MIDDLETON SELECT BOARD

MEETING AGENDA
FULLER MEADOW ELEMENTARY SCHOOL
143 SOUTH MAIN STREET, MIDDLETON, MA 01949
TUESDAY, NOVEMBER 19TH, 2024
6:00 PM

This meeting is being recorded

6:00 pm 1. Business

- Warrant: 2510 and FP 48
- Minutes: Open Session, November 5, 2024; Executive Session, October 22, 2024; Executive Session, November 5, 2024
- Town Administrator Updates and Reports

6:05 pm 2. Public Comment

6:10 pm 3. Middleton Municipal Campus Updates

- Project Updates

6:15 pm 4. FY2025 Tax Classification Hearing; review of FY 2024 final valuations to be approved by the Department of Revenue:

a. To discount up to 25% of Open Space (there are no qualifying parcels)
b. To adopt up to a 20% Residential Exemption; if yes, identify a percentage
c. To adopt up to 10% Small Commercial Exemption; no qualifying parcels
d. To determine the percentage of the tax levy to be borne by the two main property classes Residential and Commercial, Industrial, and Personal (CIP):
   i. 100% factor, or unity for both classes
   ii. A CIP factor of 100-150% of Residential factor as shown on options chart

6:35 pm 5. FY25-FY29 Goals

6:45 pm 6. Review and close Thursday, December 12, 2024 Special Town Meeting Warrant

7:15 pm 7. Review and vote on annual licenses for liquor, common victualler, etc….

7:25 pm 8. Liberty St Water Main Project Bid Review

7:30 pm 9. Updates & Announcements

Upcoming Meetings:	December 3	Regular Select Board Meeting
	December 12	Special Town Meeting

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.

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Town of Middleton

48 South Main Street
Board of Assessors
Middleton, Massachusetts
01949-2253
978-774-2099
www.townofmiddleton.org

November 19, 2024

Town of Middleton
Select Board
48 South Main Street
Middleton, MA 01949

Re: FY 2025 Property Tax Classification Hearing and Departmental Report for the Select Board

Dear Select Board Members:

The Assessors are pleased to submit documentation for the Property Tax Classification Hearing for FY 2025. The Select Board must vote annually on these questions in order to complete the tax rate setting process. I have also included my annual statistical report.

I would now like the opportunity to update the Select Board on the Assessors department:

This fiscal year was an Interim Adjustment of values for Middleton. Sales and other market data from calendar 2023 were utilized to determine values. Our current overall assessment to sale median ratio is **96.0%** for single-family properties and **95.5%** for condominiums. All the statistics meet the requirements of the Bureau of Local Assessment.

The average single-family value increase was **2.84 %.** This is significantly lower than the previous two years. The average single-family tax bill increase of **$ 420.32** is based on the ***projected*** tax rate of **$11.89.**

The average condominium tax bill will be **$7,145.27** using the same projected rate.

****Please note that the tax rates used are proposed rates and have not been certified by the DOR as of this date.***

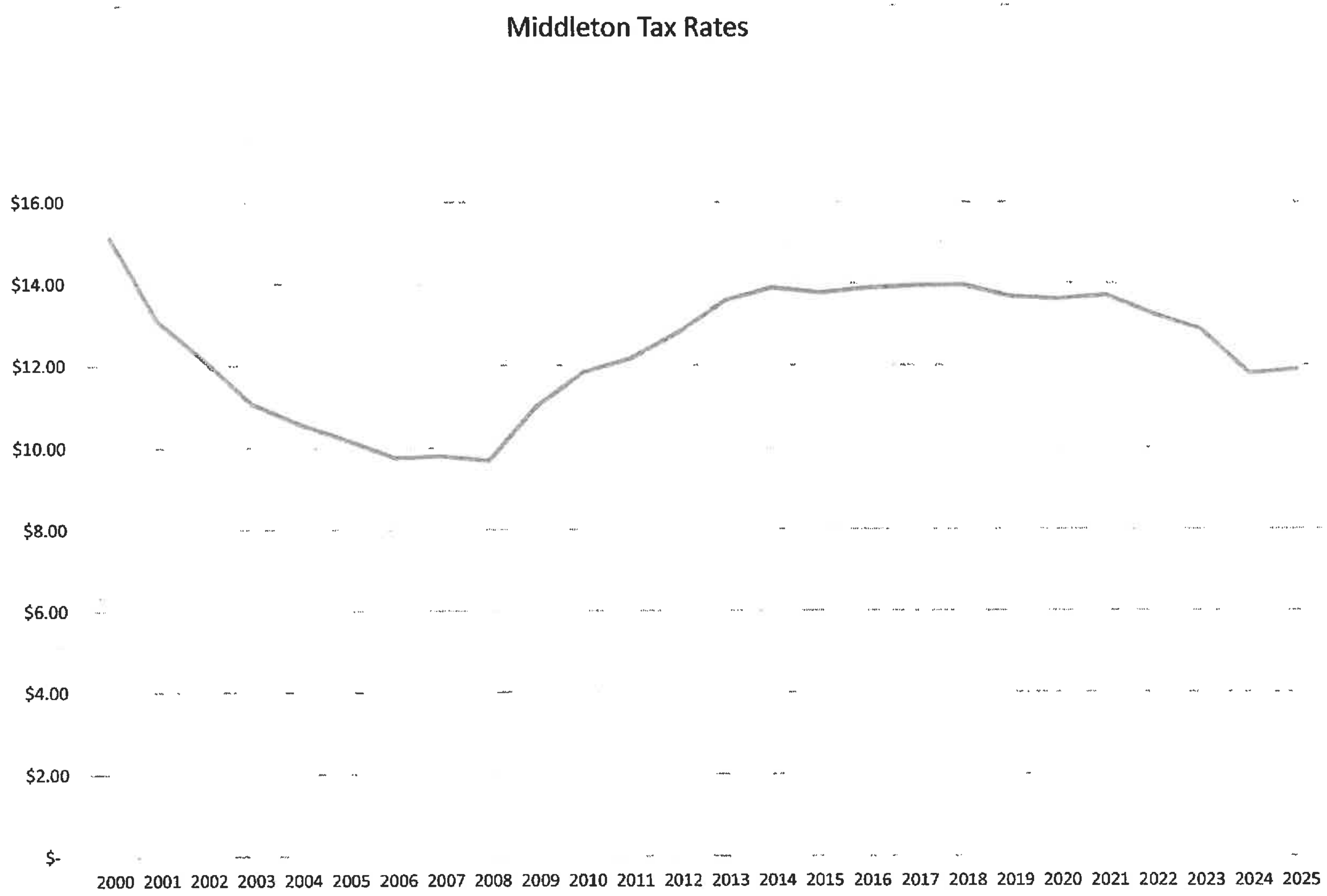
In the Tri-Town comparison, Middleton still has a lower average tax bill than the other two towns:

Community	Average Single Family Home 2025	FY25 Tax Rate	Average Tax Bill FY 2025	Average Tax Bill increase
Middleton	$ 962,949	$ 11.89	$ 11,449	$ 420
Boxford	$ 955,890	$ 13.45	$ 12,857	$ 429
Topsfield	$ 883,242	$ 14.99	$ 13,240	$ 478

