

MIDDLETON BOARD OF SELECTMEN

MEETING AGENDA

TUESDAY, SEPTEMBER 8, 2020

7:00 PM

This meeting is being recorded

Due to the state of emergency in Massachusetts due to the COVID-19 outbreak, this meeting will be held via ZOOM, an internet based meeting space. It is the intent that the virtual meeting space will be made accessible to the public; however, if this is not possible despite best efforts, the full and complete transcript of the meeting will be posted on the Town's website as soon as practicable upon the conclusion of the proceedings. To join the meeting, go to

<https://us02web.zoom.us/j/82373400333?pwd=bkc2aEc1T1NSNXcwMVdOY3VJSkJqQT09>

Meeting ID: 823 7340 0333

Passcode: 794398

One tap mobile

+13017158592

1. 7:00 PM Warrant: #2105 & 2106
Minutes: Open Session: August 18, 2020
Town Administrator updates and reports
2. 7:15 PM Public Comment Period
3. 7:20 PM Review and vote on the application for transfer of license from Interstate Management Company LLC to Merritt Boston North Operator LL regarding the operation and management of the Double Tree Hotel at 51 Village Road, Kevin Varr and Steve Mobley
4. 7:40 PM Review and vote on Third Amendment to Waste Disposal Agreement with Covanta, extending the existing contract by three years at \$90/ton, \$93.60/ton, and \$97.34/ton
5. 7:50 PM Review and vote on policy regarding meetings during the COVID State of Emergency
6. 8:00 PM Update on Police Chief search process
7. 8:10 PM Review and vote to declare surplus a 2007 Dodge Charger and authorize the Town Administrator to dispose of it in the Town's best interest
8. 8:05 PM Vote to appoint Lauren Calabrese to the Cultural Council for a term through June 30, 2021
9. 8:10 PM Vote to accept the following grant: Fire Department: Assistance for Firefighters Grant – COVID-19 Supplemental: \$22,710
10. 8:20 PM New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed
11. 8:30 PM Executive Session: Pursuant to GL c. 30A, s. 21(a)(6) to consider an offer to purchase real property where discussing the matter in open session may have a detrimental effect on the Town.

Upcoming Meetings: September 22: Regular BOS meeting
October 6 & 20: Regular BOS meetings

The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Town of Middleton
Summary of Weekly Bills Payable and Payroll Warrants
Office of the Town Accountant

Warrant Date: 8/27/20

Warrant Number: # 2105

Payroll Warrant Total:

\$ 655,573

<u>Department</u>	<u>Amount</u>	<u>Detail of Expenses</u>
Board of Health	\$11,499	
COA	\$9,044	
Election	\$758	
Electric Light	\$74,835	\$16,643 Overtime; \$2,287 Call Out
Fire	\$69,861	\$21,398 Overtime; \$7,728 Part time
Inspections	\$9,415	
Library	\$14,540	
Memorial Hall	\$34,580	
Planning	\$3,995	
Police	\$58,384	\$3,508 Overtime; \$978 Reserves
Police Details	\$25,398	
Public Works	\$33,263	\$0 Snow; \$2,083 Overtime
Recreation	\$0	
Senior Work Off	\$0	
School	\$310,001	
Teacher Balloon Pay	\$0	
Town Officers	\$0	

Bills Payable Warrant Total:

\$ 4,057,966

<u>Department/Expense Category</u>	<u>Amount</u>	<u>Detail of Expenses</u>
All Payroll Deductions	\$82,600	
Administrator	\$6,792	\$2,376 Phone Service Contractual FY21; \$2,180 Cleaning
Accounting	\$0	
Assessor	\$0	
Clerk	\$459	
Cultural Council	\$0	
COA	\$4,797	\$1,798 Food Pantry
DPW	\$58,424	\$16,036 Waste Disposal; \$13,077 Police Details
Fire	\$12,715	\$2,704 Ambulance Related; \$2,214 Training/Education
Health Director / IT	\$6,049	\$5,975 IT Related
Historical Comm.	\$0	
Inspections	\$36	Various Expenses
Library	\$9,952	\$5,679 Purchase Books; \$1,880 Electricity
MELD	\$819,637	\$764,013 Purchase Power
Planning	\$90	Various Expenses
Police	\$44,219	\$21,800 New Traffic Sign; \$8,422 New Radios Article ATM
Recreation	\$0	
School	\$81,649	\$67,036 Tuition
Treasurer	\$2,930,507	\$2,551,013 Masco Assess; \$330,269 Health Ins. Deductions
Veterans' Agent	\$42	Various Expenses

MEETING MINUTES
BOARD OF SELECTMEN
Tuesday, August 18, 2020 7:00 PM
This meeting is being recorded

NOTE: Due to the state of emergency in Massachusetts due to the COVID-19 outbreak, this meeting will be held via ZOOM, an internet-based meeting space. It is the intent that the virtual meeting space will be made accessible to the public; however, if this is not possible despite best efforts, the full and complete transcript of the meeting will be posted on the Town's website as soon as practicable upon the conclusion of the proceedings.

Present: Chair Rick Kassiotis, Tim Houten, Brian Cresta, Kosta Prentakis

Absent: Todd Moreschi

Others Attending: Town Administrator Andy Sheehan, Assistant Town Administrator Tanya Shallop, Minutes Secretary Judi Stickney, Paul Pellicelli, Joe Kikta, Anthony DiGregorio, Whitney Gillings, Douglas LeColst, Town Clerk Ilene Harris Twiss, Kevin Varr, Town Planner Katrina O'Leary, Town Moderator Barbara Piselli, Fire Chief Tom Martinuk, Ruilin Wang, Brian Russo, David McGlone, and others

7:07 PM With a quorum present, Chair Rick Kassiotis called the meeting to order.

