

**BOARD OF SELECTMEN  
MEETING AGENDA**

**Fuller Meadow School  
Nathan Media Room  
143 South Main Street, Middleton, MA 01949  
Tuesday, September 12, 2017  
7:00 PM**  
*This meeting is being recorded*

1. 7:00 PM Warrant  
Minutes  
Town Administrator
2. 7:05 PM Vote to lay out the following roads as public ways in accordance with Massachusetts General Laws, Chapter 82 §§ 21 through 23 and Chapter 383-3 of the Middleton Town Code: Name of Road: Norma Way, Location: Off of East Street (70R), Owner: Olde Boxford Estates, LLC, 9 Broadway, Wakefield, MA 01880; Name of Road: Kassiotis Lane, Location: Off of East Street (70R), Owner: Olde Boxford Estates, LLC, 9 Broadway, Wakefield, MA 01880; The Board of Selectmen will review the Street Acceptance layout plans and consider laying out the road as a public Town way
3. 7:15 PM Request from Attorney Albert DeNapoli, of Tarlow Breed, Hart and Rodgers, P.C., on behalf of Interstate Management Company, LLC d/b/a DoubleTree, Middleton, for the: 1) Transfer of the All Alcohol Beverages Liquor License; 2) Change of Manager and; 3) Change of Officers from licenses currently held by TPG Hotels & Resorts Contract Services, LLC, d/b/a Double Tree by Hilton Hotel North Shore, 51 Village Rd, Middleton MA 01949
4. 7:25 PM Request from Attorney Albert DeNapoli, of Tarlow Breed, Hart and Rodgers, P.C., on behalf of Interstate Management Company, LLC d/b/a DoubleTree, Middleton, for the transfer of the Common Victualler and Entertainment Licenses from licenses currently held by TPG Hotels & Resorts Contract Services, LLC, d/b/a Double Tree by Hilton Hotel North Shore, 51 Village Rd, Middleton MA 01949
5. 7:30 PM Vote to accept a donation of \$1,000 from the Essex Agricultural Society to the Middleton Food Pantry
6. 7:35 PM Vote to appoint Dianna Jackson to the Middleton Cultural Council through June 30, 2020
7. 7:40 PM Vote to appoint Jeffrey Garber, serving in his capacity as the Chairman of the Board of Assessors, to the Municipal Tax Relief Committee through June 30, 2018
8. 7:45 PM Review of November 7, 2017 Special Town Meeting
9. 7:55 PM New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed
10. 8:00 PM Executive Session under Massachusetts General Laws Chapter 30A, Sections 21(a) 2, conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel; and 6, to consider the purchase, exchange, lease or value of real property

*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.*

**Board of Selectmen Meeting  
August 15, 2017  
7:00 p.m.  
Fuller Meadow School  
Nathan Media Room**

**Call to Order** – Chairman Brian Cresta called the meeting to order at 7:05 p.m. Also present were Mr. Timothy Houten, Mr. Todd Moreschi, Mr. Kosta Prentakis, Town Administrator Mr. Andrew Sheehan and Assistant Town Administrator Mr. Ryan Ferrara. Chairman Cresta announced the meeting is being recorded.

**Vote on Town Administrator's Employment Contract** - Chairman Cresta said that following the Executive Session Meeting, a vote will be taken on the Town Administrator's employment contract. Mr. Sheehan has been with the Town of Middleton for a year and a half. Performance evaluations have been fulfilled and the Board is unanimously in favor of the work being done by Mr. Sheehan.

*Mr. Prentakis made a motion to approve the employment contract for the Town Administrator, Mr. Andrew Sheehan, for a period from July 1, 2017 to June 30, 2020. Mr. Houten seconded the motion and all were in favor.*

**Warrant** – The Payroll Warrant totaled \$435,962. The Payables Warrant totaled \$1,850,147 and included \$51,243 for payroll deductions, \$298,874 for health insurance deductions, \$800,978 for debt service, \$43,680 related to IT improvements and \$414,380 for purchase of power. Mr. Sheehan stated that two weeks ago, a Warrant was issued without a formal Selectmen's meeting, for update purposes the Payroll Warrant totaled \$460,078, Payables Warrant totaled \$767,582 and included \$133,519 for payroll deductions and \$481,127 for purchase of power.

*Mr. Prentakis made a motion to approve the Warrants on Warrant Number 1804. Mr. Houten seconded the motion and all were in favor.*

*Mr. Prentakis made a motion to approve the Warrants on Warrant Number 1803. Mr. Kassiotis seconded the motion and all were in favor.*

**Town Administrator's Report**

- **Town Website** – Content is being regularly added to the Town website and a "Site Feedback" feature is now available. The Town is also pleased to announce the Facebook page is up and running.
- **Police Officers** – Last week Police Officers Matt Armitage, James Bernhard and Robert Smith with back-up support from Officers Peachey, LeColst and Detective Adam Maccini interrupted a crime scene in progress. The investigation is ongoing but their efforts resulted in the arrest of one suspect. Mr. Sheehan commended the Police Officers and thanked them for their excellent work.
- **School Budget** – The Essex Agricultural and Technical High School has submitted their updated debt assessment for Fiscal Year 18. They have finished the Massachusetts School Building Authority audit which is the final audit for the project. They received a higher reimbursement than estimated when the budget was established. The debt assessment for Middleton was subsequently reduced from \$69,732 to \$42,275 a reduction of more than \$27,000. Mr. Sheehan commended them for their efforts.
- **Tri-Town Close out for Fiscal Year 17** - The turn-backs amount to \$631,000 which will become part of Free Cash.

- **By-Law Approval** – Following the May Annual Town Meeting, the Attorney General has approved the by-Law for consistency, Article 12 which means that Town Meetings can now start at 7:00 p.m. and an Article relating to the revolving fund. Town Meeting also authorized special legislation to change the term of the moderator and change the date of annual elections from Monday to Tuesday. This is a Charter change and has been filed with the Legislature. Two other bylaws relating to recreational marijuana will be discussed later in the meeting.
- **Maple Street Corridor Project** – The Metropolitan Planning Organization released their project list last week and the funding for the Maple Street Bridge has been delayed until 2021.
- **Town Audit** - Last year following the audit of financial statements a number of recommendations were made. The finance team has been working on the recommendations and making good progress. The financial policies are in the process of being updated for presentation to the Finance Committee and Board of Selectmen.
- **Paving Work** – The work on Mill Street started today, with pavement scheduled to be completed this week. The work on East Street will start tomorrow, with paving scheduled to be completed in two weeks and River Street is scheduled to begin on Thursday with paving completed in two weeks.
- **Vacancies on Board and Committees** – There are a number of vacancies on various Board and Committees. Interested parties are encouraged to look at the Town's website for further information.

**Update on Commonwealth of Massachusetts Final Compromise Recreational Marijuana Law** – Mr. Sheehan addressed the Board and said an article has been received from the MMA with a description of the new law which was signed by the Governor on July 28, 2017. Middleton has banned the sale of recreational marijuana with the adoption of the by-law. Three Town Meeting Articles are still being reviewed. As soon as information is received from the Attorney General, it will be made available.

**Request from Attorney Jill Mann, on behalf of The Clubhouse, Golf and Entertainment LLC, located at 216-220 South Main Street, for a Liquor License Change of Manager from Joseph Piedmont to Eric Karpinski** – Chairman Cresta said that all relevant information has been received.

*Mr. Houten made a motion to approve the change of the Liquor License Manager from Joseph Piemonte to Eric Karpinski. Mr. Kassiotis seconded the motion and all were in favor.*

**Vote to appoint John Erickson, Richard Gregorio, and Paul Pellicelli to the Cable Television Advisory Committee for terms through June 30, 2018**

Chairman Cresta said the Cable Television Advisory Committee is being re-activated for:

- Renewal of two contracts that the Town of Middleton holds with cable television providers, Verizon and Comcast Xfinity.
- Recording and transmission of other Town Boards and Committees Public Meetings.

Three individuals have expressed an interest in filling these positions.