TOWN OF MIDDLETON

TOTAL VALUES BY CLASS HISTORICALLY

FY	Residential	Commercial	Industrial	Personal Property	Total Taxable	RES % of Total	C I P % of Total	Exempt Valuation	Total Town Valuation
1991	$ 383,561,059	$ 105,943,367	$ 38,610,030	$ 4,438,994	$ 532,553,450	72.0	28.0		
1992	$ 345,340,872	$ 104,248,112	$ 34,357,100	$ 8,264,907	$ 492,210,991	70.2	29.8		
1993	$ 339,604,010	$ 103,748,194	$ 30,956,440	$ 8,177,547	$ 482,486,191	70.4	29.6		
1994	$ 348,722,071	$ 105,145,323	$ 30,352,710	$ 8,469,065	$ 492,689,169	70.8	29.2		
1995	$ 360,619,688	$ 105,825,635	$ 30,324,340	$ 24,100,310	$ 520,869,973	69.2	30.8		
1996	$ 399,156,455	$ 99,892,939	$ 27,168,390	$ 10,504,310	$ 536,722,094	74.4	25.6		
1997	$ 403,909,749	$ 93,176,267	$ 25,664,650	$ 10,874,090	$ 533,624,756	75.7	24.3		
1998	$ 429,637,276	$ 97,505,941	$ 27,062,410	$ 11,377,110	$ 565,582,737	76.0	24.0		
1999	$ 493,721,578	$ 109,778,183	$ 32,858,480	$ 11,752,250	$ 648,110,491	76.2	23.8		
2000	$ 510,647,683	$ 107,787,274	$ 32,118,893	$ 12,431,485	$ 662,985,335	77.0	23.0		
2001	$ 638,533,308	$ 115,263,085	$ 33,808,819	$ 12,727,770	$ 800,332,982	79.8	20.2	$ 88,183,800	$ 888,516,782
2002	$ 776,039,716	$ 130,673,551	$ 38,153,810	$ 16,510,730	$ 961,377,807	80.7	19.3	$ 96,153,800	$ 1,057,531,607
2003	$ 928,028,503	$ 139,563,942	$ 41,544,570	$ 16,728,580	$ 1,125,865,595	82.4	17.6	$ 115,890,100	$ 1,241,755,695
2004	$ 1,048,574,320	$ 141,225,273	$ 41,732,670	$ 19,310,250	$ 1,250,842,513	83.8	16.2	$ 120,575,000	$ 1,371,417,513
2005	$ 1,158,469,389	$ 150,731,878	$ 45,050,570	$ 32,140,330	$ 1,386,392,167	83.6	16.4	$ 131,250,300	$ 1,517,642,467
2006	$ 1,302,816,103	$ 145,008,136	$ 45,491,130	$ 32,681,560	$ 1,525,996,929	85.4	14.6	$ 135,493,300	$ 1,661,490,229
2007	$ 1,395,799,970	$ 159,954,858	$ 46,547,070	$ 34,882,740	$ 1,637,184,638	85.3	14.7	$ 153,349,800	$ 1,790,534,438
2008	$ 1,466,783,487	$ 191,497,302	$ 54,237,400	$ 37,901,380	$ 1,750,419,569	83.8	16.2	$ 139,258,800	$ 1,889,678,369
2009	$ 1,372,474,315	$ 198,205,068	$ 53,933,700	$ 44,584,640	$ 1,669,197,723	82.2	17.8	$ 142,072,400	$ 1,811,270,123
2010	$ 1,268,424,640	$ 196,849,217	$ 59,579,100	$ 50,591,580	$ 1,575,444,537	80.5	19.5	$ 128,834,800	$ 1,704,279,337
2011	$ 1,293,728,667	$ 192,903,411	$ 57,095,800	$ 46,150,348	$ 1,589,878,226	81.4	18.6	$ 117,211,000	$ 1,707,089,226
2012	$ 1,296,726,278	$ 177,190,183	$ 58,113,600	$ 46,347,793	$ 1,578,377,854	82.2	17.8	$ 151,017,300	$ 1,729,395,154
2013	$ 1,298,546,821	$ 169,439,889	$ 57,347,800	$ 44,049,599	$ 1,569,384,109	82.7	17.3	$ 151,064,500	$ 1,720,448,609
2014	$ 1,339,427,196	$ 177,093,210	$ 57,348,600	$ 46,806,572	$ 1,620,675,578	82.6	17.4	$ 162,113,000	$ 1,782,788,578
2015	$ 1,415,175,272	$ 181,829,713	$ 57,600,100	$ 47,042,134	$ 1,701,647,219	83.2	16.8	$ 170,302,000	$ 1,871,949,219
2016	$ 1,483,941,972	$ 187,537,809	$ 60,162,200	$ 47,930,565	$ 1,779,572,546	83.4	16.6	$ 174,841,500	$ 1,954,414,046
2017	$ 1,559,356,526	$ 202,236,252	$ 62,273,200	$ 47,768,045	$ 1,871,634,023	83.3	16.7	$ 223,345,600	$ 2,094,979,623
2018	$ 1,644,695,469	$ 218,433,004	$ 70,957,400	$ 46,394,707	$ 1,980,480,580	83.0	17.0	$ 227,589,100	$ 2,208,069,680
2019	$ 1,741,339,205	$ 222,709,558	$ 87,882,600	$ 45,528,272	$ 2,097,459,635	83.0	17.0	$ 228,951,600	$ 2,326,411,235
2020	$ 1,822,954,152	$ 244,852,278	$ 115,611,800	$ 50,713,687	$ 2,234,131,917	81.6	18.4	$ 229,479,900	$ 2,463,611,817
2021	$ 1,857,590,904	$ 245,046,333	$ 119,224,900	$ 51,925,231	$ 2,273,787,368	81.7	18.3	$ 230,602,300	$ 2,504,389,668
2022	$ 2,005,418,967	$ 259,982,282	$ 132,929,800	$ 54,846,730	$ 2,453,177,779	81.7	18.3	$ 238,875,800	$ 2,692,053,579
2023	$ 2,349,683,472	$ 275,084,491	$ 138,859,400	$ 54,062,718	$ 2,817,690,081	83.4	16.6	$ 250,313,400	$ 3,068,003,481
2024	$ 2,685,755,357	$ 287,206,932	$ 162,923,700	$ 58,028,699	$ 3,193,914,688	84.1	15.9	$ 256,901,000	$ 3,450,815,688
2025	$ 2,757,356,816	$ 297,493,300	$ 170,910,100	$ 58,358,348	$ 3,284,118,564	84.0	16.0	$ 263,089,026	$ 3,547,207,590



Middleton Tax Rates
$16.00
$14.00
$12.00
$10.00
$8.00
$6.00
$4.00
$2.00
$-
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025

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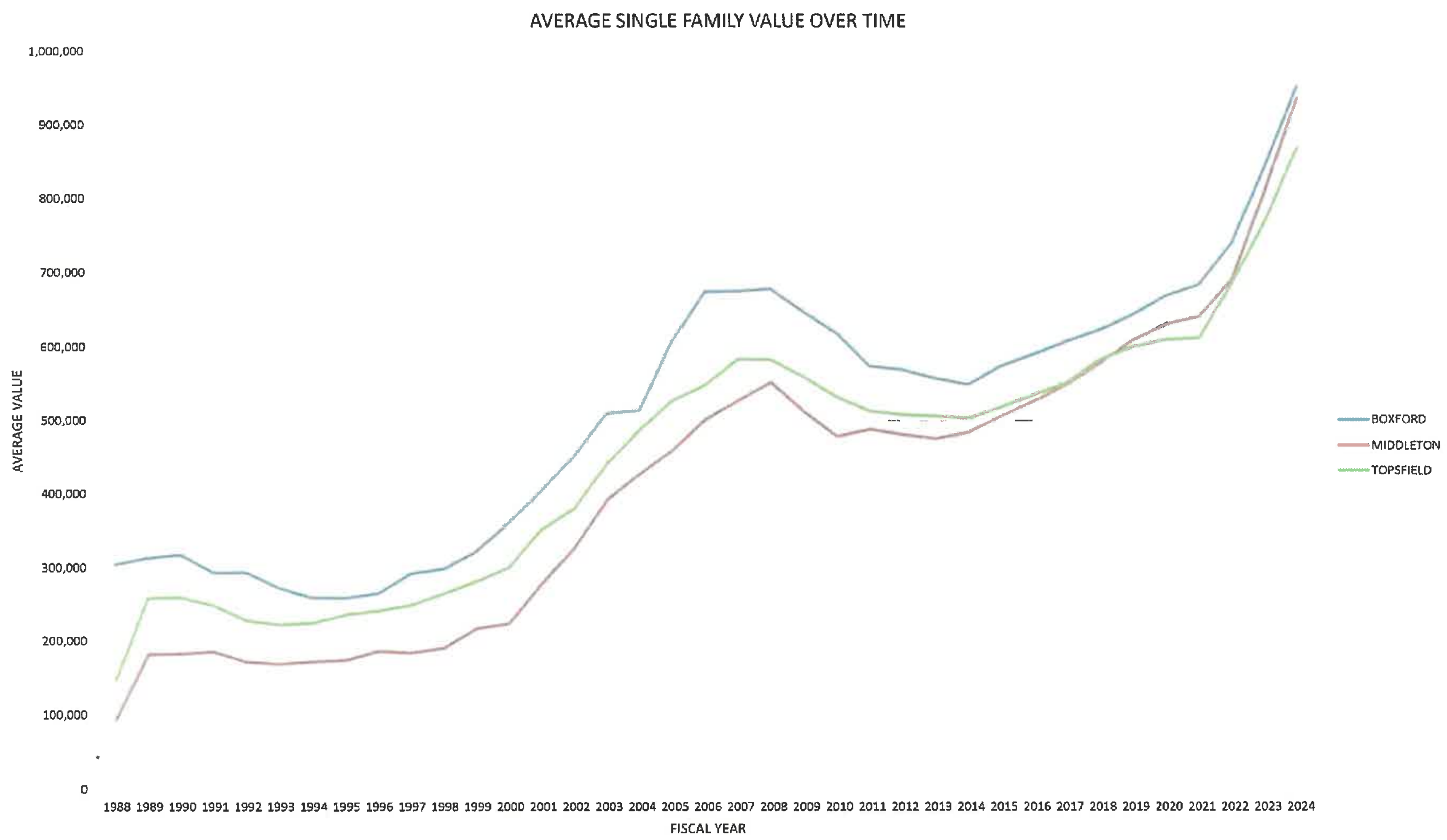
AVERAGE SINGLE FAMILY VALUE OVER TIME
1,000,000
900,000
800,000
700,000
600,000
500,000
400,000
300,000
200,000
100,000
0
AVERAGE VALUE
1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
FISCAL YEAR
BOXFORD
MIDDLETON
TOPSFIELD