ROUTINES

- **Warrant Approval:** Town Administrator Andy Sheehan provided a brief review of Warrant #2104: Payroll: \$545,352, Bills Payable: \$1,221,404, noting that the Town Accountant had reviewed the warrant and requested the Board's approval. The Board took the following action:

On a **MOTION** made by **Prentakis**, second by **Houten**, the Board of Selectmen **VOTED** unanimously by roll call vote to approve the warrant as presented.

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

On a **MOTION** made by **Cresta**, second by **Houten**, the Board of Selectmen **VOTED** unanimously by roll call vote to approve the minutes of July 28, 2020.

- **Town Administrator's Report:** Town Administrator Andy Sheehan provided information and updates on the following:
 - **Maple/Liberty Street Reconstruction:** Sheehan reported that construction is moving along well. With cooperative weather, they will be milling this week and paving next week. They expect to be complete by the middle of September. There was a brief discussion on the curbing.
 - **Fundraising for Rail Trail:** Sheehan reported that the group has been working on a grant application to develop the rail trail. It's been a good example of everyone working together toward the same goal. He is also working with MELD on a license for the Town to use the right of way for the Rail Trail.
 - **Lease Agreement for New Ambulance:** Sheehan reported that they have signed a lease agreement for a new ambulance. They expect that delivery will be in January/February, 2021. It is a 3-year lease agreement.

- **Local Aid and Chapter 70:** Sheehan advised the Board that they were pleasantly surprised to learn that the Legislature and Governor have level-funded local aid and Chapter 70 funds.
- **Candlelight Property:** Sheehan advised the Board that a site plan approval has been filed for an office building and apartments on the former Candlelight property. The Zoning Board of Appeals will be hearing that in September. Cresta noted that it would be a great opportunity to improve that area and encouraged the ZBA to retain an outside consultant to help in the design and planning.
- **Swap Shop:** Sheehan advised the Board that his office has been fielding questions on when the Swap Shop will open, noting that it has been closed since March. It will remain closed until the Governor moves into Phase 4 of Reopening Massachusetts.
- **In-Person Meetings:** Sheehan advised he's been asked by several people about when in-person meetings would resume. He suggested holding off on that until Phase 4 also. He will draft a policy for the Board's consideration at the next meeting.

7:26 PM Public Comment Period: None

7:30 PM Joint Session with the Planning Board to Appoint Alternate Planning Board Members: David McGlone and Anthony DeGregorio of the Planning Board were present for the joint appointment. Joe Kikta expressed his interest in being reappointed as an Alternate on the Planning Board. After a very brief discussion, the assembled members of the two boards took the following action:

On a **MOTION** made by **Cresta**, second by **Prentakis**, the Board of Selectmen and the Planning Board **VOTED** unanimously by roll call vote to appoint Joe Kikta to an alternate slot for the Planning Board for a term through June 30, 2021.

7:30 PM Review and Vote on the Application for Transfer of License from Interstate Management Company LLC to Merritt Boston North Operator LL: The Board continued discussions on the application for transfer of license from Interstate Management Company LLC to Merritt Boston North Operator LL, regarding the operation and management of the Double Tree Hotel at 51 Village Road. Representing the hotel and related parties were Brian Russo, Kevin Varr, Ruilin Wang, and Whitney Gillings. Selectman Brian Cresta expressed his concerns with the many changes in management over the past few years, noting that the Board of Selectmen is usually the last to be informed. He added that this would not be tolerated anywhere else and he wasn't sure if he would vote for approval tonight. Brian Russo, Merritt Hospitality, attempted to provide the Board with assurances that they have every intention of notifying the Board of any future changes in management. Selectmen Tim Houten let the attending managers know that they could revoke the liquor license if they are not notified of changes in management before they happen. A lengthy discussion ensued between the Board members. After discussion, two Board members advised that if the vote was taken tonight they would not vote for the license transfer. As a result, Brian Russo requested that the Board hold off on voting on this until there are five members present. The discussion and vote will be continued to the next meeting on September 8th.

8:05 PM Update from Town Clerk Ilene Twiss on the September 1 State Primary Election: The Town Clerk provided the Board with a brief update on the status of the Primary Election. She noted that the mail-In ballot requests were sent out. A drop box will be installed at Memorial Hall by the DPW to accept

the ballots. Early voting begins August 22nd and runs through August 28th at the Fuller Meadow School. Hours are Saturday from 2:00 PM - 6:00 PM, Sunday from 9:00 AM - 1:00 PM, Monday, Wednesday & Thursday, 9:30AM-3:30PM, Tuesday from 9:30AM - 5:30 PM, Friday from 9:30AM - 12:30PM. The Primary Election will be held on September 1st also at Fuller Meadow School.

8:16 PM Review and Vote on the Option to Purchase a Deed-Restricted Affordable Housing Unit at 57 Peaslee Circle: The Town Administrator advised the Board that this is an affordable unit and the Town has the right of first refusal on the option to purchase the unit. After a brief discussion, the Board took the following action:

On a **MOTION** made by **Prentakis**, second by **Cresta**, the Board of Selectmen **VOTED** unanimously by roll call vote to decline the option to purchase.

The Town Administrator will notify the seller and DHCD.