*Mr. Houten made a motion to approve the appointment of John Erickson, Richard Gregorio, Paul Pellicelli to the Cable Television Advisory Committee for terms through June 30, 2018. Mr. Prentakis seconded the motion and all were in favor.*

**Fall Special Town Meeting** - Mr. Sheehan addressed the Board and said that a vote is needed to open the Warrant. The meeting is scheduled for November 7, 2017. Currently there are 6 or 8 articles that are proposed, to include street acceptances and the Natsue Way recreation project which will come in by citizen petition. The BOS sponsored the Natsue Way article (Article 13) at the May Annual Town Meeting and as such cannot be the proponents at the fall special town meeting as it did not pass with the required two thirds of the votes. A petition has been submitted with

the original amount in the appropriation of \$3,890,000. The project costs may escalate by \$400,000 to \$600,000 because the low bidder is not holding his price. The Moderator has confirmed this would be within the authority of the Town Meeting to entertain a motion to amend even if the budget increases.

*Mr. Prentakis made a motion to open the November 7, 2017 Special Town Meeting Warrant, Mr. Moreschi seconded the motion and all were in favor.*

Chairman Cresta announced that the November 7, 2017 Special Town Meeting Warrant is now open and warrant articles will be accepted through September 26, 2017 for petition and September 12 for non-petition articles.

**Vote to appoint Gerry Gove as an Alternate Member of the Council on Aging through June 30, 2018.**

*Mr. Prentakis made a motion to appoint Gerry Gove as an Alternate Member of the Council on Aging through June 30, 2018. Mr. Houten seconded the motion and all were in favor.*

**Vote to appoint Ron Beauregard and Leo Cormier as Assistant Health Agents through June 30, 2018**

*Mr. Houten made a motion to appoint Ron Beauregard and Leo Cormier as Assistant Health Agents through June 30, 2018. Mr. Kassiotis seconded the motion and all were in favor.*

**New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed – No new business**

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Julie Roscoe

Julie Roscoe, Recording Secretary

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Kosta Prentakis, Clerk

## PUBLIC NOTICE

## BOARD OF SELECTMEN

## MIDDLETON, MASSACHUSETTS

## ROADWAY LAYOUT

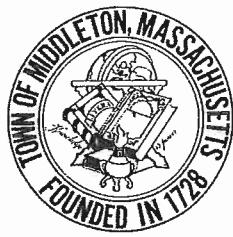
In accordance with Massachusetts General Laws, Chapter 82 §§ 21 through 23, Chapter 41, § 81I and Chapters 250 and 383-3 of the Middleton Town Code, the Board of Selectmen will hold a public meeting on Tuesday, September 9, 2017 at 7:00PM, in the Fuller Meadow School, 143 S. Main St., Middleton, MA, to discuss the layout of the following roads:

<b>NAME OF ROAD</b>	<b>LOCATION</b>	<b>OWNER</b>
1. Norma Way	Off East Street	Olde Boxford Estates LLC
2. Kassiotis Lane	Off East Street	Olde Boxford Estates LLC

The Board of Selectmen will review the Street Acceptance layout plans and consider laying out the road as a public Town way. The owner of the layout and abutters are invited to provide input. Copies of the petitions for roadway acceptance are available at the Town Administrator's office, 48 South Main Street, Middleton, MA, 01949.

Send by mail to all residents owning land with frontage on the roads listed. Send by certified mail to owner of roads.

Owner's address: Ray Falite, Manager  
Olde Boxford Estates LLC  
9 Broadway  
Wakefield, MA 01880



## **Town of Middleton**

**Planning Board**

**195 North Main Street  
Middleton, Massachusetts  
01949**

**978-777-8917**

**FAX 978-774-0718**

*[www.townofmiddleton.org](http://www.townofmiddleton.org)*

### **PUBLIC NOTICE**

#### **PLANNING BOARD ROADWAY LAYOUT**

In accordance with Massachusetts General Laws, Chapter 41,§81I and Chapter 383-3 of the Middleton Town Code, the Planning Board will hold a public meeting on Wednesday, August 9, 2017 at 7:00 PM, in the Fuller Meadow School, 143 S. Main St., Middleton, MA, to discuss the layout of the following roads:

<b>NAME OF ROAD</b>	<b>LOCATION</b>	<b>OWNER</b>
1. Norma Way	Off East Street	Olde Boxford Estates LLC
2. Kassiotis Lane	Off East Street	Olde Boxford Estates LLC

The Planning Board will review the As-Built plans and make a recommendation to the Board of Selectmen on accepting this road as a public Town way. Copies of the petitions for roadway acceptance are available at the Planning Office, 195 North Main Street, Middleton, MA, 01949.

Owner Name	Co-Owner Name	Owner Address	Owner Address 2
BASILE PAOLO	LOW MICHELLE	36 VILLAGE RD # 704	
CHAO JASON		193 ELM #514	
DALEY NANCY F		70 EAST ST	
DAMICO BRIAN		23 WATER STREET	
DECOTIS JAMES	DECOTIS LYNITA	4 NORMA WAY	
FITZGERALD JOHN TR	11 NORMA WAY RLTY TR	116 MILL ST	
MAIURI LISA	MAIURI PAUL	5 KASSIOTIS LANE	
MCCARTHY JOHN J TR	MCCARTHY CATHY M TR	3 KASSIOTIS LANE	
MCCORMICK THOMAS O	LEON-MCCORMICK CHERYL	9 KASSIOTIS LANE	
MIDDLETON REAL		69 NORTH MAIN STREET	
ESTATE GROUP LL		9 BROADWAY	
OLDE BOXFORD ESTATES			
LLC			
PISANO DOUGLAS J	PISANO PATTI A	172 PINE STREET	
SWANSBURG III DONALD	SWANSBURG GINA M	40 COMPASS LANE	
E			
THOMAS FINE HOMES&		5 EMERSON LN	
CUSTOM LLC			
TRUPIANO ANTHONY	TRUPIANO LAURA	3 NORMA WAY	
ZENGA MICHAEL	ZENGA DANIELLE PANNETON	9 NORMA WAY	
ZIRPOLO JOHN TR	MZX3 REALTY TRUST	12 NORMA WAY	

**McCANN & McCANN, P.C.**

ATTORNEYS AT LAW  
89 NEWBURY STREET, SUITE 302  
DANVERS, MASSACHUSETTS 01923  
TELEPHONE: 978-739-8484  
FACSIMILE: 978-739-8455  
E-MAIL: NMCCANN@MCCANNLAW.COM

February 9, 2017

Middleton Board of Selectmen  
Town Hall  
48 South Main Street  
Middleton, MA 10949

RE: Roadway Acceptance Petition – Norma Way and Kassiotis Lane

Dear Board Members:

Olde Boxford Estates, LLC hereby petitions the Selectmen to lay out Norma Way and Kassiotis Lane as Town ways in accordance with M.G.L. ch. 82, sections 21-24, and place on the Warrant of the 2017 Annual Town Meeting Articles to accept Norma Way and Kassiotis Lane as a public ways. Submitted with this Petition, please find three copies, plus plan mylars, of the following as required under the Middleton Roadway Acceptance Procedures:

- a. Title Certification;
- b. Deed into Petitioner and Deeds out of each lot within the Olde Boxford Estates Subdivision;
- c. Proposed Deed and Grant of Easements
- d. As-Built Plan;
- e. Roadway Acceptance Plan with metes and bounds of roadway and easement areas (Layout Plan);
- f. Legal Description with metes and bounds of road and easement areas are legibly shown on the Roadway Acceptance Plan (Layout Plan);
- g. Draft Warrant Articles

The Petitioner understands that this filing is not being made at least 120 days prior to Town Meeting, however the Petitioner requests the Board's consideration in waiving that filing requirement to allow this Petition to be placed on the May 2017 Town Meeting Warrant. In the alternative, the Petitioner requests that this matter be placed on the next Special Town meeting should one be held in the fall.

Middleton Board of Selectmen

February 9, 2017

Page 2 of 2

On behalf of Raymond Falite, Manager Olde Boxford Estates, LLC, thank you for your consideration.

Very truly yours,

Nancy A.S. McCann, Esq.