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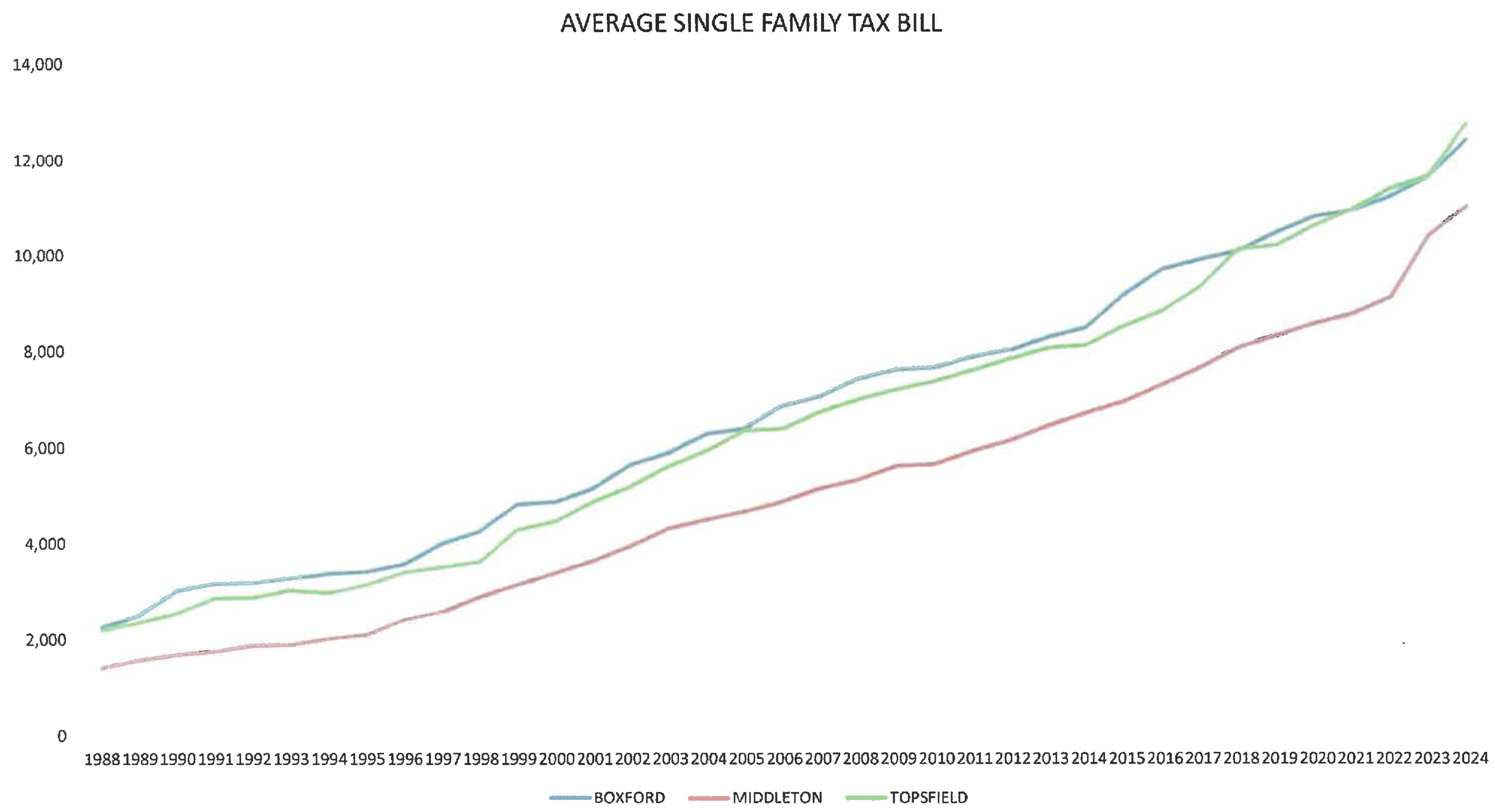

AVERAGE SINGLE FAMILY TAX BILL
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
BOXFORD
MIDDLETON
TOPSFIELD

AVERAGE SINGLE FAMILY VALUE

Fiscal Year	BOXFORD	MIDDLETON	TOPSFIELD
1988	$304,458	$93,809	$146,630
1989	$313,050	$182,357	$258,752
1990	$317,478	$183,242	$259,686
1991	$293,176	$186,128	$248,872
1992	$293,762	$172,168	$227,724
1993	$272,941	$169,406	$222,390
1994	$259,399	$172,268	$224,409
1995	$258,716	$174,508	$235,710
1996	$265,466	$186,892	$241,028
1997	$292,320	$184,678	$249,021
1998	$298,323	$190,925	$265,241
1999	$321,863	$217,606	$281,911
2000	$360,292	$224,262	$300,294
2001	$403,852	$279,069	$351,712
2002	$451,283	$327,273	$380,500
2003	$509,491	$392,775	$441,343
2004	$513,225	$427,666	$487,405
2005	$607,716	$460,745	$527,573
2006	$674,656	$502,106	$548,705
2007	$674,891	$527,956	$583,145
2008	$677,925	$552,873	$583,028
2009	$647,245	$512,573	$559,503
2010	$618,372	$479,050	$532,305
2011	$573,875	$488,757	$512,872
2012	$569,282	$481,437	$507,577
2013	$557,456	$476,123	$505,994
2014	$549,181	$484,481	$502,831
2015	$574,415	$505,974	$518,568
2016	$590,183	$526,964	$534,897
2017	$607,635	$549,840	$551,966
2018	$622,989	$578,904	$583,083
2019	$643,408	$608,933	$599,950
2020	$668,394	$630,292	$609,298
2021	$683,186	$640.003	$611,779
2022	$738,641	$689,086	$684,560
2023	$840,866	$808,346	$766,934
2024	$952,312	$935,466	$868,720

AVERAGE SINGLE FAMILY TAX BILL

Fiscal Year	BOXFORD	MIDDLETON	TOPSFIELD
1988	$2,265	$1,407	$2,185
1989	$2,492	$1,568	$2,360
1990	$3,003	$1,682	$2,545
1991	$3,152	$1,753	$2,862
1992	$3,167	$1,868	$2,869
1993	$3,275	$1,891	$3,025
1994	$3,372	$2,016	$2,971
1995	$3,415	$2,094	$3,140
1996	$3,571	$2,411	$3,403
1997	$4,005	$2,582	$3,506
1998	$4,266	$2,898	$3,623
1999	$4,841	$3,151	$4,302
2000	$4,882	$3,395	$4,480
2001	$5,169	$3,656	$4,889
2002	$5,659	$3,970	$5,213
2003	$5,905	$4,344	$5,623
2004	$6,297	$4,525	$5,946
2005	$6,399	$4,695	$6,363
2006	$6,861	$4,906	$6,398
2007	$7,059	$5,179	$6,747
2008	$7,423	$5,357	$7,008
2009	$7,612	$5,633	$7,206
2010	$7,649	$5,672	$7,383
2011	$7,868	$5,948	$7,606
2012	$8,021	$6,167	$7,842
2013	$8,295	$6,471	$8,071
2014	$8,496	$6,734	$8,126
2015	$9,185	$6,972	$8,530
2016	$9,714	$7,320	$8,836
2017	$9,911	$7,670	$9,345
2018	$10,092	$8,082	$10,122
2019	$10,475	$8,336	$10,199
2020	$10,808	$8,585	$10,614
2021	$10,938	$8,781	$10,963
2022	$11,242	$9,130	$11,398
2023	$11,638	$10,403	$11,657
2024	$12,428	$11,029	$12,762

TOWN OF MIDDLETON
PROPERTY TAX CLASSIFICATION HEARING PRESENTATION AND INFORMATION FISCAL YEAR 2025

Tuesday November 19, 2024

Prepared by the Board of Assessors

Toula Guarino M.A.A. -Chair

Meredith Stone M.A.A. - Clerk

Deborah J. Carbone M.A.A.

Bradford W. Swanson M.A.A. Chief Assessor

Kate B. Davies - Deputy Assessor

Jodi Fish P/T Assessing Administrative Assistant/Data Collector

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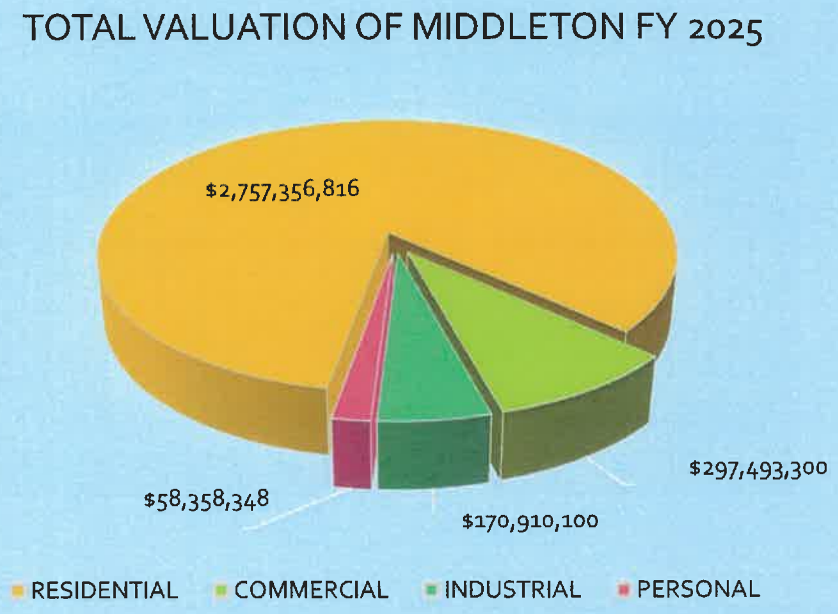
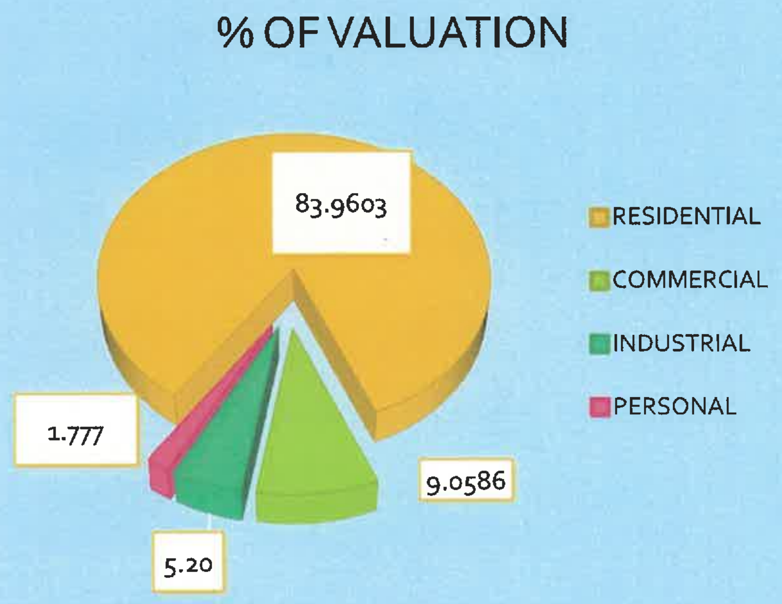
ROLE OF THE SELECT BOARD