8:20 PM Vote to Authorize the Treasurer-Collector to Refund 2008 Library Bonds to Take Advantage of Lower Interest Rates: The Town Administrator advised the Board that the Town's financial advisers notified the Treasurer-Collector that the Town could save money if they authorize the Treasurer-Collector to refund 2008 library bonds. It is estimated that about \$118,000 could be saved over the remaining seven years of the term. After a brief discussion, the Board took the following action:

Prentakis made the following **MOTION**: I move that, in order to reduce interest costs, the Treasurer is authorized to provide for the sale and issuance of bonds under G.L. c. 44, Section 21A, to refund all or any portion of the remaining principal of the Town's General Obligation Library Bonds dated April 15, 2008, including, if any, the payment of any premium and accrued interest associated therewith, and that for this purpose the Treasurer is authorized to provide for the preparation and distribution of a Preliminary Official Statement; provided, however, that no bonds shall be issued under this vote unless and until the final interest rates and other terms of the refunding bonds are approved by the Board.

The motion was seconded by **Cresta**, the Board of Selectmen **VOTED** unanimously by roll call vote. Prentakis: aye; Houten: aye; Cresta: aye; Kassiotis: aye.

8:24 PM Update on Police Chief Search Process: Selectman Chair Kassiotis recused himself from the meeting for this discussion. The Town Administrator advised the Board that his office issued a request for qualifications (RFQ) for a consulting firm to help them with recruitment and selection of a new police chief. That request went out August 4th, and responses are due August 26th. At that time, they will begin to review proposals and qualification packages and make a decision. A brief discussion ensued on the timeframe and when Sheehan expected to have a new police chief on board. Sheehan advised he hopes to have resumes in by around mid-November. A discussion ensued on the process and whether the Board

should be prepared to appoint an acting chief in the event that the current chief retires before a new chief is in place. After a lengthy discussion, the Board advised Sheehan to ascertain the consulting firm's previous experience in selecting a police chief and report that information back to the Board. The Assistant Town Administrator added that they've had several responses to the RFQ and should have a consulting firm on board within a few weeks.

8:36 PM Update on New Transfer Station Sticker System: The Town Administrator advised the Board that all of the Transfer Station stickers will be sold online this year. Sales will begin at the end of the month. Once purchased online, the stickers will be mailed out. There are also paper applications that can be downloaded and print online, as well as available at the Flint Library, Memorial Hall, and the Council on Aging. Those can be mailed in. Information is available on the website and through social media.

8:42 PM Update on Installation of Temporary Traffic Control Devices on Lake Street: The Town Administrator provided a brief summary of the discussions that took place at the last meeting on this subject, including some of the concerns expressed by residents in the area. Sheehan advised that the DPW has gone out and done some trimming in the area of concern. They will be putting up speed limit signs in each direction. The police will be doing directed patrols to address some of the speeding. Sheehan added that he did not think the speed bumps would be needed just yet and suggested that they be put off until they know how the alternative measures work.

8:46 PM Continued Discussion of Fall Special Town Meeting Date: The Town Administrator advised there still is no information on when a State budget will be adopted. As a result, he provided the Board with a proposed timeline for a Special Town Meeting on November 17th, adding that it is tentative and could change depending on the adoption of a state budget, the trend of the virus, and other factors.

8:52 PM Vote to Accept Donations and Grants:

- **Fire Department: Student Awareness of Fire Safety (SAFE) Grant in the amount of \$3,965 and Senior Safe Grant in the amount of \$2,348**
- **Council on Aging: Donation from Erik Dalen in the amount \$1,000**

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

On a **MOTION** made by **Cresta**, second by **Houten**, the Board of Selectmen **VOTED** unanimously by roll call vote to accept the grants, and, with thanks to Mr. Dalen, for his generous donation.

8:54 PM New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed:

- **Back-to-School Traffic:** Selectman Prentakis expressed his concern about the possible increase in traffic when school starts, with more parents opting to drive their children to school. The Town Administrator advised that they have been discussing how to alleviate some of the anticipated increase in traffic by possibly rerouting traffic patterns in some areas. He added that he is in communications with the Tri-Town Superintendent and building principals in preparation for back-to-school issues.

9:02 PM ADJOURN

With no further business, on a **MOTION** made by Houten, the Board of Selectmen's meeting of August 18th, 2020 adjourned at 9:02 PM.

Upcoming Meetings:

September 8 & 22: Regular BOS meetings

Respectfully submitted,



Judith A. Stickney, Minutes Secretary

Todd Moreschi, BOS Clerk

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

- Agenda: August 18, 2020
- Warrant:
 - 2104: Payroll: \$545,352, Bills Payable: \$1,221,404
- Minutes:
 - July 28, 2020
- Application for a Transfer of License With Applicant's Statement
- 2020 Early Voting
- Letter and accompanying materials from Darlene Grande to Board of Selectmen, Re: Sale of Affordable Unit, 57 Peaslee Circle, 7/20/20
- Town of Middleton, Massachusetts Tentative Financing Schedule General Obligation Bonds (the "Bonds") of October 2020
- TRANSFER STATION STICKER ONLINE OR MAIL-IN SALES ONLY
- TIMELINE NOVEMBER 17, 2020 TENTATIVE FOR PLANNING PURPOSES ONLY SPECIAL TOWN MEETING ALL DATES ARE TENTATIVE
- Letter from Executive Office of Public Safety and Security Department of Fire Services to Fire Chief, Re: FY 2020 Student Awareness of Fire Education (S.A.F.E.) and Senior SAFE grant, 1/17/20
- Letter from COA Director to Board of Selectmen, Re: Middleton COA Donation / Erik Dalen, 8/4/20

Application for a Transfer of License

With Applicant's Statement

3.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A TRANSFER OF LICENSE

Municipality

Middleton

1. TRANSACTION INFORMATION

- Transfer of License
- Alteration of Premises
- Change of Location
- Management/Operating Agreement

- Pledge of Inventory
- Pledge of License
- Pledge of Stock
- Other _____
- Change of Class
- Change of Category
- Change of License Type
(§12 ONLY, e.g. "club" to "restaurant")

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

This is a transfer of the current liquor license for the DoubleTree Middleton, located at 51 Village Road and includes alcohol to be served to the "Coco Key Indoor Water Resort." The new licensee will be Merritt Boston North Operator, LLC.

2. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
On-Premises-12	§12 Hotel	All Alcoholic Beverages	Annual

3. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Current or Seller's License Number	00014-HT-0704	FEIN	85-1320419
Entity Name	Merritt Boston North Operator LLC		
DBA	DoubleTree Boston North Shore	Manager of Record	Joseph William Dadiego
Street Address	51 Village Road		
Phone	978-777-2500	Email	
Add'l Phone		Website	www.hilton.com/en/hotels/bosnsdt

4. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. If this application alters the current premises, provide the specific changes from the last approved description. You must also submit a floor plan.

DoubleTree Boston North Shore is an eight (8) story hotel, with ballroom, dining room, lounge, and water park facility located at 51 Village Road.

See attached details and floor plan.

Total Sq. Footage	see attached	Seating Capacity	see attached	Occupancy Number	see attached
Number of Entrances	see attached	Number of Exits	see attached	Number of Floors	see attached

APPLICATION FOR A TRANSFER OF LICENSE

5. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

Transferor Entity Name	Interstate Management Company, LLC		By what means is the license being transferred?	Gift	
List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.					
Name of Principal	Title/Position	Percentage of Ownership			
Carrie Shannon McIntyre	President and Chief Financial Officer	0%			
Name of Principal	Title/Position	Percentage of Ownership			
Erica Hilary Hagerman	Executive Vice President and Secretary	0%			
Name of Principal	Title/Position	Percentage of Ownership			
Gregory James Moundas	Vice President	0%			
Name of Principal	Title/Position	Percentage of Ownership			
Karen Louise Kovach	Vice President	0%			
Name of Principal	Title/Position	Percentage of Ownership			
Interstate Operating Company, LP	Managing Member	99%			

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLC Members, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
 - On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers** - At least 50% must be US citizens;
 - Off Premises(Liquor Store) Directors or LLC Managers** - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
Theodore Darnall	637 Valley Road, New Canaan, CT 06851	527-70-9887	11/07/1957
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
President	0	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No		
Name of Principal	Residential Address	SSN	DOB
Stephen Mendell	143 Bear's Club Drive, Jupiter, FL 33477	040-52-2004	11/28/1958
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
Vice President, Treasurer	0	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No		
Name of Principal	Residential Address	SSN	DOB
Anthony Rutledge	530 Main Street North, Southbury, CT 06488	117-70-6421	12/30/1971
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
Vice President, Secretary	0	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No		
Name of Principal	Residential Address	SSN	DOB
Merritt Hospitality, LLC			
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
Sole Member	100%	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No		

Attachment

Question 5. Current Officers, Stock or Ownership Interest

Name of Principal	Title	Percentage Ownership
Interstate Hotels & Resorts, Inc.	Managing Member	1.0%

ADDENDUM A

6. PROPOSED OFFICER, STOCK OR OWNERSHIP INTEREST (Continued...)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Merritt Hospitality LLC

Percentage of Ownership in Entity being Licensed
(Write "NA" if this is the entity being licensed)

100%

Name of Principal

Theodore Darnall

Residential Address

637 Valley Road, New Canaan, CT 06851

SSN

527-70-9887

DOB

11/07/1957

Title and or Position

President

Percentage of Ownership

0

Director/ LLC Manager US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Stephen Mendell

Residential Address

143 Bear's Club Drive, Jupiter, FL 33477

SSN

040-52-2004

DOB

11/28/1958

Title and or Position

Vice President, Treasurer

Percentage of Ownership

0

Director/ LLC Manager US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Anthony Rutledge

Residential Address

530 Main Street North, Southbury, CT 06488

SSN

117-70-6421

DOB

12/30/1971

Title and or Position

Vice President, Secretary

Percentage of Ownership

0

Director/ LLC Manager US Citizen

Yes No

MA Resident

Yes No

Name of Principal

HEI Hospitality

Residential Address

SSN

DOB

Title and or Position

Managing Member

Percentage of Ownership

99.9%

Director/ LLC Manager US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Gary Michael Mendell

Residential Address

6 Bluewater Hill, South Westprt. CT 06880

SSN

040-52-2035

DOB

02/12/1957

Title and or Position

Member

Percentage of Ownership

.1%

Director/ LLC Manager US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

Yes No

MA Resident

Yes No

Name of Principal

Residential Address

SSN

DOB

Title and or Position

Percentage of Ownership

Director/ LLC Manager US Citizen

Yes No

MA Resident

Yes No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

APPLICATION FOR A TRANSFER OF LICENSE

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached?

Yes No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

Yes No

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
The individuals serve as officers/ managers	on numerous entities	that hold liquor licenses at hotels	and resorts across the U.S.

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	
The individuals previously served as officers /	managers on multiple	entities that previously held liquor	
licenses at properties across the US that are	no longer part of the	company's portfolio.	

