

Middleton Planning Board
Middleton, MA
MINUTES OF THE MEETING
February 10, 2021

The Middleton Planning Board met at a regularly scheduled meeting
on February 10, 2021 at 7:00 pm,
Virtual Meeting Space due to COVID-19 State of Emergency

The following board members were in attendance:
Chairman David McGlone, Members Brian York, Jeff Garber and Brian Carroll and
Alternate Member Joseph Kikta

Meeting called to order at 7:10 PM

Minutes January 13, 2021

**MOTION: Made by Brian Carroll to approve the minutes from the January 13, 2021 meeting as written.
Motion seconded by Jeff Garber. Roll call vote:**

David McGlone	abstained
Brian York	yes
Brian Carroll	yes
Jeff Garber	yes
Joe Kikta	yes

Vote 4-0 in favor, motion carried.

Other Business

A. Discussion regarding 145 South Main Street Letter

Letter was written and edited by Brian Carroll, Brian York and Katrina O’Leary to the owner of the lot requesting to have some additional trees planted along the back of the lot bordering the school property.

Mr. Garber feels the owner abided by what was submitted on the site plan and that the letter is a little adversarial. Suggests that maybe Ms. O’Leary or the building inspector reach out via phone and a conversation first. The letter may be perceived as doing something wrong and he hasn’t violated the site plan. Inquired if the school has expressed any concerns. As per Ms. O’Leary, she heard that the school is concerned that there is no longer any buffer between the two lots.

Mr. York indicated that as a Planning Board we didn’t have a lot of say over the site plan.

Mr. Carroll agrees that he did follow the site plan – he left some ‘mature plantings’, he did leave some tall pine trees but clear cut most of the bushes and brush that provided some buffer.

Mr. Kikta suggested possibly softening the opening of the letter to say something like ‘while you did follow the site plan we would like to ask that you plant some additional trees.....’

Some discussion regarding what falls under the jurisdiction of the Planning Board and at this time site plan review and issuance of special permits all fall under the ZBA. Changing that would fall under a review of the zoning bylaw. The board expressed a lot of concern at the time this site plan was first before them and continues to be a traffic concern. Ms. O’Leary suggested that both the ZBA and Planning Board should consider hiring an engineering firm to be on retainer to do peer reviews for some of the boards in town to help review traffic reports and studies.

MOTION: Made by Brian Carroll to send the letter with some slight editing from Katrina O’Leary. Motion seconded by Brian York. Roll call vote:

David McGlone	yes
Brian York	yes
Brian Carroll	yes
Jeff Garber	no
Joe Kikta	yes

Vote 4-1 in favor, motion carried.

Adjournment

MOTION: Made by Brian York to adjourn. Meeting adjourned at 7:40 pm.

Respectfully submitted by Amy Becker, recording secretary

Minutes accepted at the 3/10/2021 meeting of the board.