- This information is intended to provide the Board of Selectmen with the necessary information to conduct a Public Hearing on the tax classification options available under the Massachusetts General Laws.
- During the Commonwealth mandated Tax Classification Hearing, the Board of Selectmen must vote on the following in order to establish a tax rate:
  - *Open Space Discount*
  - *Residential Exemption*
  - *Small Commercial Exemption*
  - *Classification (shifting of the tax rate)*

RELEVANT INFORMATION





FY 2025 VALUATION STATISTICS

- The total taxable valuation of the town has increased **2.82%** to **$3,284,118,554**.
- FY 2025 average single family assessed value is **$962,948.** A **2.94%** increase of from last year's average of **$935,466.**
- FY 2025 single family median assessed value is **$860,400.**
- FY 2025 average assessed condominium value is $ **$600,948**. An increase of 1.75% from last year's average of **$590,631.**
- FY 2025 commercial total value up **3.8%.**
- FY 2025 industrial total value up **5%..**
- FY 2025 public utilities up **3.2%.**

See full packet for further statistics

OPEN SPACE DISCOUNT

Open space is land maintained in an open or natural condition which contributes significantly to the benefit and enjoyment of the public and which is not:

- **Subject to a permanent conservation restriction;**
- **Held for the production of income;**
- **Taxable under the provisions of:**
  - **Chapter 61 (forestry)**
  - **Chapter 61A (agricultural land)**
  - **Chapter 61B (recreation land)**

The Board of Selectmen may discount up to 25% of the Open Space share of taxes.

Of the 351 municipalities in Massachusetts, 12 classify property as Open Space (2 in Essex County):

Ashland, Dennis, Erving, Falmouth, Leominster, Mashpee, Nantucket, Newburyport, Norfolk, Rowley, South Hadley, and Winthrop.

The Board of Assessors has determined that Middleton does not have eligible Open Space land. Most large parcels are in a Chapter program.

RESIDENTIAL EXEMPTION

- **The Board of Selectmen may adopt an exemption of up to 35% to shift the Residential Class tax burden from lower assessed properties that are the principal residence of a taxpayer to higher assessed properties and properties that are not the principal residence of a taxpayer.**

- **The following eighteen municipalities allow a residential exemption. Note that most of these communities are large cities and/or oceanfront communities with large rental or second home inventory.**

- *Barnstable, Boston, Brookline, Cambridge, Chelsea, Concord, Everett, Malden, Mashpee, Nantucket, Oak Bluffs, Provincetown, Somerville, Tisbury, Truro, Waltham, Watertown and Wellfleet.*

- **The next page illustrates an example:**

RESIDENTIAL CLASS VALUE	$ 2,757,359,816		
PARCELS	3,434		
AVERAGE	$ 802,959		
EXEMPTION %	20%		
EXEMPT VALUE/PARCEL	$ 160,592		
PARCELS	3,434		
TOTAL EXMPT VALUE	$ (551,471,963)		
NEW RESDTL VALUE	$ 2,205,887,853		
RESIDENTIAL TAXES	$ 32,785,008		
NEW RESDTL TAX RATE	$ 14.86		
EXAMPLES			
ASSESSED VALUE	$ 652,959	$ 802,959	$ 952,959
TAX RATE W/O EXEMPTION	$ 11.89	$ 11.89	$ 11.89
TAXES PAID	$ 7,763.68	$ 9,547.18	$ 11,330.68
SAVINGS/COSTS	$ (445.88)	$ -	$ 445.88
TAXES PAID	$ 7,317.80	$ 9,547.18	$ 11,776.55
TAX RATE W/O EXEMPTION	$ 14.86	$ 14.86	$ 14.86
NEW ASSESSED VALUE	$ 492,367	$ 642,367	$ 792,367
EXEMPT VALUE/PARCEL	$ (160,592)	$ (160,592)	$ (160,592)
ASSESSED VALUE	$ 652,959	$ 802,959	$ 952,959

SMALL COMMERCIAL EXEMPTION:

The Board of Selectmen may adopt an exemption of up to 10% to shift the Commercial Class tax burden from eligible parcels to ineligible parcels. Eligible parcels must have:

- **Be Class Three, Commercial, property.**
- **Be occupied solely by businesses with an average annual employment of 10 or under at all locations during the prior calendar year. (Assessors may determine annual employment for a sole proprietorship or partnership. For all other businesses, they must rely solely on the determination of the Director of Labor and Workplace Development.)**
- **Have an assessed valuation of $1,000,000 or less before the application of the exemption.**

SMALL COMMERCIAL EXEMPTION

The following communities have adopted the exemption:

Auburn, Avon, Bellingham, Berlin, Braintree, Chelmsford, Dartmouth, Erving, New Ashford, North Attleborough, Seekonk, Swampscott, Westford and Wrentham.

The mechanics of the Small Commercial Exemption are similar to the Residential Exemption.

An annual application process is required confirming payroll information

CLASSIFICATION:

"An amendment to the Massachusetts Constitution endorsed by the electorate in 1978 resulted in the Classification Act. This Act requires municipalities to classify real property into one of four classes, according to use: residential, open space, commercial and industrial.

Cities and towns that are certified as assessing property at full and fair cash value may elect to shift the tax burden among the major property classes within certain limits established by law. The adoption of different rates does not change the total property tax levy; rather it determines the share of the total levy to be borne by each class." (*Tax Classification BLA Publication*)

The share of the levy raised by the commercial and industrial classes and personal property may be increased 50% as long as the residential and open space classes raise at least 65% of what they would have raised without the shift.

FY 2024 of 351 municipalities in the Commonwealth, 110 (31%) shift the tax rate.

Of the 110, 71 (61.1%) shift over 1.50 to CIP (Commercial, Industrial, Personal Property)

In Essex County, the following communities shift their rate:

Municipality	CIP Value	Total Value	CIP % of Total Value	CIP Shift
Andover	2,088,459,653	12,150,783,188	17.2%	1.69500
Beverly	1,211,245,507	9,928,608,447	12.2%	1.74940
Danvers	1,561,550,184	7,293,882,169	21.4%	1.46290
Gloucester	860,472,253	10,415,981,060	8.3%	1.02998
Haverhill	1,308,792,337	10,497,584,042	12.5%	1.65013
Lawrence	1,372,043,283	7,629,261,062	18.0%	1.75000
Lynn	1,450,161,046	13,975,076,000	10.4%	1.75000
Lynnfield	551,243,224	4,703,704,184	11.7%	1.57970
Methuen	1,014,160,083	9,028,341,715	11.2%	1.75000
North Andover	1,289,746,721	8,036,469,781	16.0%	1.32014
Peabody	1,922,761,156	11,386,051,494	16.9%	1.75001
Saugus	1,187,006,255	6,934,627,084	17.1%	1.75000
Swampscott	309,260,604	4,677,360,094	6.6%	1.75000

***Please note that most of these communities are larger cities or towns and only two shift under 1.50.**

- In FY 2024:
- The average statewide shift was 1.56.
- Statewide total average valuation was $10,206,161,184
- Middleton total valuation was $ 3,193,914,688
- Statewide CIP (Comm/Ind/PP) average valuation was $2,221,258,849
- Middleton CIP valuation was $ 508,159,331

These 4 shifting communities have similar total value, but higher total CIP valuation:

Municipality	**CIP Value**	**Total Value**	**CIP Shift**
Auburn	731,499,500	3,136,769,045	1.09000
Raynham	666,645,128	3,220,586,738	1.26000
Fairhaven	447,787,343	3,229,181,043	1.74972
Wrentham	576,447,222	3,267,113,335	1.33981

The "Minimum Residential Factor" or MRF established by the Commissioner of Revenue is used to make certain that the shift of the tax burden complies with the Classification Act. If the minimum residential factor would be less than .650000, the community cannot make the maximum shift and must use a CIP factor less than 1.50.