NASM/kjl  
Enclosure

## ATTORNEY'S CERTIFICATION OF TITLE

Middleton, Massachusetts

Dated: February 9, 2017

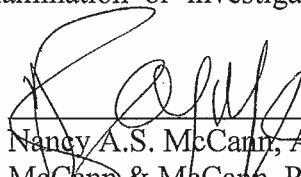
I hereby certify to the Town of Middleton that Olde Boxford Estates, LLC holds good, clear record and marketable title of record to the fee in the roadways in Middleton, Massachusetts known as Norma Way and Kassiotis Lane as shown on the Definitive Subdivision Plan entitled: "Definitive Subdivision Plan for the Residential Subdivision At 70R East Street (Tax Map 14 Lots 12 and 13) Middleton, Massachusetts" prepared by Engineering Alliance, Inc., 194 Central Street, Saugus, MA 01906 dated October 4, 2010, and revised through January 4, 2012, and recorded with the Southern Essex Registry of Deeds in Plan Book 433, Plan 22 subject to the items referenced as exceptions #5 and #6 below which must be released and discharged prior to conveyance of the fee in the roadways in Middleton, Massachusetts known as Norma Way and Kassiotis Lane.

The fee interest in Norma Way and Kassiotis Lane was retained by Olde Boxford Estates, LLC, and the drainage and sight line easement interests shown on the Definitive Subdivision Plan were reserved by Olde Boxford Estates, LLC in the Deed out of each lot in the subdivision so encumbered.

Liability herein for rendering such certification to the Town of Middleton shall be effective for the benefit of the town only (not subdivision lot owners or mortgagees), and I am also excepting the following matters:

- 1. ANY DEFECTS OR OTHER ENCUMBRANCES WHICH A SURVEY OR PLOT PLAN OF THE PREMISES WOULD REVEAL.**
- 2. MATTERS NOT OF RECORD.**
- 3. PROVISIONS OF BUILDING CODES AND LAWS, AND ZONING LAW**
- 4. DECLARATION OF COMMON SCHEME RESTRICTIONS FOR THE OLDE BOXFORD ESTATES SUBDIVISION DATED JANUARY 29, 2013 AND RECORDED WITH SAID DEEDS IN BOOK 32169, PAGE 64.**
- 5. ORDERS OF CONDITION ISSUED BY THE MIDDLETON CONSERVATION COMMISSION RECORDED WITH SAID DEEDS IN BOOK 31331, PAGE 77, AS AFFECTED BY CERTIFICATE OF COMPLIANCE RECORDED IN BOOK 34675, PAGE 283 (LOT 15).**
- 6. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, UCC FINANCING STATEMENT AND COVENANT NOT TO ENCUMBER GRANTED TO READING COOPERATIVE BANK DATED OCTOBER 11, 2013 AND RECORDED IN BOOK 32885 PAGE 597, BOOK 32885, PAGE 613, BOOK 32886, PAGE 625 AND BOOK 32886, PAGE 629, RESPECTIVELY, AS AFFECTED BY PARTIAL RELEASES.**

This certification is subject to and does not include nor does it cover any matter which might have been disclosed by inquire, examination or investigation of the aforesaid enumerated matters.



Nancy A.S. McCann, Attorney at Law  
McCann & McCann, P.C.  
89 Newbury Street, Ste. 302  
Danvers, MA 09123

AK-4

2013013100190 BK:32169 Pg:64  
01/31/2013 11:05 RSTR Pg 1/6

## DECLARATION OF COMMON SCHEME RESTRICTIONS

WHEREAS, Olde Boxford Estates, LLC, (the "Grantor") is the owner of that certain real property located in Middleton, Essex County, Massachusetts, shown as Lots 1 through 16 inclusive on a plan entitled "Definitive Subdivision Plan for the Residential Subdivision At 70R East Street (Tax Map 14 Lots 12 and 13) Middleton, Massachusetts" prepared by Engineering Alliance, Inc., 194 Central Street, Saugus, MA 01906 dated October 4, 2010, and revised through January 4, 2012, and recorded with the Essex South District Registry of Deeds ("the Plan") in Plan Book 433, Plan 22; and

WHEREAS, the Grantor desires to provide for the preservation of the values and amenities of the subdivision shown on the Plan and, to this end, desires to subject Lots 1-15 shown on the Plan to the covenants and restrictions hereinafter set forth, each and all of which is and are for the benefit of the subdivision and each Lot owner thereof.

NOW, THEREFORE, the Grantor declares for itself and its heirs, successors and assigns that the Lots and any subdivision of the Lots, are and shall be held, transferred, sold, conveyed, inherited and occupied subject to and with the benefit of the covenants and restrictions hereinafter set forth, which covenants and restrictions shall run with the Lots in perpetuity.

1. Use: Each Lot shall be limited to the construction and use of said Lot for a single family dwelling.
2. Approval of Site Plans: Prior to the commencement of construction of any structure or the commencement of any site improvement on a Lot, site plans showing topography, lot clearing, house location, driveway location and other appurtenances shall be submitted to and approved in writing by the Grantor. The Grantor shall approve the proposed planting and/or removal of all trees and shrubs incidental to the development of a Lot, plans for which shall also be submitted to and approved in writing by the Grantor prior to the commencement of any such work. Grantor's certificate of approval of plans shall be in a form suitable for recording at the Registry of Deeds.
3. Architectural Building Plan Showing Floor Plans: Prior to the commencement of construction of any structure or the commencement of any site improvements on a Lot, architectural building plans showing front, side and rear elevations with specifications, including building material specification and floor plan layouts shall be submitted to and approved in writing by the Grantor. Grantor's certificate of approval of plans shall be in a form suitable for recording at the Registry of Deeds.

Not  
32169 164

4. Completion of Work: All work on a Lot, including landscaping, shall be completed within twelve (12) months from the commencement of construction (inclusive of site improvements) on any such Lot. All plans submitted pursuant to Sections 2 and 3 above shall be deemed approved if at the end of the twelve month period stated herein, no suit has been brought to enforce such Sections 2 and 3, notice of which has been filed with the Essex South Registry Division of the Land Court.
5. Miscellaneous Restrictions: With regard to any Lot located within the Subdivision, the following shall apply:
  - A. No business, trade or profession shall be conducted on or from any Lot. However, an office may be maintained in the dwelling located on a Lot if such office use is limited to the Lot owner's personal use. No patronage or business, however, shall be allowed to be conducted from any such office, nor shall there be any employees, other than residents of the dwelling.
  - B. No horses or barnyard animals shall be stabled or maintained on any Lot. This restriction does not, however, apply to dogs, cats, birds or household pets which are reasonable in number, and shall not cause a nuisance to the neighborhood.
  - C. Clotheslines, poles, outside television antennae, satellite dishes and radio aerials shall be located on or near the dwelling in such a way that they are not visible from any street, public or private.
  - D. Except to the extent set forth below in this subparagraph 5.D, no trailers, campers, mobile homes, boats or other recreational vehicles, non-operative or unregistered automobiles, trucks, machinery, supplies, materials or equipment of any kind shall be stored on a Lot, unless placed wholly within the dwelling or garage.
  - E. Utility service connections to any building erected on any Lot shall be located and maintained underground.
  - F. No exterior of any dwelling, structure or any other improvement on a Lot shall consist of vinyl, aluminum or masonite siding. Additionally, prior to the commencement of any work involving a proposed brick and/or stone veneer exterior to any dwelling, structure or any other improvement on a Lot, such proposed exterior shall be submitted to and approved in writing by the Grantor.
  - G. Roof shingles shall be of "architectural" asphalt, or cedar shake.

- H. Prior to the commencement of any painting to the exterior of any dwelling, structure or any other improvement on a Lot, the proposed color shall be submitted to and must be approved in writing by the Grantor.
- I. All chimney exteriors relating to fireplaces constructed within dwellings on a Lot shall be masonry.
- J. Prefabricated or factory built homes are prohibited.

6. Garages: Except to the extent otherwise set forth in this Paragraph 6, each Lot shall provide an attached garage, with a minimum capacity adequate to accommodate two cars and a maximum capacity adequate to accommodate no more than four cars. Garages may be placed under a dwelling upon the condition that there is buildable living area above the garage.

7. Dwelling Size: With regard to each Lot, no dwelling shall be built that contains less than 3,800 square feet dedicated as habitable areas, exclusive of porches, breezeways or attached garages.

8. Division of Lots: No Lot shall be further divided to create additional building lots.

9. Buffer Area: Except to the extent necessary for the construction of any driveways and related landscaping, no clear cutting of any trees or vegetation shall be allowed within 25 feet of a side or rear boundary line of any Lot.

