 7:00 PM.

- **Warrants:** Town Administrator Andrew Sheehan provided a brief review of Warrant #1916 (Payroll: \$689,513, Bills Payable: \$971,489) and the Board took the following action:

On a **MOTION** made by **Houten**, second by **Kassiotis**, the Board of Selectmen **VOTED** unanimously to approve the warrant #1916, as presented.

- **Minutes:** After a brief review of the minutes of January 15, 2019, the Board took the following action:

On a **MOTION** made by **Houten**, second by **Kassiotis**, the Board of Selectmen **VOTED** to accept the minutes of January 15, 2019, as written.

- **Town Administrator's Report:** Town Administrator Andrew Sheehan provided the Board with information and updates on the following:
  - **All Day Budget Summit:** The first budget meeting will take place on February 2<sup>nd</sup>, at 8:15AM. First unveiling of the operating budget for the year that begins July 1<sup>st</sup>. Information is available on the Town Website.
  - **North Liberty Street Bridge Project:** He signed a contract with MassDOT for the replacement of the bridge. The State is providing almost the entire cost of the replacement. The project will be done this year, during low water season, probably July.
  - **Special Town Meeting:** March 19<sup>th</sup> is the Special Town Meeting for the acquisition of the golf course. Town Administrator Andy Sheehan has held several informational meetings over the past few months and there will be additional meetings scheduled, including a couple at the Library and at Memorial Hall. On Monday, February 4<sup>th</sup>, there will be a meeting in the Registrar's Room, from 2PM-4PM, and three additional meetings at that location. There will be additional Open Forum dates posted on the website.
  - **Annual Election:** Sheehan advised the Board that the Annual Election will be held on Tuesday, May 21, 2019 and the Town Clerk has posted information to the website.
  - **Snowplowing:** Sheehan publicly thanked the DPW and everyone involved with the snowstorm last weekend. They did a great job keeping up with the storm.

**7:07 PM Review and Vote on Request of Richardson Green, Inc.:** Selectman Houten recused himself from the discussion on this item, due to a conflict. Jill Mann from Mann & Mann, PC, met with the Board of Selectmen with a request to change the status of land classified under MGL c.61A, agricultural land. There was a brief discussion on the Town's right of first refusal to purchase the property. After discussion, the Board voted to waive their right to purchase the land and took the following action:

On a **MOTION** made by **Kassiotis**, second by **Moreschi**, the Board of Selectmen **VOTED** to forgo its right to secure an appraisal and waived its right to acquire Parcel A.

Selectman Houten returned to the meeting.

**7:11 PM Meeting with Lisa Teichner, Executive Director of Tri-Town Council:** Teichner provided a detailed presentation on the programming highlights of their annual report, which was provided to the Board. Nate Hubley, a member of the Tri-Town Council Youth Action Advisory Board, added to the presentation, providing details on the programs the Youth Action Advisory Board has been working on. At the conclusion of the presentation, the Chair publicly thanked the Tri-Town Council for all they do for the tri-towns.

**7:26 PM Vote to Accept the Following Donations to the Middleton Food Bank:** Natasha Bansfield and another of the promoters of the Turkey Trot, provided a check in the amount of \$2,042.00 for the Middleton Food Bank. Frank Leary of the Food Bank thanked the Turkey Trot folks for their generous contribution.

- **From the Promoters of the Turkey Trot: \$2,042.00**
- **From Bostik, Inc.: \$500.00**

After a brief discussion, the Board took the following action:

On a **MOTION** made by **Houten**, second by **Kassiotis**, the Board of Selectmen **VOTED** unanimously to accept, with thanks, the donations to the Middleton Food Bank from Bostik, and the promoters of the Turkey Trot.

**7:32 PM Application for a Transfer of a Common Victualler License:** Suresh Patel for **Richdale Convenience, 152A South Main Street: Transfer from S&H Richdale Inc., to Middleton Shreeji Inc., Suresh Patel, owner, and Change of Manager from Tapan Patel to Sureshkumar Kantilal Patel.** The Patels met with the Board of Selectmen with information and a request to transfer the Common Victualler's license for the Richdale at 152A South Main Street. After a very brief discussion, the Board took the following action:

On a **MOTION** made by **Houten**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to transfer the Common Victualler License for Richdale Convenience to Middleton Shreeji Inc., and to change the manager from Tapan Patel to Sureshkumar Kantilal Patel, as requested.

**7:33 PM Review and Discuss Proposed Masconomet Policy Regarding School Committee Membership:** Selectman Chair Prentakis provided the Board with information on the proposed policy of the Masconomet School Committee regarding school committee membership. Selectman Houten expressed his disdain at the proposed policy and suggested that the Board send a unified response to

the School Committee expressing their clear opposition to the proposal. The Board agreed and Selectman Chair Prentakis requested that Mr. Sheehan draft a letter expressing the Board's opinion.

**7:39 PM Review and Sign the Conservation Restriction for North Meadow Village:** Melissa Ogden, Mann & Mann, PC, met with the Board with a Conservation Restriction for the Board to review and sign for the North Meadow Village property.