APPLICATION FOR A TRANSFER OF LICENSE

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. CORPORATE STRUCTURE

Entity Legal Structure	LLC	Date of Incorporation	03/05/2020
State of Incorporation	Delaware	Is the Corporation publicly traded?	<input type="radio"/> Yes <input checked="" type="radio"/> No

8. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

See Attached Occupancy Certificate

Landlord Name 50 Ferncroft (Boston) ESONG LLC

Landlord Phone 213-880-5033

Landlord Email Michael.tan@usocg.com

Landlord Address 350 S Grand Ave., Suite 3310, Los Angeles, CA 90071

Lease Beginning Date n/a

Rent per Month n/a

Lease Ending Date n/a

Rent per Year n/a

Will the Landlord receive revenue based on percentage of alcohol sales?

Yes No

9. APPLICATION CONTACT

The application contact is the person who the licensing authorities should contact regarding this application.

Name:	Steve Mobley	Phone:	972-354-6468
Title:	Consultant	Email:	smobley@bluebonnetconsulting.com

APPLICATION FOR A TRANSFER OF LICENSE

10. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	0
B. Purchase Price for Business Assets	0
C. Other* (Please specify)	0
D. Total Cost	0

*Other: (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Total:	0

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
n/a			<input type="radio"/> Yes <input checked="" type="radio"/> No
			<input type="radio"/> Yes <input checked="" type="radio"/> No
			<input type="radio"/> Yes <input checked="" type="radio"/> No
			<input type="radio"/> Yes <input checked="" type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

11. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

Please indicate what you are seeking to pledge (check all that apply) License Stock Inventory

To whom is the pledge being made?

12. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name Date of Birth SSN

Residential Address

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?*

Yes

No

*Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition
N/A			

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
02/2019		General Manager	Le Meridien Cambridge	Ryan O'Heir
01/2018	02/2019	General Manager	Westin Portland Harborview	Guido Kerpel
08/2013	01/2018	General Manager	Dedham Hilton	Kim Green

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary, utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature

Date

3/31/20

APPLICANT'S STATEMENT

I, Anthony Rutledge the: sole proprietor; partner; corporate principal; LLC/LLP manager

Authorized Signatory

of Merritt Boston North Operator LLC

Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:



Date:

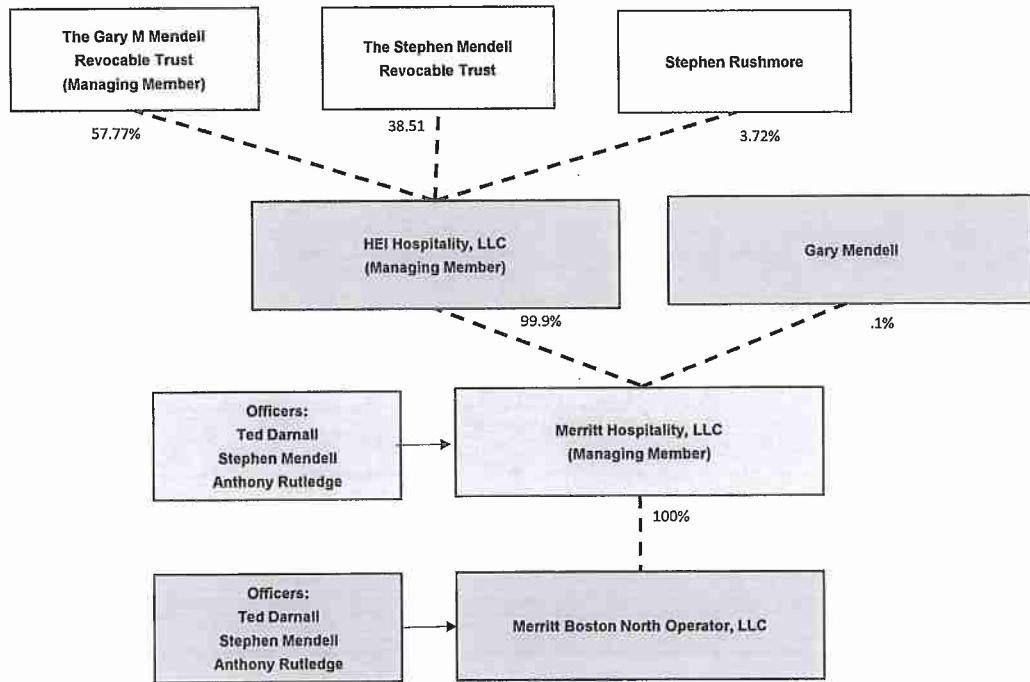
3/31/2020

Title:



Merritt Boston North Operator, LLC

OWNERSHIP STRUCTURE



THIRD AMENDMENT TO WASTE DISPOSAL AGREEMENT
between
TOWN OF MIDDLETON, MASSACHUSETTS
and
COVANTA HAVERHILL ASSOCIATES, LLC

A,

Reference is made to the Waste Disposal Agreement dated as of March 5, 1996, the First Amendment to Waste Disposal Agreement dated as of April 12, 2011, and the Second Amendment to Waste Disposal Agreement dated as of November 13, 2015 (collectively, the "Agreement") by and between Covanta Haverhill Associates, LLC (formerly known as Covanta Haverhill Associates, "CHA") and the Town of Middleton, Massachusetts (the "Community"). All capitalized terms not otherwise defined shall be as defined in the Agreement.