In Middleton, The Select Board may shift the Town's tax burden from the Residential Class to the Commercial, Industrial and Personal Property Classes as long as the shift does not exceed the Minimum Residential Factor (MRF). Middleton's Minimum Residential Factor is 90.448 %.

The following pages contain information on the development of the Minimum Residential Factor (MRF) and on the impact of any shift of the tax rate:

TAX RATE SHIFT
IMPLICATIONS OF THE CLASSES

CLASS	VALUE	PERCENT	RATE 100%	RATE 110%	RATE 125%	RATE 150%	TAXES PAID 100%	TAXES PAID 110%	TAXES PAID 125%	TAXES PAID 150%
1. RESIDENTIAL	***$ 2,757,356,816***	83.96%	***$ 11.89***	$11.66	$11.32	$10.75	$ 32,784,973	$ 32,158,653	$ 31,219,173	$ 29,653,374
2. OPEN SPACE	$ -	0.00%	$ 11.89	$13.08	$14.86	$17.84	$ -	$ -	$ -	$ -
3. COMMERCIAL	***$ 297,493,300***	9.06%	$ 11.89	$13.08	$14.86	$17.84	$ 3,537,195	$ 3,890,915	$ 4,421,494	$ 5,305,793
4. INDUSTRIAL	***$ 170,910,100***	5.20%	$ 11.89	$13.08	$14.86	$17.84	$ 2,032,121	$ 2,235,333	$ 2,540,151	$ 3,048,182
5. PERSONAL	***$ 58,358,348***	1.78%	$ 11.89	$13.08	$14.86	$17.84	$ 693,881	$ 763,269	$ 867,351	$ 1,040,821
	$ 3,284,118,564	100.00%					$ 39,048,170	$ 1,623,604	$ 39,048,170	$ 39,048,170

TAX RATE SHIFT IMPLICATIONS ON AVERAGE CLASS VALUES

CLASS	PARCELS	AVE VALUE	RATE 100%	RATE 110%	RATE 125%	RATE 150%	AVE TAXES PAID @ 100%	AVE TAXES PAID @ 110%	AVE TAXES PAID @ 125%	AVE TAXES PAID @ 150%
1. RESIDENTIAL	3434	$ 802,959	$ 11.89	$11.66	$11.32	$10.75	$ 9,547	$ 9,365	$ 9,091	$ 8,635
2. OPEN SPACE	0	$ -	$ 11.89	$13.08	$14.86	$17.84	$ -	$ -	$ -	$ -
3. COMMERCIAL	185	$ 1,608,072	$ 11.89	$13.08	$14.86	$17.84	$ 19,120	$ 21,032	$ 23,900	$ 28,680
4. INDUSTRIAL	86	$ 1,987,327	$ 11.89	$13.08	$14.86	$17.84	$ 23,629	$ 25,992	$ 29,537	$ 35,444
5. PERSONAL	315	$ 185,265	$ 11.89	$13.08	$14.86	$17.84	$ 2,203	$ 2,423	$ 2,753	$ 3,304

TAX RATE SHIFT IMPLICATION EXAMPLES

TAX RATES AND SHIFTS			RESIDENTIAL				COMMERCIAL/INDUSTRIAL/PERSONAL			
LOCATION :			WENNERBERG RD	AVE HOME	OGDEN LN	NORMA WAY	52 SO MAIN ST	11 EAST ST	220 MAPLE ST	35 VILLAGE RD
ASSESSMENT :			$ 709,900	$962,948	$1,175,900	$ 2,988,000	$ 976,300	$1,351,600	$ 3,088,800	$ 28,682,200
RATE SHIFT	RES RATE	COMM/IND PERSONAL	DECREASE	DECREASE	DECREASE	DECREASE	INCREASE	INCREASE	INCREASE	INCREASE
1.0000	$ 11.89	$ 11.89	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.1000	$ 11.66	$ 13.08	$ *(164)*	$ *(221)*	$ *(270)*	$ *(687)*	$ 1,162	$ 1,608	$ 3,676	$ 34,132
1.2000	$ 11.44	$ 14.27	$ *(320)*	$ *(433)*	$ *(529)*	$ *(1,344)*	$ 2,324	$ 3,216	$ 7,351	$ 68,264
1.3000	$ 11.21	$ 15.46	$ *(483)*	$ *(654)*	$ *(799)*	$ *(2,032)*	$ 3,486	$ 4,825	$ 11,027	$ 102,396
1.4000	$ 10.98	$ 16.65	$ *(646)*	$ *(876)*	$ *(1,070)*	$ *(2,719)*	$ 4,647	$ 6,433	$ 14,703	$ 136,528
1.5000	$ 10.75	$ 17.84	$ *(810)*	$ *(1,097)*	$ *(1,340)*	$ *(3,406)*	$ 5,809	$ 8,042	$ 18,378	$ 170,659

OPTIONS TO VOTE:

- Vote to discount Open Space?
- Vote on Residential Exemption?
- Vote on Small Commercial Exemption?
- Vote on Classification: Single or split rate?

THANK YOU!

I would like to thank my Board and staff for their efforts during the year and for the inter-cooperation of other town departments.

05

TOWN OF MIDDLETON
PRIORITIES AND GOALS
FY2025-2027

ADOPTED BY THE SELECT BOARD
NOVEMBER 19TH, 2024

Introduction: This document is intended as a guide for the Select Board, Town Administrator, and Town departments. It is intended to provide a broad framework within which we operate and direct our time, efforts, and resources. Commencement is expected during the identified time horizon, though completion may extend past the identified time horizon.

1. Continue to support the Town Building Committee to keep the public facilities project on budget and schedule. The project will be undertaken with a long term view, ensuring it meets near and long term needs, minimizes operational costs, and takes advantage of modern building technologies.
   Period of Performance: FY25-26
   Milestones:
   - **FY25: Construction, site work. Creation of centralized maintenance oversite for town-owned properties.**
   - **FY25-26: Coordination of move-in, project close-out.**

2. Implement long view planning initiatives via Planning Board meetings and the Town website. Utilize these studies to link and leverage grant funding.
   Period of Performance: FY25-27
   Milestones:
   - **FY25: Rt. 114 Northern Corridor Study**
   - **FY26: Middleton Square/Town Center Study**
   - **FY27: Kick Off Master Plan Review Process**

3. Conduct a Town-Wide Fee Study.
   Period of Performance: FY24-27
   Milestones:
   - **FY25: Continue fee study; recommend changes for Select Board adoption**
   - **FY26: Implement findings into FY26 budget**

4. Develop information technology with additional projects through the Regional IT Collaborative and newly funded IT position.
   Period of Performance: FY24-27
   Milestones:
   - **FY25-26: Connect to regional fiber network, continue to migrate away from paper records**
   - **FY26: Deliver an IT system for the new Public Safety and Town Hall buildings that will communicate with the rest of the Town network.**

5. Increase recruitment strategies for volunteers and committees.
   Period of Performance: FY25-27
   Milestones:
   - **FY25-27: Promote vacancies using multiple means**
   - **FY25-27: Build pipeline of engaged and knowledgeable volunteers and link their experience with pertinent boards and committees.**
   - **FY25: Develop and hold citizen academy**

6. Compile complete list of Town Owned properties. Examine paths forward to surplus, develop, or preserve where appropriate.
   Period of Performance: FY25-FY27
   - **FY25: Update and compile complete list. Development action plan for each property. Implement action plan for each property**
   - **FY25: Continue conditions assessments for existing properties and identify funding to repair/maintain properties. Fund and hire dedicated maintenance professional. Upgrade to more energy efficient systems where appropriate.**

7. Identify opportunities to study and address town wide traffic concerns and development.
   Period of Performance: FY25-FY27
   - **FY25-27: Coordinate with MassDOT to identify opportunities to link traffic remediation with potential development.**
   - **FY25-27: Implement action plan where appropriate.**
   - **FY25: Begin Design phase for redesign of Rt.114 & Rt.62 intersection.**
   - **FY26: Bid/Construction phase for redesign of Rt.114 & Rt.62 intersection.**

8. Renew focus on employee engagement, satisfaction, and appreciation for recruitment and retention
   Period of Performance: FY25-FY27
   - **FY25: Continue with periodic, systematic review of salary surveys in relation to compensation in peer communities.**
   - **FY25: Prioritize employee health and wellness as part of staff trainings.**
   - **FY25: Continue where budgeting allows the progress towards increasing the Town contribution to health care split up to 70/30.**
   - **FY25: Distribute a quarterly employee newsletter.**

9. **Overall communications strategies**
   Period of Performance: FY25-FY27
   - Continue pre town meeting
   - Increase public and internal communications with boards and committees.
   - Continue Department Head updates on a regular basis.
   - Host Town Administrator coffee hours on a quarterly basis.
   - Produce quarterly Town Administrator update videos.
   - Develop a monthly digital Town Administrator newsletter.

10. **Long Term Planning**
    Period of Performance: FY25-FY27
    - Develop and present a long-term plan (beyond goals) mapping out the next 5-10 years in Middleton. Update on an annual basis and present at the start of each Fiscal Year.