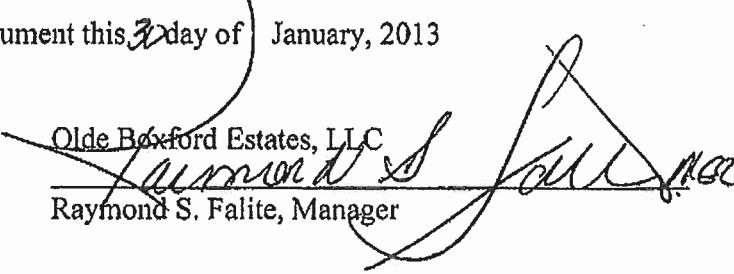
10. Enforcement of Restrictions: For so long as the Grantor owns at least one Lot, the restrictions set forth in this Declaration are enforceable solely by the Grantor; upon and after the conveyance by the Grantor of its interest in all of the Lots within the subdivision, this Declaration shall be enforceable by any owner of any Lot located within the Subdivision, with the exception of plan review and approval under paragraph 2 and 3 above which shall be enforceable only by the Grantor and for only so long as the Grantor owns at least one Lot in the subdivision. Failure to enforce the within restrictions shall in no way be deemed as a waiver by any benefited party to enforce the rights included herewith at a subsequent time.

11. Modification or Termination of Restrictions: For so long as the Grantor owns at least one Lot, the Grantor reserves the right to unilaterally, and without the consent of any owner of any other Lot located within the Subdivision, modify, amend, change or terminate any or all of the restrictions and covenants as herein contained; provided, however, that

any such modification, amendment, change or termination shall not apply to any Lots located within the Subdivision which have previously been conveyed.

12. **Easement to Enter Upon Lots:** The Grantor and its agents, servants, employees, successors and assigns shall have the right and easement at any time, before and after conveyance of any or all of said Lots, during normal working hours, to enter upon all or any portion of said Lots for the purpose of maintaining or improving the ways, together with the right and easement to grade such Lots in accordance with any requirements imposed by the Town of Middleton or any agency, board, commission or other division of the Town of Middleton, relating to same. All of the foregoing shall be accomplished without the Grantor being guilty of trespass or in any way being answerable for damages. This right shall terminate eight (8) years from the date of filing this instrument with said Deeds.
13. **Indemnification:** Any person who violates or otherwise fails to comply with the covenants and restrictions set forth in this Declaration shall be liable to the person who seeks enforcement of the covenants and restrictions for all losses, costs and expenses (including attorney's fees) incurred by the party entitled to indemnification in connection with the enforcement of these restrictions. Invalidation of any one of these provisions by judgment or court order, shall in no way affect any of the other provisions which shall remain in full force and effect.

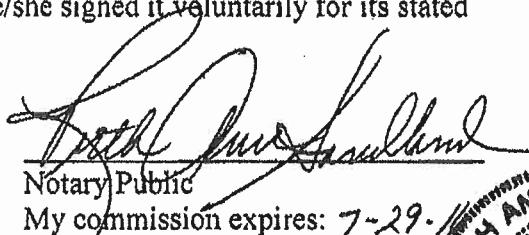
Executed as a sealed instrument this 30 day of January, 2013

  
Olde Boxford Estates, LLC  
Raymond S. Falite, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 30 day of January, 2013, before me, the undersigned notary public personally appeared Raymond S. Falite (name of doc. Signer) proved to me through satisfactory evidence of identification, which was drivers license (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

  
Ruth Ann B. Sandland  
Notary Public  
My commission expires: 7-29-



This space reserved for the Registry of Deeds

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QUITCLAIM DEED  
And  
GRANT OF EASEMENTS

Olde Boxford Estates, LLC (the "Grantor"), a Massachusetts limited liability company, having an address of Olde Boxford Estates, LLC, of 9 Broadway, Wakefield, MA 01880 for consideration of One Dollar (\$1.00) paid, hereby conveys and grants to the Inhabitants of the Town of Middleton (the "Town"), a Massachusetts municipal corporation acting by and through its Board of Selectmen, having an address of 48 South Main Street, Middleton Massachusetts, with Quitclaim Covenants,

All right, title, and interest in and for all purposes for which public ways are used in the Town of Middleton, in, on, and under two parcels of land shown as "NORMA WAY" and "KASSIOTIS LANE" on the plan entitled "Roadway Acceptance Plan of Land Norma Way/Kassiotis Lane, Middleton, Mass. 01949, Prepared for Olde Boxford Estates, LLC, by Otte & Dwyer, Inc. Land Surveyors", dated February 2, 2017, consisting of two sheets, recorded herewith (the "Plan"), including with respect to such Rights of Way, all improvements thereon and appurtenances thereto, including without implied limitation, all utilities that are located under, on, or above such Ways.

The aforementioned conveyance is made together with the benefit of, and subject to, any and all easements, agreements, restrictions, and rights of record, including the following perpetual rights and easements to the Town of Middleton:

1. A perpetual easement to construct, inspect, repair, remove, replace, operate and forever maintain and abandon in place (a) a sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, (b) pipes, conduits and their appurtenances for the conveyance of water, and (c) a covered surface and ground water drain or drains with any manholes, pipes, conduits and their appurtenances, and to do all other acts incidental to the foregoing, in, over, under, through, across, upon and along said NORMA WAY and KASSIOTIS LANE, including the right to pass along and over the Premises conveyed hereunder for the aforesaid purposes.
2. A perpetual easement to construct, inspect, repair, remove, replace, operate and forever maintain and abandon in place a drain or drains with any manholes, pipes, conduits, basins, detention ponds, retention pond, and other drainage facilities, and to do all other acts incidental to the foregoing, in, on, and under the parcels of land

shown on the Plan as "Drain Easement A" and "Drain Easement B" on Lot 1, and "Drain Easement C" on Lots 7, 8, 9, and 10, (collectively "the Drainage Easements").

3. A perpetual easement to construct, inspect, repair, remove, replace, operate and forever maintain the sight line and to do all other acts incidental to the foregoing, in, on, and under the parcels of land shown on the Plan as "Site Line Easement A", Site Line Easement B" and "Site Line Easement C" (collectively the "Site Line Easements").

The Grantor also hereby conveys to the Town the sewer, water and drainage facilities within the Roadway Easement Premises, except that the Grantor does not convey and the Town does not accept the sewer laterals, that is, the particular sewers from the sewer main to the individual lots in the subdivision.

The Town shall have the right of entry upon and passage over said Roadways "NORMA WAY" and "KASSIOTIS LANE, the Drain Easements and the Site Line Easements (collectively, the "Easement Premises"), together with all reasonable rights of ingress and egress across the Easement Premises for all purposes stated herein and uses incidental thereto, by, without limitation, foot, motor vehicle, and heavy equipment.

The Grantor may grant any easements, leases or licenses to the Easement Premises to others provided that as the use of the Easement Premises by others will not interfere with the Town's rights and easements on the Easement Premises or result in the Town incurring any additional cost or expense. Any easements, leases or licenses granted in violation of this provision shall be null and void.

The Grantor agrees that the Town may assign the rights granted pursuant to this Quitclaim Deed and Grant of Easements.

For the Grantor's title, see deed recorded with the Southern Essex Registry of Deeds in Book 31331, Page 67.

The Grantor entity is not classified as a corporation for federal tax purposes for the current fiscal year. This conveyance does not constitute a sale of all or substantially all of Grantor's assets in Massachusetts.

The Town's Acceptance of this Quitclaim Deed and Grant of Easement is attached hereto and recorded herewith.

Executed as a sealed instrument as of this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Olde Boxford Estates, LLC

By: \_\_\_\_\_  
Raymond S. Falite, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned notary public personally appeared Raymond S. Falite, Manager of Olde Boxford Estates, LLC (name of doc. Signer) proved to me through satisfactory evidence of identification, which was \_\_\_\_\_ (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

---

Notary Public  
My commission expires:

ACCEPTANCE BY SELECTMEN

We, the undersigned Board of Selectmen hereby certify that we accept the foregoing deed as authorized and directed pursuant to Article 29 of the 2017 Annual Town Meeting, May 8, 2017, a certified copy of which is attached hereto.

Middleton Board of Selectmen

By: \_\_\_\_\_  
Rick Kassiotis

By: \_\_\_\_\_  
Kosta E. Prentakis

By: \_\_\_\_\_  
Brian M. Cresta

By: \_\_\_\_\_  
Timothy P. Houten

By: \_\_\_\_\_  
Todd Moreschi

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned notary public, personally appeared the above members of the Board of Selectmen for the Town of Middleton, who personally known to me to be the individuals whose name is signed above, acknowledged to me that each signed it voluntarily for its stated purpose.

