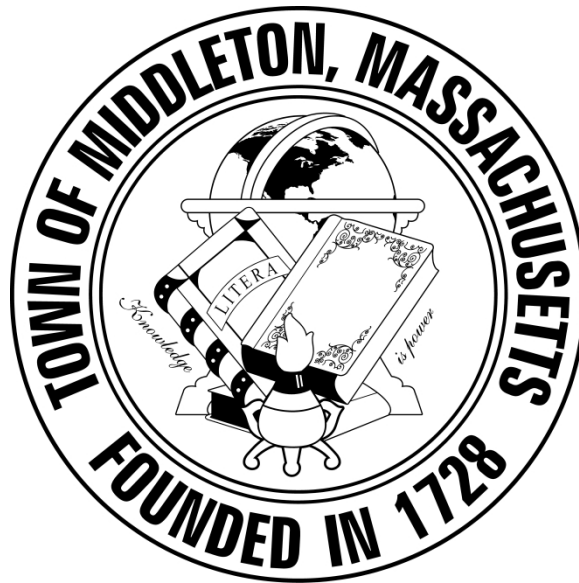


# Town of Middleton Massachusetts



## Special Town Meeting

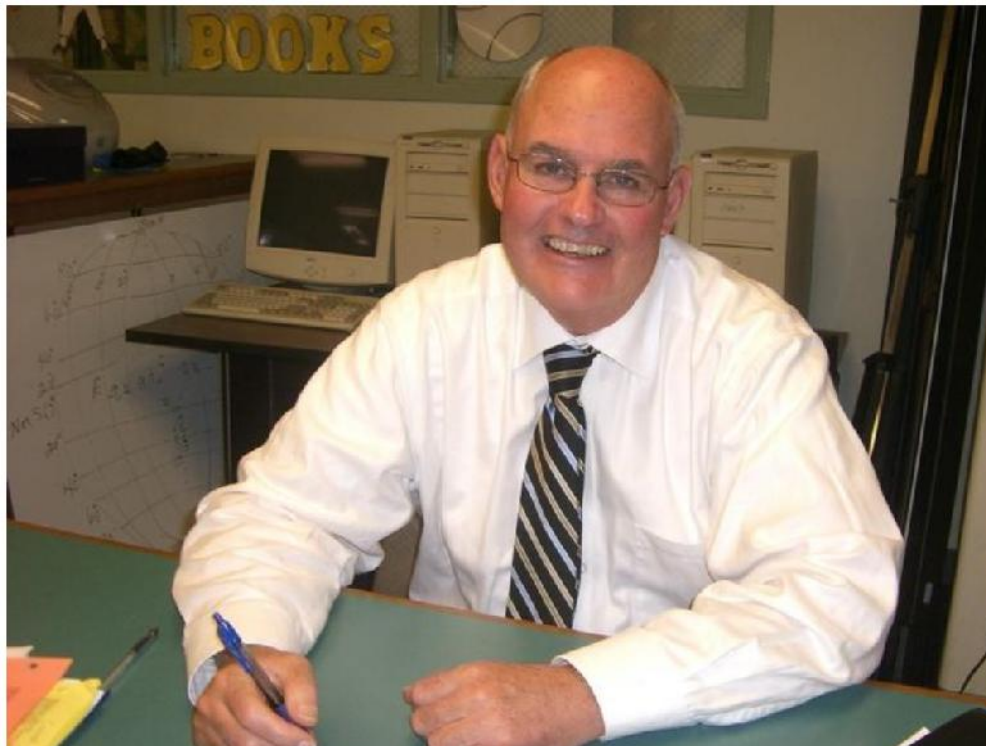
Tuesday, February 28, 2017, 7:30 P.M.

Meeting to be held at Howe Manning School Gymnasium  
26 Central Street, Middleton, MA

## **Dedication to Retired Tri-Town School Union Superintendent, Dr. Bernard Creeden**

Tri-Town School Superintendent Dr. Bernard Creeden retired on June 30, 2016. Dr. Creeden worked for thirty-six years in the Tri-Town communities, serving as a Principal, Assistant Superintendent, and Superintendent. His total career spanned forty-five years in support of teaching and learning in Massachusetts. Dr. Creeden touched multiple generations of students and parents and left an indelible mark on the towns in the Tri-Town region.

Bernie, we wish you a long and enjoyable retirement and we thank you for your outstanding dedication and service to the residents of Middleton.



### **Middleton Board of Selectmen**

Timothy P. Houten, Chairperson

Kosta E. Prentakis

Brian M. Cresta

Todd Moreschi

Rick Kassiotis

Andrew J. Sheehan, Town Administrator

**TOWN OF MIDDLETON  
SPECIAL TOWN MEETING  
THE COMMONWEALTH OF MASSACHUSETTS  
FEBRUARY 28, 2017**

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 at 26 Central Street in said Middleton on Tuesday, **February 28, 2017, at 7:30 p.m.**, then and there to act on the following articles:

To transact any other business that may lawfully come before this meeting.

**SPECIAL TOWN MEETING WARRANT ARTICLES**

**1.** On petition of the Finance Committee and Board of Selectmen, to see if the Town will vote to raise and appropriate, borrow, or transfer from available funds the sum of \$100,000 to be used to fund repairs and improvements to Memorial Hall at 48 South Main Street; or take any other action relative thereto.

Purpose: An inspection of Memorial Hall has revealed damage to joists and beams that support the second floor. The Town retained an architect who recommended making immediate structural repairs to stabilize and secure the building. These funds will be used to design, procure, and make necessary structural repairs at Memorial Hall.