WITNESSETH

WHEREAS, the Parties entered into the Agreement for the disposal of the Community's Acceptable Solid Waste; and

WHEREAS, the Parties have decided to extend the term of the Agreement, and to make other changes to the Agreement; and

WHEREAS, the Parties have agreed to amend the Agreement as set forth herein; and

WHEREAS, this Third Amendment to Waste Disposal Agreement amends the Agreement and is entered into by and between CHA and the Community.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, CHA and the Community hereby agree as follows:

1. The definition of "Term" contained in Section 13.1 is hereby deleted and replaced with the following:

"Term" means, unless sooner terminated in accordance with the terms of this Agreement, the period of time between the Effective Date through June 30, 2024.

2. Effective as of July 1, 2021, Schedule 1 is hereby deleted and replaced with the attached Schedule 1 - Third Amendment.

Except as otherwise set forth herein, the Agreement is hereby ratified in full without further modification.

IN WITNESS WHEREOF, the Parties hereto have executed this Second Amendment as a document under seal as of this _____ day of _____, 2020.

COVANTA HAVERHILL ASSOCIATES, LLC

BY: _____
NAME: _____
TITLE: _____



TOWN OF MIDDLETON

BY: THE BOARD OF SELECTMAN

NAME: _____

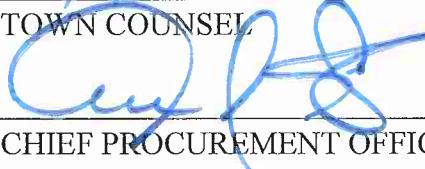
NAME: _____

NAME: _____

NAME: _____

NAME: _____

APPROVED AS TO EXECUTION,
FORM AND AUTHORITY

(s)
TOWN COUNSEL

CHIEF PROCUREMENT OFFICER

TOWN ACCOUNTANT

Schedule 1- Third Amendment

July 1, 2021 through June 30, 2022: \$90.00 per ton

July 1, 2022 through June 30, 2023: \$93.60 per ton

July 1, 2023 through June 30, 2024: \$97.34 per ton

BOARD OF SELECTMEN



Town of Middleton
48 South Main Street
Middleton, Massachusetts
01949-2253
978-777-3617
www.middletonma.gov

5.

POLICY FOR IN-PERSON MEETINGS DURING COVID-19 PANDEMIC ADOPTED SEPTEMBER 8, 2020

As a result of COVID-19, municipal boards and committees have been meeting remotely since March 16, 2020. Since that time, Boards and committees have been using Zoom or a similar digital platform to conduct virtual meetings, record the meetings, and post them to the Town website. Please see Town Administrator memo dated March 13, 2020.

The Reopening Massachusetts initiative announced by Governor Charlie Baker is currently in phase III, step 1. No timeline has been announced for progressing through the remaining steps of phase III or when phase IV, New Normal, may begin.

Boards and committees have inquired when in-person meetings may resume. A return to normal is desirable and in-person meetings are part of the normal routine of local government. Not all of the public at large is able to attend in-person meetings. While some may be ready to attend, many still are not willing to attend or cannot attend. As public servants we must always hold the public's interests paramount.

COVID offers an opportunity to be more inclusive and open, providing broader opportunities for public participation. Combining traditional in-person participation with digital participation offers the public greater opportunity.

POLICY DIRECTIVE

Boards and committees shall continue to meet remotely until the Governor lifts the State of Emergency or lifts the inside gathering ban.

At the conclusion of the State of Emergency or inside gathering ban boards and committees may resume in-person meetings with the following additional requirements:

- Adherence to any gathering limits or restrictions imposed by the Governor, any State agency, or the Middleton Board of Health;
- Adherence to all requirements of the Open Meeting Law;

- Continued use of a digital meeting space (Zoom or similar) to accommodate residents and interested parties who, for whatever reason, are unwilling or unable to attend meetings in person. Board or committee staff, the chair, or other designated individual shall monitor the digital meeting space. Remote participants shall be allowed to participate fully in meetings;
- Meetings shall continue to be recorded;
- Meetings shall continue to be posted to the Town website.

MIDDLETON BOARD OF SELECTMEN

Richard Kassiotis, Chair

Todd Moreschi, Clerk

Brian M. Cresta

Kosta E. Prentakis

Timothy P. Houten

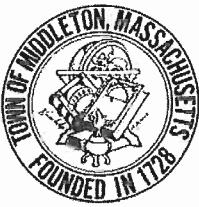
Andrew J. Sheehan, Town Administrator

2007 Dodge Charger
VIN # 2B3KA43H57H817471
80,000 miles

This car has been off the road for three years, it is the sister car to the one we donated to the Essex Tech last year. We were cannibalizing it for parts to keep the other one on the road and working, however, this car in question was having transmissions problems and we were advised by the mechanics at the Jail that it was not worth putting any more money into it.

Essex Tech is willing to take the cruiser to use in teaching auto shop students.

7.



Town of Middleton
Memorial Hall
48 South Main Street
Middleton, Massachusetts
01949-2253
978-774-3589
www.middletonma.gov

8.

TOWN OF MIDDLETON TALENT BANK APPLICATION

The Board of Selectmen maintains a Talent Bank of names of citizens of Middleton willing to serve on boards, commissions and committees. Names in this file are available for use by all Town Departments.

Names: Lauren Calabrese Telephone: 978-646-7629
Address: 3 Old Haswell Park Road Bus. Telephone: 978-777-5283
Email Address: lcalabrese@mrsdmail.org
Occupation: Student (Junior)

Background Experience: I am currently enrolled in the Global Diploma program at Masconomet High School where I focus on cultural initiatives.

I am interested in serving on Town Boards and Committees involved in the following areas:
(Please check all that apply. The Board encourages you to attach a recent resume if available.)