---

Notary Public  
My commission expires:



*The Commonwealth of Massachusetts*  
*Alcoholic Beverages Control Commission*

For Reconsideration

LOCAL LICENSING AUTHORITY REVIEW RECORD

3 & 4

00014-HT-0704

MIDDLETON

08/28/2017

ABCC License Number

City/Town

Date Filed with LLA

**TRANSACTION TYPE (Please check all relevant transactions):**

<input type="checkbox"/> New License	<input type="checkbox"/> Change Corporate Name	<input type="checkbox"/> Pledge of Collateral (i.e. License/Stock)	<input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC)
<input checked="" type="checkbox"/> Transfer of License	<input type="checkbox"/> Change of DBA	<input type="checkbox"/> Change of Class (i.e. Annual / Seasonal)	<input type="checkbox"/> Change of Hours
<input checked="" type="checkbox"/> Change of Manager	<input type="checkbox"/> Alteration of Licensed Premises	<input type="checkbox"/> Change of License Type (i.e. club / restaurant)	<input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder
<input type="checkbox"/> Change of Beneficial Interest	<input type="checkbox"/> Change of Location	<input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt)	<input type="checkbox"/> Management/Operating Agreement

**APPLICANT INFORMATION**

Name of Licensee **INTERSTATE MANAGEMENT COMPANY, LLC**

D/B/A **DOUBLETREE, MIDDLETON**

ADDRESS: **51 VILLAGE ROAD A/K/A 51 VILLAGE DRIVE**

CITY/TOWN: **MIDDLETON**

STATE **MA**

ZIP CODE **01949**

Manager **ELENA F. HARGRAVES**

Granted under  
Special Legislation? Yes  No

**§12 Hotel**

**Annual**

**All Alcoholic Beverages**

**Type**  
(i.e. restaurant, package store)

**Class**  
(Annual or Seasonal)

**Category**  
(i.e. Wines and Malts / All Alcohol)

If Yes, Chapter  
of the Acts of (year)

**LOCAL LICENSING AUTHORITY DECISION**

Please indicate the decision of the  
Local Licensing Authority:

**Approves this Application**

Please indicate what days and hours  
the licensee will sell alcohol:

**Monday through Sunday  
10:00 am - 1:00 am  
12/31 11:00AM - 2:00AM**

If **Approving With Modifications**, please indicate below what changes the LLA is making:

Please indicate if the LLA is  
downgrading the License  
Category (approving only Wines  
and Malts if applicant applied for All  
Alcohol):

**No**

**Changes to the Premises Description**

Indoor Area  
Total Square Footage **467,000**

Patio/Deck/Outdoor Area

Number of Entrances **5**

Total Square Footage **6,080**

Seating Capacity **122**

Number of Exits **5**

Floor Number	Square Footage	Number of Rooms
SEE	ATTACHMENT A	

Abutters Notified: Yes  No

Date of Abutter  
Notification

Date of  
Advertisement

**08/31/2017**

Please add any  
additional remarks or  
conditions here:

<input checked="" type="checkbox"/> Check here if you are attaching additional documentation
--

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission  
Ralph Sacramone  
Executive Director

**09/12/2017**

Date APPROVED by LLA

**ATTACHMENT A**

**Description of Premises**

	Floor Number	Square Footage	Number of Rooms	Patio/Deck/Outdoor Area Total Square Footage	
	1	18,660	30		6,080
	2	18,660	30	Indoor Area Total Square Footage	467,000
	3	21,808	51		
	4	21,808	52	Number of Entrances	5
	5	21,808	52		
	6	21,808	52	Number of Exits	5
	7	21,808	48		
	8	21,808	48	Proposed Seating Capacity:	
Mezzanine Level	2	21,808	17 Breakout Rooms	Outdoor Area	37
				Lounge	85
				Total Occupancy	2,000



*The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)*

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
MONETARY TRANSMITTAL FORM**

**APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL  
LICENSING AUTHORITY.**

**ECRT CODE:** RETA

**CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA:** \$200.00

**(CHECK MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL)**

**CHECK NUMBER**

**IF USED EPAY, CONFIRMATION NUMBER**

**A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)**

00014-HT-0704

**LICENSEE NAME** Interstate Management Company, LLC

**ADDRESS** 51 Village Road a/k/a 51 Village Drive

**CITY/TOWN** Middleton **STATE** MA **ZIP CODE** 01949

**TRANSACTION TYPE (Please check all relevant transactions):**

<input type="checkbox"/> Alteration of Licensed Premises	<input type="checkbox"/> Cordials/Liqueurs Permit	<input checked="" type="checkbox"/> New Officer/Director	<input checked="" type="checkbox"/> Transfer of License
<input type="checkbox"/> Change Corporate Name	<input type="checkbox"/> Issuance of Stock	<input type="checkbox"/> New Stockholder	<input type="checkbox"/> Transfer of Stock
<input type="checkbox"/> Change of License Type	<input type="checkbox"/> Management/Operating Agreement	<input type="checkbox"/> Pledge of Stock	<input type="checkbox"/> Wine & Malt to All Alcohol
<input type="checkbox"/> Change of Location	<input type="checkbox"/> More than (3) \$15	<input type="checkbox"/> Pledge of License	<input type="checkbox"/> 6-Day to 7-Day License
<input checked="" type="checkbox"/> Change of Manager	<input type="checkbox"/> New License	<input type="checkbox"/> Seasonal to Annual	
<input type="checkbox"/> Other	<input type="text"/>		

**THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH THE  
CHECK, COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:**

**ALCOHOLIC BEVERAGES CONTROL COMMISSION  
P. O. BOX 3396  
BOSTON, MA 02241-3396**

## APPLICANT'S STATEMENT

Carrie Shannon McIntyre the:  sole proprietor;  partner;  corporate principal;  LLC/LLP member  
Authorized Signatory

of Interstate Management Company, LLC, hereby submit this application for Change of Officer; Change of Manager  
Name of the Entity/Corporation Transaction(s) you are applying for

(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 statement 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 does not violate any requirement of the ABCC or other state law or local ordinances;
- (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 Application information 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.

Signature:



Date:

6/19/17

Title:

President/Chief Financial Officer



*The Commonwealth of Massachusetts*  
*Alcoholic Beverages Control Commission*  
*239 Causeway Street*  
*Boston, MA 02114*  
*[www.mass.gov/abcc](http://www.mass.gov/abcc)*

**APPLICATION FOR A RETAIL ALCOHOLIC BEVERAGES LICENSE**

*Please complete this entire application, leaving no fields blank. If field does not apply to your situation, please write N/A.*

**1. NAME OF PROPOSED LICENSEE** (Business Contact)

Interstate Management Company, LLC

*This is the corporation or LLC which will hold the license, not the individual submitting this application. If you are applying for this license as a sole proprietor, not an LLC, corporation or other legal entity, you may enter your personal name here.*

**2. RETAIL APPLICATION INFORMATION**

There are two ways to obtain an alcoholic beverages license in the Commonwealth of Massachusetts, either by obtaining an existing license through a transfer or by applying for a new license.

Are you applying for a new license  New  Transfer  
or the transfer of an existing license?

If transferring, please indicate the  
current ABCC license number you  
are seeking to obtain:

00014-HT-0704

If applying for a new license, are you applying for this license  
pursuant to special legislation?

If transferring, by what method  
is the license being transferred?

Yes  No

Chapter

Acts of

**3. LICENSE INFORMATION / QUOTA CHECK**

City/Town

Middleton

On/Off-Premises

On Premises

TYPE

§12 Hotel

CATEGORY

All Alcoholic Beverages

CLASS

Annual

**4. APPLICATION CONTACT**

The application contact is required and is the person who will be contacted with any questions regarding this application.

First Name:

Albert

Middle:

A.

Last Name:

DeNapoli

Title:

Primary Phone:

(617) 218-2024

Email:

[adenapoli@tbhr-law.com](mailto:adenapoli@tbhr-law.com)

**5. OWNERSHIP** Please list all individuals or entities with a direct or indirect, beneficial or financial interest in this license.

