



TOWN OF MIDDLETON

PLANNING BOARD

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MEETING MINUTES

February 13, 2019
Fuller Meadow School 7:00 pm

Members in Attendance: Tony Tierno, Cheryl McCormack, David McGlone, Anthony DeGregorio

Absent: Nick Bonugli

Others Present: Katrina O'Leary, Town Planner

Mr. Tierno called the meeting to order at 7:00pm.

Minutes

Mr. Tierno asked for a motion to accept the minutes from January 9th meeting. Mr. McGlone motioned and Ms. McCormack seconded, all in favor and minutes were accepted.

Roadway Acceptance

Roadway As-Built Plans – Lewis Drive – Primecap LLC

The developer of the Lewis Drive subdivision is requesting that the Town accept Lewis Drive as a public way at the May 2019 Town Meeting. As part of this process, the Board of Selectmen ask the Planning Board for a recommendation regarding the status of the road construction before “Laying out the way” for roadway acceptance at the May 2019 Town Meeting. The DPW Superintendent recommended that the board approve the as-built for the road and accept the public way. He commented that there is still \$31,257 of the bond to cover a small list of items that need to be fixed, including backfilling and seeding of the berms, painting the hydrants, cementing the curb joints and cleaning of stormwater structures. The DPW Superintendent will provide an update of the status of these items at the May 2019 Town Meeting.

The Conservation Commission, the Police Department and the Fire Department all had no issues with the acceptance.

Mr. Tierno asked for a motion to accept the roadway. Mr. McGlone motioned, all in favor, motion passed unanimously.

New Public Hearings

46 and 46R Liberty Street – Special Permit to allow duplex structure in a Residential zone

Mr. McGlone read the public notice into the record.

Melissa Ogden of Mann and Mann spoke on behalf of the applicant who is seeking approval from the Planning Board for two different approvals: 1. a special permit to allow a two family home according to and 2. a modification of a "Roadway Improvement Plan" that was approved by this board in 2007. The property contains 47,847 sq. ft. (40,000 sq. ft. is required for a 2 family in this R1A zoning district. The board will need to determine if the proposed duplex will meet the criteria for the granting of a special permit.

Before beginning the discussion, Mr. McGlone read comments from the departments. Building Commissioner Scott Fitzpatrick commented that the building will be assigned a 4th Ave. address and it is the developer's responsibility to provide the street signs. Assessor Brad Swanson said the same. Kenny Rollins of MELD mentioned that utility work will be needed and DPW Superintendent Ken Gibbons commented that a street sign and post would need to be added and recommended that the roadway remain private. Health Director Derek Fullerton had no comments.

Mr. Tierno opened the meeting up to the public for comments in favor or in opposition of the hearing.

James Osgood of 44 Liberty Street spoke up in opposition of the project. He stated that he believes that the 2 family dwelling that is proposed will be too big and look out of place in an area of all single family homes. He also stated that previous site work on the property did some damage to a wall by his garage. Currently the elevation of the road goes down to his wall and the garage on his property, and if the road is elevated, he wants to ensure that he will still have access to this part of his property. He is also concerned that with the 20 foot road to the proposed dwelling and the multiple driveways the area will look like a parking lot because of all the paving that will need to be done.

Lee Lampkin of 1 Third Avenue spoke on behalf of all the abutters to the property. One of their main concerns is that they feel that the neighborhood character will be compromised by adding a much larger, 2-family dwelling to an area of single family homes. Also, they are concerned that since there is already a lack of street parking, having a larger home with multiple driveways will bring more cars to the area, and there is already a lack of street parking. There is also a chance that more drivers will be speeding down an already dangerous curve of the road where the house is being proposed. The abutters feel it's very important for the board to have a site visit so they can see the issues they are talking about and address their concerns before making a decision.

Armando Vranari of 48 Liberty Street spoke up in opposition to the project as well. He lives next to the property and believes that the house will be too close to his property and that it's too big for the area.

The Board agreed that a site visit is needed and scheduled it for March 2nd at 10:00am. The hearing will be continued to the next Planning Board meeting on March 13th. Mr. Tierno asked for a motion to continue the hearing. Mr. McGlone motioned, all in favor, motion passed unanimously.

Other Business

A. Town Meeting Recommendation: Acquisition of Land for Municipal Purposes

Andy Sheehan, Town Administrator, joined the meeting to speak about the special Town Meeting happening on March 19, 2019 regarding the proposed acquisition of the Middleton Golf Course and the plan to build a facility to house the Fire and Police departments, the Town offices, and potentially the Council on Aging at a later date. The first article contains the request for the acquisition of the property, cost of the acreage is \$3.8 million. The second article contains the request for the construction of the master development plan, cost is \$325,000. The project is projected to break ground in late 2020 with the plan to open the Fire Station in 2022. A short term loan will be obtained initially and then will convert to a permanent loan to run for 30 years. Total per year in loan payments will be approximately \$250,000. Mr. Sheehan stated that if the town does not buy the land, it is his opinion that the owners will sell immediately to another buyer, and use of the land will be in question.

Mr. Tierno asked for a motion for a recommendation to move forward with the land purchase at Town Meeting. Mr. McGlone motioned and Mr. DeGregorio seconded. All in favor, motion carried unanimously.

B. Master Plan 300 discussion

Ms. O'Leary stated that the Master Plan Committee would like to make edits to the plan due to their dissatisfaction with some of the work done by MAPC. Ms. O'Leary mentioned that while she feels that this is a worthwhile project, the Planning Board has the option not to adopt it, but in her opinion, the plan is at least a good working document and lays the foundation for zoning being passed in town. Ms. O'Leary asked the Board, on behalf of the Master Plan Committee, to wait to vote on the plan until the committee finishes making the edits. Mr. Tierno expressed that he was happy to wait.

Adjournment:

Mr. Tierno asked for a motion to adjourn. Mr. McGlone motioned and the board adjourned the meeting at **7:55 pm**.

Minutes respectfully submitted by Lisa Brown.

Minutes accepted at the March 13, 2019 meeting of the board.