<input type="checkbox"/> Board of Health	<input type="checkbox"/> Recreation Commission
<input type="checkbox"/> Council on Aging	<input type="checkbox"/> Historical Commission
<input type="checkbox"/> Finance Committee	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Board of Appeals	<input type="checkbox"/> Scholarship Committee
<input type="checkbox"/> Master Plan Committee	<input type="checkbox"/> Library Services
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Industrial Commercial Development Review Committee
<input checked="" type="checkbox"/> Cultural Council	<input type="checkbox"/> Zoning Bylaw Review Committee

Amount of Time Available: Anytime

Are you available year round for committee meetings? Yes X No
If not, when are you available?

Winter Spring Summer Autumn

Are there any Boards or Committees in which you are particularly interested?

I am interested in the Cultural Council.

Lauren Calabrese

07/01/20

Signature

Date

Please submit all responses to the Town Administrator's Office via the mailing address above or via email at:
michelle.creasi@middletonma.gov

July 4, 2020

Middleton Cultural Council
C/O Judy Schneider
Middleton Town Hall
Middleton, MA 01949

Dear Ms. Schneider,

I am writing to express my interest in becoming a member of the Middleton Cultural Council. This position would be a good match for my skills and interests. I am currently entering my junior year at Masconomet Regional High School and am passionate about issues related to culture.

Starting my freshman year, I entered the Global Diploma Program. For this program, I have attended cultural events, done cultural community service, and taken classes pertaining to this area. A few examples of these are that I have worked at and promoted the International dinner at my school, and I have collaborated with a group of students and faculty to promote the Global Diploma and cultural awareness by making posters/speaking about the program. I also volunteered my time at food pantries such as "Haven from Hunger" that assist a diverse population. Additionally, I am currently working with two faculty members in an effort to start a cultural committee at Masconomet.

I am a dedicated, self-motivated person with strong organizational skills and I feel that I would be an asset to the council. I enjoy new challenges and work well in a team environment.

Thank you in advance for your time and consideration.

Sincerely,

Lauren Calabrese

Lauren Calabrese
3 Old Haswell Park Road
Middleton, MA 01949
lacalabrese@mrsdmail.org
(978) 646-7629

Summary Award Memo

Program: Fiscal Year 2020 Assistance to Firefighters Grant Program - COVID-19 Supplemental

Recipient: TOWN OF MIDDLETON

DUNS number: 160430658

Award number: EMW-2020-FG-01652

Summary description of award

The purpose of the Assistance to Firefighters Grant Program - COVID-19 Supplemental (AFG-S) is to provide funds for the purchase of PPE and related supplies, including reimbursements, to prevent, prepare for, and respond to coronavirus. After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant Program - COVID-19 Supplemental (AFG-S)'s purpose and was worthy of award.

Except as otherwise approved as noted in this award, the information you provided in your application for FY 2020 Assistance to Firefighters Grant Program - COVID-19 Supplemental (AFG-S) funding is incorporated into the terms and conditions of this award. This includes any documents submitted as part of the application.

Amount awarded

The amount of the award is detailed in the attached Obligating Document for Award.

The following are the budgeted estimates for object classes for this award (including Federal share plus your cost share, if applicable):

Object Class	Total
Personnel	\$0.00
Fringe benefits	\$0.00
Travel	\$0.00
Equipment	\$18,420.00
Supplies	\$4,290.00
Contractual	\$0.00
Construction	\$0.00
Other	\$0.00
Indirect charges	\$0.00
 Federal	\$21,628.57
Non-federal	\$1,081.43
 Total	\$22,710.00
 Program Income	\$0.00

Approved scope of work

After review of your application, FEMA has approved the below scope of work. Justifications are provided for any differences between the scope of work in the original application and the approved scope of work under this award. You must submit scope or budget revision requests for FEMA's prior approval, via an amendment request, as appropriate per 2 C.F.R. § 200.308 and the AFG-S NOFO.

Approved request details:

Personal Protective Equipment (PPE)

Supplies

DESCRIPTION

These are hand held electrostatic sprayers that we use to spray decontaminate in the ambulances (two ambulances) before and after any EMS calls to protect the responders and the patients from any possible contaminants. The price includes the decon tablets.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	2	\$760.00	\$1,520.00	Equipment

Respirators

DESCRIPTION

These are adapters for our SCBA masks. These filters attach to our SCBA masks and act as respirators. These will be used to respond to contaminated areas on medical calls and any other emergency call saving the disposable masks for other uses and users. The price includes filters for the units. This will outfit every members mask.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	32	\$125.00	\$4,000.00	Equipment

Protective Coveralls

DESCRIPTION

These are hooded coveralls that we use in the ambulance when responding to medical calls, especially Covid 19 confirmed calls . These were already purchased to replace the small quantity that we had and to ensure that we have enough going forward. The crews wear these for protection. The quantity is 6 boxes/ 25 per box of assorted sizes.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	6	\$160.00	\$960.00	Supplies

Respirators

DESCRIPTION

These are powered air purifying respirators that the crews use when entering contaminated areas to help better protect themselves from being infected and can be worn for long periods of time because they are more comfortable. We have found that these work extremely well and save on some of the disposable items. We are currently borrowing units from a neighboring town. The price includes filters for the units.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	6	\$2,150.00	\$12,900.00	Equipment

Supplies

DESCRIPTION

This is for spraying by a licensed decontamination company that comes in once a week and sprays the Fire station, Police station and DPW and all the vehicles to remove any possible contaminants.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	10	\$125.00	\$1,250.00	Supplies

Respirators

DESCRIPTION

These are Envo mask N95 kits that can be reused and come with filters. These mask will be issued to all members so they have protection that is reliable and can be used all the time without wasting valuable supplies that can be used for other uses. These also offer better protection when performing airway procedures in the back of the ambulance. These masks are reusable and the price includes filters. These, along with the other equipment helps to save on the disposable units that can be used for other purposes.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	32	\$65.00	\$2,080.00	Supplies

Correspondence and informational materials

The Case for Making Virtual Public Meetings Permanent

BY: [Scott Beyer](#) | September 2, 2020

The coronavirus shutdowns have made many things virtual: school, work, church, even real- estate tours. Local governments, like other institutions, have an obligation to continue to conduct business, so for five months now they too have relied on various forms of virtual meetings.