An individual or entity has a direct beneficial interest in a license when the individual or entity owns or controls any part of the license. For example, if John Smith owns Smith LLC, a licensee, John Smith has a direct beneficial interest in the license.

An individual or entity has an indirect beneficial interest if the individual or entity has 1) any ownership interest in the license through an intermediary, no matter how removed from direct ownership, 2) any form of control over part of a license no matter how attenuated, or 3) otherwise benefits in any way from the license's operation. For Example, Jane Doe owns Doe Holding Company Inc., which is a shareholder of Doe LLC, the license holder. Jane Doe has an indirect interest in the license.

- A. All individuals listed below are required to complete a Beneficial Interest Contact - Individual form.
- B. All entities listed below are required to complete a Beneficial Interest Contact - Organization form.
- C. Any individual with any ownership in this license and/or the proposed manager of record must complete a CORI Release Form.

Name	Title / Position	% Owned	Other Beneficial Interest
	SEE "ADDITIONAL SPACE" PAGE	ATTACHED	



# APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

## **7. BUSINESS CONTACT**

The Business Contact is the proposed licensee. If you are applying as a Sole Proprietor (the license will be held by an individual, not a business), you should use your own name as the entity name.

\* Please see last page of application for required documents based on Legal Structure \*

Entity Name:	Interstate Management Company, LLC	FEIN:	
DBA:	DoubleTree, Middleton	Fax Number:	
Primary Phone:		Email:	
Alternative Phone:		Legal Structure of Entity	LLC

### **Business Address (Corporate Headquarters)** Check here if your Business Address is the same as your Premises Address

Street Number:	4501	Street Name:	N. Fairfax Drive, Suite 500
City/Town:	Arlington	State:	VA
Zip Code:	22203	Country:	USA

### **Mailing Address** Check here if your Mailing Address is the same as your Premises Address

Street Number:		Street Name:	
City/Town:		State:	
Zip Code:		Country:	

Is the Entity a Massachusetts Corporation?

Yes  No

If no, is the Entity registered to do business in Massachusetts?

Yes  No

If no, state of incorporation

Delaware

### **Other Beneficial Interest**

Does the proposed licensee have a beneficial interest in any other Massachusetts Alcoholic Beverages Licenses?

Yes  No

If yes, please complete the following table.

Name of License	Type of License	License Number	Premises Address
SEE "ADDITIONAL SPACE" PAGE ATTACHED			

### **Prior Disciplinary Action:**

Has any alcoholic beverages license owned by the proposed licensee ever been disciplined for an alcohol related violation?

Type of Action	Name of License	State	City	Reason for suspension, revocation or cancellation
N/A				

# APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

## 8. MANAGER CONTACT

The Manager Contact is required and is the individual who will have day-to-day, operational control over the liquor license.

Salutation	<input type="text" value="Mrs."/>	First Name	<input type="text" value="Elena"/>	Middle Name	<input type="text" value="F."/>	Last Name	<input type="text" value="Hargraves"/>	Suffix	<input type="text"/>
Social Security Number	<input type="text" value="124-64-5905"/>			Date of Birth	<input type="text" value="5/25/72"/>				
Primary Phone:	<input type="text" value="(978) 750-7951"/>			Email:	<input type="text" value="elena.hargraves@hilton.com"/>				
Mobile Phone:	<input type="text" value="(702) 218-1057"/>			Place of Employment	<input type="text" value="Doubletree by Hilton BOSNS"/>				
Alternative Phone:	<input type="text" value="(978) 777-2500"/>			Fax Number	<input type="text" value="(978) 750-7959"/>				

### Citizenship / Residency / Background Information of Proposed Manager

Are you a U.S. Citizen?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Do you have direct, indirect, or financial interest in this license?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Have you ever been convicted of a state, federal, or military crime?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, percentage of interest	<input type="text"/>
Have you ever been Manager of Record of a license to sell alcoholic beverages?	<input checked="" type="radio"/> Yes <input type="radio"/> No	If yes, please indicate type of Interest (check all that apply):	
... yes, please list the licenses for which you are the <u>current</u> or <u>proposed</u> manager:	<input type="text" value="Doubletree by Hilton North Shore"/>	<input type="checkbox"/> Officer	<input type="checkbox"/> Sole Proprietor
		<input type="checkbox"/> Stockholder	<input type="checkbox"/> LLC Manager
		<input type="checkbox"/> LLC Member	<input type="checkbox"/> Director
		<input type="checkbox"/> Partner	<input type="checkbox"/> Landlord
		<input type="checkbox"/> Contractual	<input type="checkbox"/> Revenue Sharing
		<input type="checkbox"/> Management Agreement	<input type="checkbox"/> Other

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

### Employment Information of Proposed Manager

Please provide your employment history for the *past 10 years*

Date(s)	Position	Employer	Address	Phone
4/2014 – Current	Director, Food & Beverage	Doubletree by Hilton BOSNS	50 Ferncroft Rd., Danvers, MA	(978) 777-2500
4/2013 – 4/2014	Banquet Manager	Wyndham Andover	123 Old River Rd., Andover, MA	(978) 975-3000
10/2001 – 3/2013	Director Food & Beverage	Wildhorse Golf Club	2100 Warm Springs Rd., Henderson, NV	(702) 434-9000

### Prior Disciplinary Action of Proposed Manager

Have you ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following: None

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

## APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

### **9. FINANCIAL INFORMATION**

Please provide information about associated costs of this license.\*

#### **Associated Costs**

A. Purchase Price for Building/Land	\$20,000,000
B. Purchase Price for any Business Assets	\$12,000,000
C. Costs of Renovations/Construction	N/A
D. Purchase Price of Inventory	\$240,000
E. Initial Start-Up Costs	N/A
F. Other (Please specify)	N/A
<b>G. Total Cost (Add lines A-F)</b>	<b>\$32,240,000</b>

Please note, the total amount of Cash Investment (top right table) plus the total amount of Financing (bottom right table) must be equal to or greater than the Total Cost (line G above).

Please provide information about the sources of cash and/or financing for this transaction

#### **Source of Cash Investment**

Name of Contributor	Amount of Contribution
US OCG. INC	\$10,000,000
<b>Total</b>	<b>\$10,000,000</b>

#### **Source of Financing**

Name of Lender	Amount	Does the lender hold an interest in any MA alcoholic beverages licenses?	If yes, please provide ABCC license number of lender
TH commercial mortgage LLC	\$23,500,000	N/A	N/A
<b>Total:</b>	<b>\$23,500,000</b>		

### **10. PLEDGE INFORMATION**

Are you seeking approval for a pledge?  Yes  No

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

License  Stock / Beneficial Interest  Inventory

To whom is the pledge is being made: \_\_\_\_\_

Does the lender have a beneficial interest in this license?

Yes  No

Does the lease require a pledge of this license?  Yes  No

\* The Purchaser of the premises is paying approximately \$32 Million for the Premises. The Purchaser is entering into a Management Agreement with the applicant. The applicant will operate the Premises upon the transfer of the license from the current management company.

### **ADDITIONAL SPACE**

The following space is for any additional information you wish to supply or to clarify an answer you supplied in the application.

If referencing the application, please be sure to include the number of the question to which you are referring.

#### **5. OWNERSHIP**

Name	Title / Position	% Owned	Other Beneficial Interest
Carrie Shannon McIntyre	President/Chief Financial Officer / Interstate	0	0
Erica Hilary Hageman	Executive Vice President/General Counsel / Interstate	0	0
Michael Deitemeyer	Chief Executive Officer / Interstate	0	0
Ahmed I. Wahla	President/Manager - KIHR Holdings II, LLC / Interstate	0	0
Bartlett ("Gus") Harwood	Vice President – KIHR Holdings II, LLC / Interstate	0	0
Shant Z. Mardirossian	Secretary/Treasurer – KIHR Holdings II, LLC / Interstate	0	0

Interstate Management Company, LLC

Interstate Operating Company, L.P.

Interstate Hotels & Resorts, Inc.