**2.** On petition of the Board of Selectmen, to see if the Town will vote to accept the provisions of Massachusetts General Law chapter 40, section 8J creating a Commission on Disability; or take any other action relative thereto.

Purpose:

The Massachusetts Office on Disability has reached out to communities across Massachusetts which have not established a Commission on Disability. Adoption of Section 8J of Chapter 40 will allow the Board of Selectmen to establish a Commission on Disability consisting of five members that will (1) research local problems of people with disabilities; (2) advise and assist municipal officials and employees in ensuring compliance with state and federal laws and

regulations that affect people with disabilities; (3) coordinate or carry out programs designed to meet the problems of people with disabilities in coordination with programs of the Massachusetts Office on Disability; (4) review and make recommendations about policies, procedures, services, activities and facilities of departments, boards and agencies of the town as they affect people with disabilities; (5) provide information, referrals, guidance and technical assistance to individuals, public agencies, businesses and organizations in all matters pertaining to disability; and (6) coordinate activities of other local groups organized for similar purposes.

**3.** On petition of the Board of Selectmen, to see if the Town will vote to adopt chapter 218 of the Acts of 2016 which modified Section 17C of Chapter 90 of the Massachusetts General Laws relative to speed limits of 25 miles per hour on any roadway inside a thickly settled or business district; or take any other action relative thereto.

Purpose: Adoption of Section 17C of Chapter 90 provides the Board of Selectmen with the discretion to post speed limits of 25 miles per hour in thickly settled or business districts.

**4.** On petition of more than 100 registered voters, to see if the Town will vote to amend the Middleton Zoning Bylaw, the **Table of Dimensional Requirements** referred to in Section 4.1 "General Dimensional Requirements" by adding the words shown on **bold underline** and deleting the words in ~~striketrough~~ below:

Amend Table of Dimensional Requirements under Section 4.1 as follows:

**Table of Dimensional Requirements<sup>1</sup> [Amended 5-11-2010 ATM by Art. 30; S-14-2013 ATM by Art. 6]**

Districts								
Requirement	R-1a	R-1b	RA	R-2	B	M-1	IH	
Minimum Area (square feet)	20,000 for a single-family, 40,000 for a two-family	40,000 for a single-family, 80,000 for a two-family	2 acres	See Section 7.0	40,000	60,000	160,000	
Minimum Frontage (feet)	100	125	150	See Section 7.0	100	150	400	
Minimum Lot Width (feet)	125	165	200	See Section 7.0	0.100	150	400	
Minimum Front Setback (feet)	25 (or 50 from street center line if greater)	25 (or 50 from street center line if greater)	25 (or 50 from street center line if greater)	See Section 7.0	30 (100 if on N. Main Street)	30 (100 if on N. Main Street)	50	
Minimum Side Yard (feet)	15	30	30	See Section 7.0	25 ( <del>35</del> <b>100</b> if yard abuts <b>R</b> District)	25 ( <del>35</del> <b>100</b> if yard abuts R District)	50	
Minimum Rear Yard (feet)	15	30	30	See Section 7.0	25 ( <del>35</del> <b>100</b> if yard abuts R District)	25 ( <del>35</del> <b>100</b> if yard abuts R District)	50	
Lot coverage by buildings (%)	25	25	\$2	See Section 7.0	35	30	25	
Minimum Open Space (%)	-	-	-	-	25	25	-	
Maximum Building Height (feet)	35	35	35	35	35	35	125	
Maximum Building Height (stories)	3	3	3	3	3	3	-	

<sup>1</sup> Editor's Note: See Section 4.1.2, Notes to Table of Dimensional Requirements.

**Planning Board Recommendation:** The Planning Board held a duly noticed public hearing on December 14, 2016. A motion was made recommending adoption of the amendment to the Zoning Bylaw. The motion failed by unanimous vote of the Planning Board.

5. On petition of more than 100 registered voters, to see if the Town will vote to amend the Middleton Zoning Bylaw, the **Table of Dimensional Requirements** referred to in Section 4.1 “General Dimensional Requirements” and Section 4.1.2 “Notes to Table of Dimensional Requirements” by adding the words shown on **bold underline** and deleting the words in ~~striketrough~~ below:

5. Business and Light Industrial District; lots abutting Residential District. Where a lot abuts a Residential District, side and rear yards of not less than **100** ~~35~~ feet shall be provided. In such cases, parking shall not be permitted in these setback areas unless buffer screens are provided.

**Planning Board Recommendation:** The Planning Board held a duly noticed public hearing on December 14, 2016. A motion was made recommending adoption of the amendment to the Zoning Bylaw. The motion failed by unanimous vote of the Planning Board.

**End of Special Town Meeting Warrant**

And you are directed to serve this Warrant by posting up attested copies thereof at Memorial Hall, Post Office, Store at Howe Station Market, Ferncroft Towers and Fuller Pond Village in said Town fourteen days, at least, before the time of holding said meeting.

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 3RD day of JANUARY in the year of our Lord Two Thousand and Seventeen.

MIDDLETON BOARD OF SELECTMEN

S. 

S. 

S. 

S. 

S. 

A true copy Attest:

S. \_\_\_\_\_

Constable of the Town of Middleton

\_\_\_\_\_ Date Posted

Town of Middleton  
Finance Committee  
Memorial Hall  
48 South Main St.  
Middleton, MA 01949

Permit 52  
Middleton MA  
01949

**Resident**  
**Middleton, MA      01949**