Online public hearings and other meetings [have become a common practice nationwide](#), using a variety of videoconferencing services. As is usually the case when new technology is rolled out quickly, there have been setbacks, glitches and unexpected consequences. Rural areas often struggle with slow Internet. Trolls have Zoombombed some public hearings. But overall the process has been a relatively inexpensive and effective way, particularly for larger municipalities, to continue public business in a challenging time.

The question, as has been asked in many contexts through 2020, is why can't this COVID-19-era innovation become permanent? Rather than return to the hassle of holding most public meetings in person, why not continue to make them remote?

The first advantage is that it reduces costs, which is one of the reasons many businesses are planning to institutionalize remote work, continuing it on a large scale after the pandemic passes. There'd be less overhead for governments — reduced costs for building maintenance, electricity, security personnel and so on.

Second is that it would increase public access and participation. A common criticism of public meetings is that their participants represent only a small segment of the community: the people who have time to go to public meetings. [A Boston University study](#) found that attendees at planning and zoning hearings were disproportionately older, wealthier homeowners. A working-class couple that's raising kids won't have time to attend these meetings, as they're often held during the day and last multiple hours.

A third advantage seems less obvious, but is important: It would go a long way toward preventing public meetings from devolving into emotional trainwrecks. I've traveled the country and attended many local-government meetings, so I can attest that while most of them remain calm and public officials generally act professionally, that can't always be said of the audience.

Government buildings are usually downtown, so meetings attract homeless people who have mental issues and can be disruptive. The larger disruption, though, typically comes from otherwise-buttoned-up residents who get inflamed over certain issues. They'll march to the chamber, metaphorical pitchforks in hand, ready to make the most of their allotted speaking time.

People in the majority opinion among meeting attendees play to the crowd, organizing chants, using their kids as political props and disrupting the discussion with noisy stunts (such as [this "tree murder" performance](#) in Seattle). People who are in the minority opinion but may have worthwhile things to say endure boozing and hissing. For this reason some may not even get up to speak. It's a setting that fosters intimidation, monoculture and groupthink. Leaders are pressured into pleasing one loud interest group.

Land-use hearings are particularly prone to this. While there may be wide public support for more multi-family housing, since many people recognize the home shortage and affordability crisis in their cities, most of those who typically show up for a project hearing are single-family homeowners who

live nearby and are likeliest to rile things up. Often it's just NIMBYism, but it's what elected officials get exposed to, compelling them to vote against projects that would help meet larger community interests.

The beauty of virtual meetings is that they reduce this emotion factor. If people could testify virtually instead of with their backs to a hostile crowd, they'd be more comfortable speaking.

Despite all these benefits, in-person public meetings are likely not going away. The main counter-argument is that, for all the people online-only meetings would bring into the process, it would exclude those without Internet access. And in-person meetings give citizens the opportunity to directly address officials who are making decisions that affect their lives.

A happy medium would be to hold meetings that are in-person but offer the option to attend and comment virtually. Officials will be able to hear a greater diversity of opinion, and members of the public will get the chance to calmly state their views while physically separate from the public-chamber mobs. The result is likely to be better public policy.

Governing's opinion columns reflect the views of their authors and not necessarily those of Governing's editors or management.

This article was printed from: <https://www.governing.com/now/The-Case-for-Making-Virtual-Public-Meetings-Permanent.html>

MANN & MANN, P.C.

COUNSELLORS AT LAW

JILL ELMSTROM MANN†*

KURT P. MANN†*

MELISSA GNOZA OGDEN†

†Admitted to practice in Massachusetts

*Admitted to practice in New York

September 2, 2020

Via Electronic Mail

Board of Selectmen Town of Middleton
Attention: Andrew Sheehan, Town Administrator
andrew.sheehan@middlettonma.gov
48 South Main Street
Middleton, Massachusetts 01949

RE: SERENITEE CATERING CORP. d/b/a MAGGIE'S FARM
119 South Main Street, Middleton, MA 01949 – Change of Manager
License No. 00036-RS-0704

Dear Mr. Sheehan:

With reference to the above, please be advised that the current manager, Anthony Colangelo, recently resigned as the bar manager for Serenitee Catering Corp. d/b/a Maggie's Farm (the "Corporation"). The Corporation is in the process of hiring a new manager for Maggie's Farm who also will take Anthony's place on the liquor license. I anticipate filing a change of manager application for the Corporation by the end of September 2020.

If you have any questions, please let me know.

Very truly yours,
MANN & MANN, P.C.

Jill E. Mann

Enclosures

cc: Michael Smith (msmith@serenitee.com)

C:\Users\asheehan\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\5S82CWQF\Ltr to Board of Selectmen 2020.docx

191 South Main Street, Suite 104

Middleton, Massachusetts 01949

Telephone: 978-762-6238

Facsimile: 978-762-6434

Direct Email: jill@mannpc.com

kurt@mannpc.com

melissa@mannpc.com