Hotel Acquisition Compnay, LLC

KIHR Buyer, LLC (DE)

#### **7. Other Beneficial Interest**

Name License	Type of License	License Number	Premises Address
Charles Hotel	§12 Hotel		1 Bennett Street, Cambridge, MA 02138
Hilton Garden Inn	§12 Hotel		420 Totten Pond Road, Waltham, MA 02451
Hyatt House	§12 Hotel		54 Fourth Street, Waltham, MA 02451

**ATTACHMENT A**

**Description of Premises**

	Floor Number	Square Footage	Number of Rooms	Patio/Deck/Outdoor Area Total Square Footage	
	1	18,660	30		6,080
	2	18,660	30		
	3	21,808	51		
	4	21,808	52		
	5	21,808	52		
	6	21,808	52		
	7	21,808	48		
	8	21,808	48		
Mezzanine Level	2	21,808	17 Breakout Rooms	Indoor Area Total Square Footage	467,000
				Number of Entrances	5
				Number of Exits	5
				Proposed Seating Capacity:	
				Outdoor Area	37
				Lounge	85
				Total Occupancy	2,000

# APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGE LICENSE

## **BENEFICIAL INTEREST - Organization**

Please complete a Beneficial Interest - Organization sheet for all organization(s) who have a direct or indirect beneficial interest, th or without ownership, in this license.

### **Example:**

ABC Inc. is applying for a liquor license. ABC Inc. is 100% owned by XYZ Inc., which is 100% owned by 123 Inc. XYZ Inc. is considered to have a direct beneficial interest in the proposed licensee (ABC Inc.) and 123 Inc. is considered to have indirect beneficial interest in the proposed licensee (ABC Inc.). Both XYZ Inc. and 123 Inc. should complete a Beneficial Interest - Organization Form.

Entity Name:	Interstate Operating Company, L.P.	FEIN:	52-2101816
Primary Phone:	(703) 387-3100	Fax Number:	
Alternative Phone:		Email:	Interstatehotels.com

### **Business Address**

Street Number:	4501	Street Name:	N. Fairfax Drive, Suite 500
City/Town:	Arlington	State:	VA
Zip Code:	22203	Country:	USA

### **Mailing Address**

Check here if your Mailing Address is the same as your Business Address

Street Number:		Street Name:	
City/Town:		State:	
Zip Code:		Country:	

### **Publicly Traded**

Is this organization publicly traded?  Yes  No

### **Ownership / Interest**

Using the definition above, does this organization hold a direct or indirect interest in  Direct  Indirect the proposed licensee?

If this organization holds a direct beneficial interest in the proposed licensee, please list the % of interest it holds.

99%

If you hold an indirect beneficial interest in this license, please complete the Ownership / Interest Table on the next page.

# APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGE LICENSE

## **BENEFICIAL INTEREST - Organization**

Please complete a Beneficial Interest - Organization sheet for all organization(s) who have a direct or indirect beneficial interest, with or without ownership, in this license.

### **Example:**

ABC Inc. is applying for a liquor license. ABC Inc. is 100% owned by XYZ Inc., which is 100% owned by 123 Inc. XYZ Inc. is considered to have a direct beneficial interest in the proposed licensee (ABC Inc.) and 123 Inc. is considered to have indirect beneficial interest in the proposed licensee (ABC Inc.). Both XYZ Inc. and 123 Inc. should complete a Beneficial Interest - Organization Form.

Entity Name:	Interstate Hotels & Resorts, Inc.	FEIN:	52-2101815
Primary Phone:	(703) 387-3100	Fax Number:	
Alternative Phone:		Email:	interstatehotels.com

## **Business Address**

Street Number:	4501	Street Name:	N. Fairfax Drive, Suite 500
City/Town:	Arlington	State:	VA
Zip Code:	22203	Country:	USA

## **Mailing Address**

Check here if your Mailing Address is the same as your Business Address

Street Number:		Street Name:	
City/Town:		State:	
Zip Code:		Country:	

## **Publicly Traded**

Is this organization publicly traded?  Yes  No

## **Ownership / Interest**

Using the definition above, does this organization hold a direct or indirect interest in the proposed licensee?

Direct  Indirect

If this organization holds a direct beneficial interest in the proposed licensee, please list the % of interest it holds.

1%

If you hold an indirect beneficial interest in this license, please complete the Ownership / Interest Table on the next page.

# APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGE LICENSE

## BENEFICIAL INTEREST - Organization

Please complete a Beneficial Interest - Organization sheet for all organization(s) who have a direct or indirect beneficial interest, with or without ownership, in this license.

### Example:

ABC Inc. is applying for a liquor license. ABC Inc. is 100% owned by XYZ Inc., which is 100% owned by 123 Inc. XYZ Inc. is considered to have a direct beneficial interest in the proposed licensee (ABC Inc.) and 123 Inc. is considered to have indirect beneficial interest in the proposed licensee (ABC Inc.). Both XYZ Inc. and 123 Inc. should complete a Beneficial Interest - Organization Form.

Entity Name:	Hotel Acquisition Company, LLC	FEIN:	27-0501949
Primary Phone:	(703) 387-3100	Fax Number:	
Alternative Phone:		Email:	Interstatehotels.com

### Business Address

Street Number:	4501	Street Name:	N. Fairfax Drive, Suite 500
City/Town:	Arlington	State:	VA
Zip Code:	22203	Country:	USA

### Mailing Address

Check here if your Mailing Address is the same as your Business Address

Street Number:		Street Name:	
City/Town:		State:	
Zip Code:		Country:	

### Publicly Traded

Is this organization publicly traded?  Yes  No

### Ownership / Interest

Using the definition above, does this organization hold a direct or indirect interest in the proposed licensee?

Direct  Indirect

If this organization holds a direct beneficial interest in the proposed licensee, please list the % of interest it holds.

If you hold an indirect beneficial interest in this license, please complete the Ownership / Interest Table on the next page.

**Ownership / Interest**

If this organization holds an indirect interest in the proposed licensee, please list the organization(s) it holds a direct interest in which, in turn, hold a direct or indirect interest in the proposed licensee. These generally include parent companies, holding companies, trusts, etc. A Beneficial Interest - Organization Form will need to be completed for each entity listed below.

Name of Beneficial Interest - Organization	FEIN
Interstate Hotels & Resorts, Inc.	52-2101815

**Other Beneficial Interest**

List any indirect or indirect beneficial or financial interest this entity has in any other Massachusetts Alcoholic Beverages License(s).

Name of License	Type of License	License Number	Premises Address
Charles Hotel	§12 Hotel		1 Bennett Street, Cambridge, MA 02138
Hilton Garden Inn	§12 Hotel		420 Totten Pond Road, Waltham, MA 02451
Hyatt House	§12 Hotel		54 Fourth Street, Waltham, MA 02451

**'or Disciplinary Action**

Has this entity ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following: No

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

# APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGE LICENSE

## **BENEFICIAL INTEREST - Organization**

Please complete a Beneficial Interest - Organization sheet for all organization(s) who have a direct or indirect beneficial interest, th or without ownership, in this license.

### Example:

ABC Inc. is applying for a liquor license. ABC Inc. is 100% owned by XYZ Inc., which is 100% owned by 123 Inc. XYZ Inc. is considered to have a direct beneficial interest in the proposed licensee (ABC Inc.) and 123 Inc. is considered to have indirect beneficial interest in the proposed licensee (ABC Inc.). Both XYZ Inc. and 123 Inc. should complete a Beneficial Interest - Organization Form.

Entity Name:	KIHR Buyer, LLC	FEIN:	
Primary Phone:	(914) 241-7430	Fax Number:	(914) 241-1012
Alternative Phone:		Email:	lee@kohlberg.com

### **Business Address**

Street Number:	2711	Street Name:	Centerville Road, Suite 400
City/Town:	City of Wilmington, County of New Castle	State:	DE
Zip Code:	19808	Country:	USA

### **Mailing Address**

Check here if your Mailing Address is the same as your Business Address

Street Number:	111	Street Name:	Radio Circle
City/Town:	Mount Kisco	State:	NY
Zip Code:	10549	Country:	USA

### **Publicly Traded**

Is this organization publicly traded?  Yes  No

### **Ownership / Interest**

Using the definition above, does this organization hold a direct or indirect interest in the proposed licensee?

Direct  Indirect

If this organization holds a direct beneficial interest in the proposed licensee, please list the % of interest it holds.

If you hold an indirect beneficial interest in this license, please complete the Ownership / Interest Table on the next page.