06

Town of Middleton Massachusetts

SPECIAL TOWN MEETING

Thursday, December 12, 2024

Howe Manning School Gymnasium
26 Central Street, Middleton, MA

Middleton Select Board

Richard W. Kassiotis, Jr., Chair
Deborah J. Carbone, Clerk
Brian M. Cresta
Jeffrey P. Garber
Kosta E. Prentakis

Justin Sultzbach, Town Administrator
Jackie Bresnahan, Assistant Town Administrator/Human Resources Director

TOWN OF MIDDLETON
SPECIAL TOWN MEETING
COMMONWEALTH OF MASSACHUSETTS
DECEMBER 12, 2024

ESSEX s.s.
To the Constable of the Town of Middleton in the County of Essex:

GREETINGS:
In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town qualified to vote in Elections and Town Affairs, to meet at the Howe Manning School Gymnasium, 26 Central Street, on Thursday, December 12th, 2024 at 7:00PM, then and there to act on the following articles:

ARTICLE 1. Accessory Dwelling Unit ("ADU") Zoning Bylaw

On petition of the Middleton Planning Board to see if the Town will vote to amend its zoning bylaws with respect to Accessory Dwelling Units, by adding the following language:

7.5 ACCESSORY DWELLING UNITS

7.5.1 Definition. An Accessory Dwelling Unit ("ADU") is an attached or detached Dwelling Unit that is accessory to a principal single-family Dwelling Unit and is otherwise defined in accordance with the provisions of G.L. c. 40A, §1A, as may be amended.

7.5.2 Use Schedule.

1. ADUs are allowed as a matter of right in the R-1a, R-1b, RA, and R-2 Zoning Districts, subject to the requirements of this Section. ADUs are prohibited in all other districts.

2. Only one ADU is allowed as a matter of right on any property.

3. ADUs may not be used as Short-Term Rentals, as such term is defined in G.L. c. 64G, §1 or otherwise rented for a period shorter than thirty-one (31) days.

7.5.3 Dimensional Requirements.

1. An ADU may be no larger in gross floor area than one half of the gross floor area of the principal Dwelling Unit on the property or 900 square feet, whichever is less.

2. ADUs shall comply with any and all lot area, frontage, setback, height, lot width and lot coverage requirements, as may be applicable to single family homes, as contained in Attachment 1 – Table of Dimensional Requirements of this Zoning Bylaw.

   a. Single Family Dwellings and ADU's in the R2 District are to comply with the dimensional controls for the R1b District.
   b. Conversions of existing non-residential accessory structures to ADUs are permitted provided that the existing accessory structure complies with the above-described dimensional requirements.

3. ADUs are limited to a maximum of two stories.

4. ADUs shall be designed and constructed so that no portion thereof shall be closer to the front lot line than the primary dwelling.

7.5.4 Parking.

1. At least one (1) off-street parking space must be provided for all ADUs. Parking may be in a driveway or a garage but the parking space may not be a tandem space with a parking space for the primary single-family structure.

2. The construction of a new garage to serve an ADU shall require a Special Permit from the Board of Appeals.

7.5.5 Site Plan Approval. All ADUs are required to obtain Site Plan Approval from the Board of Appeals pursuant to the procedures in Section 9.5 of this Zoning Bylaw, provided that the Site Plan Review criteria shall be limited to the following:

1. The ADU should minimize tree, vegetation and soil removal and grade changes.

2. Architectural style should be compatible with the existing principal dwelling on the subject property.

3. The ADU shall be serviced with adequate water supply and sewer or septic service.

4. The Plan shall demonstrate adequate parking, as required hereunder and shall maximize convenience and safety for vehicular and pedestrian movement within the property and in relation to adjacent ways.

The Board of Appeals may request reasonable plan modifications of the Site Plan for an ADU and may impose reasonable conditions that are not inconsistent with this bylaw or the provisions of G.L. c. 40A, §3.

7.5.6 Relationship to non-conformities. If an ADU is proposed for a pre-existing, non-conforming single-family primary residence, the requirements of Sections 3.3.4 and 3.3.5 of this Zoning Bylaw shall apply provided that no special permit may consider the ADU use or impose conditions on such use.

And to amend Attachment 2 – Table of Use Regulations of the Zoning Bylaws by adding a new row for Accessory Dwelling Unit under Accessory Uses, noting that that the use is allowed (Y) in the R-1a, R1b, RA, & R-2 Districts but also adding a footnote that states "See Section 7.5 for additional requirements for Accessory Dwelling Units."

Or take any action relative thereto.

Purpose: The Affordable Homes Act was signed into law on August 6th, 2024. One provision of this law allows for Accessory Dwelling Units (ADUs) by right throughout the Commonwealth. The law goes into effect on February 2nd of 2025. Should a municipality not have an ADU section in its existing bylaws (Such as Middleton), the state version stands without any guidelines from the municipality. This Planning Board has put forth this ADU Zoning Bylaw to control the permitting of ADUs in Middleton to the extent allowable by law.

Simple Majority required.

ARTICLE 2. Citizens Petition: MBTA Zoning

On petition of 200 or more registered voters, to see if the Town will vote to amend the Middleton Zoning Bylaw and map by adding Section 8.8 "MBTA Communities Multifamily Overlay District,", modify Section 2.2 Overlay Districts, modify Section 9.5 "Site Plan Review," modify Section 10. "Definitions," and that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of Middleton; with said changes outlined and attached to the warrant, and on file with the Town Clerk; or take any other action relative thereto.

Simple Majority required.

END OF SPECIAL TOWN MEETING WARRANT

TO THE TOWN CONSTABLE:

And you are hereby directed to service this Warrant by posting up attested copies thereof at:

Memorial Hall	Flint Public Library	Ferncroft Towers
Post Office	Howe's Station Market	Fuller Pond Village

HEREOF FAIL NOT, and make due return of this Warrant, with your doings thereof, to the Town Clerk at time and place of meeting aforesaid.

Given under our hands this _____ day of ________________ in the year Two Thousand Twenty-Four.

MIDDLETON SELECT BOARD

_______________________________ _______________________________

_______________________________ _______________________________

____

A true copy Attest:

____
Constable of the Town of Middleton

____
Date Posted

7

Justin Sultzbach

From: Jackie Bresnahan
Sent: Friday, November 15, 2024 12:22 PM
To: Justin Sultzbach
Cc: Shantel Bambury
Subject: Licenses as of 11/15 for Board review

Final List 2024 Licenses 11/15/2024

Name	License Number
Alcohol	
Dave's Liquors (Mahin Corporation)	90584-PK-0704
Mike's Discount Liquors	88926-PK-0704
Tung's Taste	03739-RS-0704, CV-31
Common Victualler Non-Alcohol	
Cumberland Store #6708 (Cumberland Farms)	CV-8, GA-3
Danvers Fish & Game Club	CV-3, M-3, M-2
Dunkin Donut Shop (Fabio Donuts Inc)	CV-40
Dunkin Donut Shop (Maple St Donuts LLC)	CV-26
Dunkin Donuts (In Sports LLC)	CV-58
Dunkin Donuts (RPD Donut Inc)	CV-11
McDonalds (King & Khosla)	CV-39
Middleton Subway Inc	CV-25
Richardson's Farm Inc	CV-20
Summit's Place (Sheela and Sons Corp) - alcohol **pending transfer from Middleton House of Pizza Inc.**	(Alcohol pending with ABCC), CV-62
Auctioneer	
Class I	
Class II	
Alba Auto	MVII-15

Justin B. Sultzbach
Town Administrator
Town of Middleton
48 South Main Street
Middleton, Massachusetts
01949-2253
978-777-3617
Justin.Sultzbach@middletonma.gov

November 13th, 2024

Steven Granese, President
N. Granese & Sons, Inc.
59 Jefferson Ave
Salem, MA 01970

Re: Liberty Street Water Main Project Notice of Intent to Award

Dear Mr. Granese:

This is to inform you that the Town of Middleton intends to award the Liberty Street Water Main project to your firm in accordance with your bid submitted in the amount of **$1,057,978.12 (Base Bid plus Bid Alternate B)** subject to the approval of the Agreement, Performance Bond, Payment Bond, and Insurance Certificates. The Middleton Select Board will be voting to award this contract at their November 19th , 2024 meeting.

You will be receiving shortly from our Consulting Engineers, Weston & Sampson, the necessary contract documents, which need to be completed by you in order to establish the contract between us. Please execute these documents on your behalf and return them within 10 days to Weston & Sampson. Please do not date any of the forms since the official date of execution will be the date on which the Town will sign all documents.

Kindly,

Justin B. Sultzbach
Town Administrator

8

Weston & Sampson

55 Walkers Brook Drive, Suite 100, Reading, MA 01867
Tel: 978.532.1900

Middleton, MA
Weston & Sampson Job No. ENG23-2894

November 1, 2024

Paul Goodwin, DPW Superintendent
Public Works Department
195 North Main Street
Middleton, MA 01949

Re: Liberty Street Water Main Project

Dear Mr. Goodwin:

Five (5) bids were received and opened on October 24, 2024, for the Liberty Street Water Main Project. The three low bidders and their bids are as follows:

Contractor	Base Bid plus Bid Alt. A	Base Bid plus Bid Alt. B	Base Bid plus Bid Alts. A & C	Base Bid plus Bid Alts. B & C
N. Granese & Sons, Inc.	$1,062,978.12	$1,057,978.12	$1,190,538.12	$1,185,538.12
C. Naughton Corp.	$1,120,133.00	$1,080,133.00	$1,282,253.00	$1,242,253.00
Joseph P. Cardillo & Son, Inc.	$1,314,493.12	$1,294,493.12	$1,442,443.12	$1,422,443.12
Five Oaks Construction Co., Inc.	$1,269,327.06	$1,240,327.06	$1,459,917.06	$1,430,917.06

Enclosed are originals of Section 00410 Form of General Bid, excluding the bid securities, from the five (5) bidders and a complete itemized tabulation of bids.