On a **MOTION** made by **Houten**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to approve the Conservation Restriction for North Meadow Village.

**7:42 PM Vote to Renew Class III License for 2019 to Muzichuk Garage Inc.:** Melissa Ogden, Mann & Mann PC, representing the owner, Paul Muzichuk, of Muzichuk Garage, Inc., located at 295 North Main Street, met with the Board to request a renewal of Muzichuk's Class III license for Muzichuk Garage, Inc. After a brief discussion, the Board took the following action:

On a **MOTION** made by **Kassiotis**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to renew the Class III License for 2019 to Muzichuk Garage, Inc., Paul Muzichuk, Owner, at 295 North Main Street.

**7:44 PM Vote to Open and Close the March 19, 2019 Special Town Meeting Warrant:** Town Administrator Andy Sheehan provided the Board with a draft Special Town Meeting Warrant for discussion and pointed out highlights of the warrant articles. After a brief discussion, the Board took the following action:

On a **MOTION** made by **Houten**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to open and close the Special Town Meeting Warrant for March 19, 2019.

**7:49 PM Review and Sign the First Amendment of Offer to Purchase Property Located at 93 and 105 South Main Street:** The Town Administrator provided the Board with information on the First Amendment of Offer to purchase the property located at 93 and 105 South Main Street. After a brief discussion, the Board took the following action:

On a **MOTION** made by **Kassiotis**, second by **Houten**, the Board of Selectmen **VOTED** unanimously to sign the First Amendment of Offer to purchase property located at 93 and 105 South Main Street.

**7:51 PM Vote to Approve Fiscal Year 2019 Operations and Maintenance Sewer Rate for South Essex Sewer District Billings:** Town Administrator Andy Sheehan provided the Board with information on the proposed sewer rates for FY2019. After a brief discussion, the Board took the following action:

On a **MOTION** made by **Kassiotis**, second by **Houten**, the Board of Selectmen **VOTED** unanimously to approve the FY2019 sewer rates.

**7:51 PM Vote to open the May 14, 2019 Annual Town Meeting Warrant:** The Town Administrator provided the Board with information on the Annual Town Meeting, scheduled for May 14, 2019 and requested that the Board vote to open the Annual Town Meeting Warrant.

On a **MOTION** made by **Houten**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to open the May 14, 2019 Annual Town Meeting Warrant.

**7:53 PM Executive Session**

On a **MOTION** made by **Prentakis**, the Board of Selectmen **VOTED** unanimously to go into Executive Session, under GL c. 30A, s. 21(a)(6), to consider the purchase, acquisition, or value of real property where the Chairman declared discussion in open session would have a detrimental effect on the position of the Town, and will not be returning to Open Session.

Selectman Clerk Kassiotis called the roll call:

**Houten: Yes**

**Prentakis: Yes**

**Moreschi: Yes**


**Kassiotis: Yes**

**MOTION carried unanimously.**

**8:13 PM ADJOURN**

With no further business, the Board of Selectmen meeting of January 29, 2019 adjourned at 8:13 PM.

Respectfully submitted,



Judith A. Stickney, Minutes Secretary

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Richard Kassiotis, BOS Clerk

Documents either distributed to the Board of Selectmen before the meeting in a packet or at the meeting:

- Agenda: January 29, 2019
- Minutes: January 15, 2019, January 15, 2019 Executive Session
- Warrant #1916 (Payroll: \$689,513, Bills Payable: \$971,489)
- Letter and related material from Mann & Mann, P.C., to Board of Selectmen et al, Re: NOTICE OF INTENT TO CONVERT LAND SUBJECT TO M.G.L.A. c. 61A; Owner: Richardson Green, Inc., 2 Central Street, Middleton, MA, 978-774-3797, Parcel A: 111,001 square foot portion of 15 River Street, Assessor's Map 32, Parcel 134, 1/4/19

- Conservation Restriction and related material: Grantor B&B Development Group LLC, Grantee: Town of Middleton, Address: North Main Street, Middleton, MA, Grantor's Title: Essex South Registry of Deeds, at Book 33887, Page 393
- Letter and related material from Tri-Town Council to Board of Selectmen, Re: Summary of Services Offered, 10/15/18
- Letter from COA Director to Board of Selectmen, Re: Middleton Food Bank Donation / Bostik, 1/22/19
- Letter from COA Director to Board of Selectmen, Re: Middleton Food Bank Donation / Middleton Turkey Trot, 12/20/18
- Common Victualler / General License Application and related material: Middleton Shreeji Inc, 152A South Main Street, Middleton, MA
- Miscellaneous License Renewal Form and related material: Class III License, Muzichuk Garage, Inc.
- Calendar: Special Town Meeting March 19, 2019
- Special Town Meeting Warrant
- First Amendment to Offer to Purchase Between Corbeau LLC and the Town of Middleton
- Town of Middleton Operating & Maintenance Sewer Rate from SESD Billings
- Calendar FY2020 Operating & Capital Budgets: May 14, 2019 Annual Town Meeting, May 21, 2019 Annual Town Election