We have checked the bonding references for N. Granese & Sons, Inc. and have found them to be in order. Based on the project references provided, and Weston & Sampson's experience with N. Granese & Sons, Inc., we have found that their history of performance and workmanship is acceptable. Recent communication with the Town of Middleton has indicated that the basis for award shall be Base Bid plus Bid Alternate B. Accordingly, we recommend that the Town of Middleton issue a letter of intent to award the contract in the amount of $1,057,978.12 to N. Granese & Sons, Inc.

Assuming that our recommendation is accepted, the Town of Middleton should send a "Notice of Intent to Award" to the Contractor plus copy this office. Enclosed please find a draft letter to that effect. Upon receipt of a copy of such notice we will forward contract documents to the Contractor for their execution. The Contractor will be directed at that time to obtain the required completed bonds and insurance and return all documents to our office to be checked for compliance. We will then forward the contract documents to your office for signatures.

Respectfully,

WESTON & SAMPSON

David O Burke

David F. Burke
Manager Construction Services

Enc.

DRAFT

November 1, 2024

Steven A. Granese, President
N. Granese & Sons, Inc.
59 Jefferson Avenue
Salem, MA 01970

Re: Liberty Street Water Main Project
Notice of Intent to Award

Dear Mr. Granese:

This is to inform you that the Town of Middleton intends to award the Liberty Street Water Main Project to your firm in accordance with your bid submitted in the amount of $1,057,978.12 (Base Bid plus Bid Alternate B), subject to the approval of the Agreement, Performance Bond, Payment Bond, and Insurance Certificates.

You will be receiving shortly from our Consulting Engineers, Weston & Sampson, the necessary contract documents, which need to be completed by you in order to establish the contract between us. Please execute these documents on your behalf and return them within 10 days to Weston & Sampson. Please do not date any of the forms since the official date of execution will be the date on which the Town will sign all documents.

Very truly yours,

cc: David Burke - Weston & Sampson

Town of Middleton, MA
Liberty Street Water Main Project

Weston & Sampson

BID SUMMARY
BID DATE: October 24, 2024

	Contractor	Total Base Bid	Total Base Bid Plus Bid Alternate A	Total Base Bid Plus Bid Alternate B	Total Base Bid Plus Bid Alternates A and C	Total Base Bid Plus Bid Alternates B and C
1	N. Granese & Sons, Inc.	$997,978.12	$1,062,978.12	$1,057,978.12	$1,190,538.12	$1,185,538.12
2	C. Naughton Corp.	$1,020,133.00	$1,120,133.00	$1,080,133.00	$1,282,253.00	$1,242,253.00
3	Joseph P. Cardillo & Son, Inc.	$1,214,493.12	$1,314,493.12	$1,294,493.12	$1,442,443.12	$1,422,443.12
4	Five Oaks Construction Co, Inc.	$1,144,327.06	$1,269,327.06	$1,240,327.06	$1,459,917.06	$1,430,917.06
5	Onyx Corportation	$1,849,711.00	$2,174,711.00	$2,129,711.00	$2,411,651.00	$2,366,651.00

Town of Middleton, MA
Liberty Street Water Main Project

Weston & Sampson

BID DATE: October 24, 2024

			N. Granese & Sons, Inc. Salem, MA		C. Naughton Corp. Bridgewater, MA	
ITEM NO.	CONT. QUAN.	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
		Base Bid				
1		**Water Mains and Fittings:**				
1a	2,600	12-inch ductile iron pipe and fittings, per linear foot	$212.00	$551,200.00	$200.00	$520,000.00
1b	40	8-inch ductile iron pipe and fittings, per linear foot	$80.00	$3,200.00	$300.00	$12,000.00
1c	80	6-inch ductile iron pipe and fittings, per linear foot	$51.00	$4,080.00	$300.00	$24,000.00
1d	800	Additional fittings, per pound	$0.01	$8.00	$0.01	$8.00
2		**Polyethylene Encasement:**				
2a	2,720	Polyethylene encasement, per linear foot	$1.00	$2,720.00	$1.00	$2,720.00
3		**Hydrant and Valves**				
3a	4	Hydrant, per hydrant	$12,000.00	$48,000.00	$10,000.00	$40,000.00
3b	3	12-inch gate valves, per valve	$5,000.00	$15,000.00	$5,000.00	$15,000.00
3c	1	8-inch gate valves, per valve	$4,000.00	$4,000.00	$4,000.00	$4,000.00
3d	4	6-inch gate valves, per valve	$3,000.00	$12,000.00	$3,000.00	$12,000.00
4		**Service Connections:**				
4a	15	1-inch corporation stops, per stop	$1,400.00	$21,000.00	$4,000.00	$60,000.00
4b	15	1-inch curb stops, per stop	$350.00	$5,250.00	$500.00	$7,500.00
4c	430	1-inch copper piping, per linear foot	$10.00	$4,300.00	$100.00	$43,000.00
5		**Sewer and Drain Reconstruction**				
5a(1)	6	Sewer and drain reconstruction (min), per reconstruction	$500.00	$3,000.00	$500.00	$3,000.00
5a(2)	6	Sewer and drain reconstruction (add'l), per reconstruction	$0.01	$0.06	$1.00	$6.00
6		**Rock Excavation and Disposal**				
6a(1)	1,100	Rock excavation and disposal (min), per cubic yard	$80.00	$88,000.00	$80.00	$88,000.00
6a(2)	1,100	Rock excavation and disposal (add'l), per cubic yard	$0.01	$11.00	$0.01	$11.00
7		**Earthwork:**				
7a(1)	500	Unsuitable material above normal grade (min), per cubic yard	$15.00	$7,500.00	$15.00	$7,500.00
7a(2)	500	Unsuitable material above normal grade (add'l), per cubic yard	$0.01	$5.00	$15.00	$7,500.00
7b(1)	200	Unsuitable material below normal grade (min), per cubic yard	$20.00	$4,000.00	$20.00	$4,000.00
7b(2)	200	Unsuitable material below normal grade (add'l), per cubic yard	$0.01	$2.00	$0.01	$2.00
7c	6	Test pits, per pit	$0.01	$0.06	$1,000.00	$6,000.00
8		**Pavement Replacement**				
8a	3,120	4-inch temporary trench pavement (Type 1), per linear foot	$30.00	$93,600.00	$10.00	$31,200.00
9		**Dust Control**				
9a	1,600	Calcium chloride, per pound	$0.01	$16.00	$1.00	$1,600.00
10		**Environmental Protection**				
10a	790	Straw wattle, per linear foot	$10.00	$7,900.00	$10.00	$7,900.00
10b	5	Catch basin protection, per basin	$50.00	$250.00	$50.00	$250.00
11		**Price Adjustments:**				
11a	1	Liquid asphalt, per ton	$56,500.00	$56,500.00	$56,500.00	$56,500.00
11b	1	Gasoline escalation, per gallon	$1,000.00	$1,000.00	$1,000.00	$1,000.00
11c	1	Diesel fuel escalation, per gallon	$3,000.00	$3,000.00	$3,000.00	$3,000.00
12		**Police Detail**				
12a	860	Police detail, per hour	$72.60	$62,436.00	$72.60	$62,436.00
		Total Base Bid		$997,978.12		$1,020,133.00
		Bid Alternate A				
13		**Culvert Crossing**				
13a	1	Boring and Jacking Culvert Crossing, lump sum	$65,000.00	$65,000.00	$100,000.00	$100,000.00
		Bid Alternate B				
14		**Culvert Crossing**				
14a	1	Directional Drill Culvert Crossing, lump sum	$60,000.00	$60,000.00	$60,000.00	$60,000.00
		Bid Alternate C				
15		**Final Paving**				
15a	6,720	Cold planing (Type 2), per square yard	$5.00	$33,600.00	$6.00	$40,320.00
15b	870	2-inch permanent top course pavement (Type 2), per ton	$108.00	$93,960.00	$140.00	$121,800.00
		Total Bid Alternate C		$127,560.00		$162,120.00
		Total Base Bid Plus Bid Alternate A		$1,062,978.12		$1,120,133.00
		Total Base Bid Plus Bid Alternates A and C		$1,190,538.12		$1,282,253.00
		Total Base Bid Plus Bid Alternate B		$1,057,978.12		$1,080,133.00
		Total Base Bid Plus Bid Alternates B and C		$1,185,538.12		$1,242,253.00

* Corrected addition error
** Corrected unit price entry discrepancy

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Town of Middleton, MA
Liberty Street Water Main Project

Weston & Sampson

BID DATE: October 24, 2024

ITEM NO.	CONT. QUAN.	DESCRIPTION	Joseph P. Cardillo & Son, Inc. Salisbury, MA UNIT PRICE	Joseph P. Cardillo & Son, Inc. Salisbury, MA TOTAL AMOUNT	Five Oaks Construction Co, Inc. Groton, MA UNIT PRICE	Five Oaks Construction Co, Inc. Groton, MA TOTAL AMOUNT
		Base Bid				
1		Water Mains and Fittings:				
1a	2,600	12-inch ductile iron pipe and fittings, per linear foot	$225.00	$585,000.00	$225.00	$585,000.00
1b	40	8-inch ductile iron pipe and fittings, per linear foot	$400.00	$16,000.00	$210.00	$8,400.00
1c	80	6-inch ductile iron pipe and fittings, per linear foot	$100.00	$8,000.00	$200.00	$16,000.00
1d	800	Additional fittings, per pound	$0.01	$8.00	$0.01	$8.00
2		Polyethylene Encasement:				
2a	2,720	Polyethylene encasement, per linear foot	$1.00	$2,720.00	$2.00	$5,440.00
3		Hydrant and Valves				
3a	4	Hydrant, per hydrant	$15,000.00	$60,000.00	$8,000.00	$32,000.00
3b	3	12-inch gate valves, per valve	$15,000.00	$45,000.00	$5,000.00	$15,000.00
3c	1	8-inch gate valves, per valve	$15,000.00	$15,000.00	$4,000.00	$4,000.00
3d	4	6-inch gate valves, per valve	$5,000.00	$20,000.00	$3,000.00	$12,000.00
4		Service Connections:				
4a	15	1-inch corporation stops, per stop	$10,000.00	$150,000.00	$1,500.00	$22,500.00
4b	15	1-inch curb stops, per stop	$1,400.00	$21,000.00	$1,000.00	$15,000.00
4c	430	1-inch copper piping, per linear foot	$10.00	$4,300.00	$100.00	$43,000.00
5		Sewer and Drain Reconstruction				
5a(1)	6	Sewer and drain reconstruction (min), per reconstruction	$500.00	$3,000.00	$500.00	$3,000.00
5a(2)	6	Sewer and drain reconstruction (add'l), per reconstruction	$0.01	$0.06	$0.01	$0.06
6		Rock Excavation and Disposal				
6a(1)	1,100	Rock excavation and disposal (min), per cubic yard	$80.00	$88,000.00	$80.00	$88,000.00
6a(2)	1,100	Rock excavation and disposal (add'l), per cubic yard	$0.01	$11.00	$0.01	$11.00
7		Earthwork:				
7a(1)	500	Unsuitable material above normal grade (min), per cubic yard	$15.00	$7,500.00	$15.00	$7,500.00
7a(2)	500	Unsuitable material above normal grade (add'l), per cubic yard	$20.00	$10,000.00	$0.01	$5.00
7b(1)	200	Unsuitable material below normal grade (min), per cubic yard	$20.00	$4,000.00	$20.00	$4,000.00
7b(2)	200	Unsuitable material below normal grade (add'l), per cubic yard	$0.01	$2.00	$0.01	$2.00
7c	6	Test pits, per pit	$0.01	$0.06	$750.00	$4,500.00
8		Pavement Replacement				
8a	3,120	4-inch temporary trench pavement (Type 1), per linear foot	$10.00	$31,200.00	$40.00	$124,800.00
9		Dust Control				
9a	1,600	Calcium chloride, per pound	$0.01	$16.00	$2.00	$3,200.00
10		Environmental Protection				
10a	790	Straw wattle, per linear foot	$20.00	$15,800.00	$35.00	$27,650.00
10b	5	Catch basin protection, per basin	$1,000.00	$5,000.00	$75.00	$375.00
11		Price Adjustments:				
11a	1	Liquid asphalt, per ton	$56,500.00	$56,500.00	$56,500.00	$56,500.00
11b	1	Gasoline escalation, per gallon	$1,000.00	$1,000.00	$1,000.00	$1,000.00
11c	1	Diesel fuel escalation, per gallon	$3,000.00	$3,000.00	$3,000.00	$3,000.00
12		Police Detail				
12a	860	Police detail, per hour	$72.60	$62,436.00	$72.60	$62,436.00
		Total Base Bid		$1,214,493.12 *		$1,144,327.06
		Bid Alternate A				
13		Culvert Crossing				
13a	1	Boring and Jacking Culvert Crossing, lump sum	$100,000.00	$100,000.00	$125,000.00	$125,000.00
		Bid Alternate B				
14		Culvert Crossing				
14a	1	Directional Drill Culvert Crossing, lump sum	$80,000.00	$80,000.00	$96,000.00	$96,000.00
		Bid Alternate C				
15		Final Paving				
15a	6,720	Cold planing (Type 2), per square yard	$7.00	$47,040.00	$7.00	$47,040.00
15b	870	2-inch permanent top course pavement (Type 2), per ton	$93.00	$80,910.00	$165.00	$143,550.00
		Total Bid Alternate C		$127,950.00		$190,590.00
		Total Base Bid Plus Bid Alternate A		$1,314,493.12 *		$1,269,327.06
		Total Base Bid Plus Bid Alternates A and C		$1,442,443.12 *		$1,459,917.06
		Total Base Bid Plus Bid Alternate B		$1,294,493.12 *		$1,240,327.06
		Total Base Bid Plus Bid Alternates B and C		$1,422,443.12 *		$1,430,917.06

* Corrected addition error
** Corrected unit price entry discrepancy

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Town of Middleton, MA
Liberty Street Water Main Project

Weston & Sampson

BID DATE: October 24, 2024

			Onyx Corportation Acton, MA	
ITEM NO.	CONT. QUAN.	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
		Base Bid		
1		Water Mains and Fittings:		
1a	2,600	12-inch ductile iron pipe and fittings, per linear foot	$245.50	$638,300.00
1b	40	8-inch ductile iron pipe and fittings, per linear foot	$700.00	$28,000.00
1c	80	6-inch ductile iron pipe and fittings, per linear foot	$300.00	$24,000.00
1d	800	Additional fittings, per pound	$6.00	$4,800.00 **
2		Polyethylene Encasement:		
2a	2,720	Polyethylene encasement, per linear foot	$2.00	$5,440.00
3		Hydrant and Valves		
3a	4	Hydrant, per hydrant	$20,000.00	$80,000.00
3b	3	12-inch gate valves, per valve	$9,000.00	$27,000.00
3c	1	8-inch gate valves, per valve	$7,000.00	$7,000.00
3d	4	6-inch gate valves, per valve	$3,000.00	$12,000.00
4		Service Connections:		
4a	15	1-inch corporation stops, per stop	$2,000.00	$30,000.00
4b	15	1-inch curb stops, per stop	$2,000.00	$30,000.00
4c	430	1-inch copper piping, per linear foot	$150.00	$64,500.00
5		Sewer and Drain Reconstruction		
5a(1)	6	Sewer and drain reconstruction (min), per reconstruction	$500.00	$3,000.00
5a(2)	6	Sewer and drain reconstruction (add'l), per reconstruction	$3,000.00	$18,000.00
6		Rock Excavation and Disposal		
6a(1)	1,100	Rock excavation and disposal (min), per cubic yard	$80.00	$88,000.00
6a(2)	1,100	Rock excavation and disposal (add'l), per cubic yard	$400.00	$440,000.00
7		Earthwork:		
7a(1)	500	Unsuitable material above normal grade (min), per cubic yard	$15.00	$7,500.00
7a(2)	500	Unsuitable material above normal grade (add'l), per cubic yard	$60.00	$30,000.00
7b(1)	200	Unsuitable material below normal grade (min), per cubic yard	$20.00	$4,000.00
7b(2)	200	Unsuitable material below normal grade (add'l), per cubic yard	$85.00	$17,000.00
7c	6	Test pits, per pit	$3,000.00	$18,000.00
8		Pavement Replacement		
8a	3,120	4-inch temporary trench pavement (Type 1), per linear foot	$45.00	$140,400.00
9		Dust Control		
9a	1,600	Calcium chloride, per pound	$1.00	$1,600.00
10		Environmental Protection		
10a	790	Straw wattle, per linear foot	$9.00	$7,110.00
10b	5	Catch basin protection, per basin	$225.00	$1,125.00
11		Price Adjustments:		
11a	1	Liquid asphalt, per ton	$56,500.00	$56,500.00
11b	1	Gasoline escalation, per gallon	$1,000.00	$1,000.00
11c	1	Diesel fuel escalation, per gallon	$3,000.00	$3,000.00
12		Police Detail		
12a	860	Police detail, per hour	$72.60	$62,436.00
		Total Base Bid		$1,849,711.00 **
		Bid Alternate A		
13		Culvert Crossing		
13a	1	Boring and Jacking Culvert Crossing, lump sum	$325,000.00	$325,000.00
		Bid Alternate B		
14		Culvert Crossing		
14a	1	Directional Drill Culvert Crossing, lump sum	$280,000.00	$280,000.00
		Bid Alternate C		
15		Final Paving		
15a	6,720	Cold planing (Type 2), per square yard	$6.00	$40,320.00
15b	870	2-inch permanent top course pavement (Type 2), per ton	$226.00	$196,620.00
		Total Bid Alternate C		$236,940.00
		Total Base Bid Plus Bid Alternate A		$2,174,711.00 **
		Total Base Bid Plus Bid Alternates A and C		$2,411,651.00 **
		Total Base Bid Plus Bid Alternate B		$2,129,711.00 **
		Total Base Bid Plus Bid Alternates B and C		$2,366,651.00 **

* Corrected addition error
** Corrected unit price entry discrepancy

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