**Ownership / Interest**

If this organization holds an indirect interest in the proposed licensee, please list the organization(s) it holds a direct interest in which, in turn, hold a direct or indirect interest in the proposed licensee. These generally include parent companies, holding companies, trusts, etc. A Beneficial Interest - Organization Form will need to be completed for each entity listed below.

Name of Beneficial Interest - Organization	FEIN
Hotel Acquisition Company, LLC	27-0501949

**Other Beneficial Interest**

List any indirect or indirect beneficial or financial interest this entity has in any other Massachusetts Alcoholic Beverages License(s).

Name of License	Type of License	License Number	Premises Address
Charles Hotel	§12 Hotel		1 Bennett Street, Cambridge, MA 02138
Hilton Garden Inn	§12 Hotel		420 Totten Pond Road, Waltham, MA 02451
Hyatt House	§12 Hotel		54 Fourth Street, Waltham, MA 02451

**'or Disciplinary Action**

Has this entity ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following: No

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

5

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

**ESSEX AGRICULTURAL SOCIETY**  
TOPSFIELD FAIRGROUNDS  
TOPSFIELD, MA 01983

 Eastern Bank  
LYNN, MA 01901

57819

53-179/113

3/15/2017

PAY TO THE Middleton Food Pantry  
ORDER OF

\$ \*\*1,000.00

One Thousand and 00/100

**DOLLARS**

Middleton Food Pantry  
38 Maple Street  
Middleton, MA 01949

MEMO Donation

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

Details on back. —

Security F

September 7, 2017

Middleton Cultural Council

RE: Letter of interest to join the Middleton Cultural Council

Dear Select Board:

I am pleased to offer you this letter of interest in joining the Middleton Cultural Council. I very grateful for the opportunity to put myself forward for this appointment. I hope that I will be able to bring additional experience to the table and be an asset to the town of Middleton's Cultural Council.

I moved to Middleton earlier in the year, with my husband and two young daughters (6yr and 9yrs). We are all thrilled to get involved in our community and I am hoping to be able to contribute to bringing cultural programs to the town.

Sincerely,



Dianna Jackson  
46 Maple Street, Middleton

# DIANNA JACKSON

**Address:**

46 Maple Street, Middleton, MA

Phone:

Email:

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## PROFESSIONAL EXPERIENCE

**Clear Channel Outdoor**, Stoneham, MA

*Finance/Billing Administrator*

January 2017 – Present

Assist Account Executives in completing of sales, commissions, payments through to billing.

Enter all contracts, amendments into Sharepoint system for processing.

A/P for business operations, and support department managers with A/P.

Human Resources including verifying new employees, managing new employee paperwork.

Oversee staff time and leave for accuracy.

Assist clients with credit, billing and accounting queries.

Manage large amounts of documents files from contracts to commissions.

Support the branch in day to day running the business and Human Resources.

Reporting to Finance Manager and Branch President

**FAMILYWORKS**, Newtownards NI

*ICSS Administration Officer*

August 2015 – September 2016

Oversee Independent Counselling Service for Schools (ICSS), staff of 80 and 220 schools in order to ensure smooth functioning at all times.

Manage data, maintain up to date lists of contacts, services and track the success of the programs Familyworks offer in schools.

Developed relationships with school administration, acting as their first point of contact for questions about our services or to gather information on their schools performance.

Handle counsellor, school and department communications.

Manage Access database for counsellor's data input, quality through to reporting and billing.

Maintain targets, allocations and HR for counselling staff.

Communicate with management, staff, schools, and Department of Education and government officials by producing accurate monthly reports and attending monthly meetings at the Department of Education.

Reporting directly to the Director of Counselling and Director of Operations

September 2011 – August 2015 Full time mother

**Capita Business Solutions**, Belfast NI

*HR Administrator (BBC Contract)*

August 2007 – September 2011

Developed strong client relationship with the BBC management staff.

Processed BBC employment contacts (permanent, fixed term and casual).

Processed payroll for BBC staff on SAP payroll system.

Created and managed employee training manuals and quality assurance check sheets.

Set up new employee records, verify Right to Work in UK compliance.

Trained staff on processes and company policy.

Monitored junior administrator performance using metrics and productivity spreadsheets.

Maintained lists for company joiners and leavers at the BBC.

October 2006 – February 2007 Move to UK wait for Visa approval to receive Right to Work in UK

**About Face and Body**, Berkeley CA

*HR/Operations Manager*

October 2003 – September 2006

**The Tremont Hotel**, Boston MA

*Front Office Supervisor*

1997 – 2000

## EDUCATION

**B.A. History, Southern New Hampshire University, 2019 (expected)**

**A.S. Travel and Hospitality Management, Fisher College, 2002**

**Bellingham Memorial Jr-Sr High School** – Bellingham MA

Graduated Class of 1995

## ACCOMPLISHMENTS

**Training:** Successfully trained staff of 80 school counsellors on the use of Access database to capture all targeted sessions for recording, auditing and billing of counselling sessions.

**Business Development:** Developed position to incorporate rapid growth within the contract, creating target reports, manager reports and session reports. Created standards and procedures in recording and capturing data while working with a remote staff of 80.

**Logistics and Operations:** Competently and successfully completed multiple visa and immigration processes for myself and my family, including UK fiancé visa, UK marriage visa (Indefinite Leave to Remain), US IR-1 marriage visa for my husband (granted through Direct Consular Filing in London on 23rd June 2016), the transport of pets internationally, both to and from the UK.

Article 5: On petition of the Council on Aging and the Board of Selectmen to see if the Town will vote to accept the provisions of Chapter 166 of the Acts of the Commonwealth of Massachusetts of 1998 entitled, "An Act Establishing a City or Town Aid To the Elderly and Disabled Taxpayer Fund." The following is the wording of the Act:

Chapter 166 of the Acts of 1998

AN ACT ESTABLISHING A CITY OR TOWN AID TO THE ELDERLY AND DISABLED TAXATION FUND.

Be it enacted by the State and House of Representatives in General Court assembled, and by the authority of the same, as follows:

Chapter 60 of the General Laws is hereby amended by inserting after section 3C, as appearing in the 1996 Official Edition, the following section:

Section 3D. A city or town which accepts the provisions of this section is hereby authorized, subject to the approval of the commissioner, to design and designate a place on its municipal tax bills, or the motor vehicle excise tax bills, or to mail with such tax bills a separate form, whereby the taxpayers of said city or town may voluntarily check off, donate and pledge an amount not less than \$1 or such other designated amount which shall increase the amount otherwise due, and to establish a city or town aid to the elderly and disabled taxation fund for the purpose of defraying the real estate taxes of elderly and disabled persons of low income.

Any amounts donated to said fund shall be deposited into a special account in the general treasury and shall be in the custody of the treasurer. The treasurer shall invest said funds at the direction of the officer, board, commission, committee or other agency of the city or town who or which is otherwise authorized and required to invest trust funds of the city or town and subject to the same limitations applicable to trust fund investments, except as otherwise specified herein. The fund, together with the interest earned thereon shall be used for the purpose specified in this section without further appropriation.

In any city or town establishing an aide to the elderly and disabled taxation fund, there shall be a taxation aid committee to consist of the chairman of the board of assessors, the city or town treasurer and three residents of the city or town be appointed by the mayor or board of selectmen as the case may be. Said board shall adopt rules and regulations to carry out the provisions of this section and to identify the recipients of such aid.

The Finance Committee recommended adoption of this article as written. Such funds will be raised by individual contributions at the discretion of each taxpayer. Mary Jane Morrin, Selectman, spoke in favor of the article and urged generous contributions to the fund if it is adopted. The motion carried unanimously.

**Ryan Ferrara**

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**From:** brad  
**Sent:** Tuesday, September 12, 2017 10:17 AM  
**To:** Ryan Ferrara  
**Subject:** FW: Elderly & Disabled Committee

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**From:** Deb Carbone [<mailto:dcarbone@northreadingma.gov>]  
**Sent:** Tuesday, September 12, 2017 10:19 AM  
**To:** brad <[bradford.swanson@middletonma.gov](mailto:bradford.swanson@middletonma.gov)>; treasurer <[don.carter@middletonma.gov](mailto:don.carter@middletonma.gov)>  
**Subject:** Elderly & Disabled Committee

To whom it may concern due to the fact that I am no longer Chairman of the Board of Assessors this notice will serve as a resignation to the Elderly & Disabled Committee. Thank you

*Debbie Carbone, MAA*

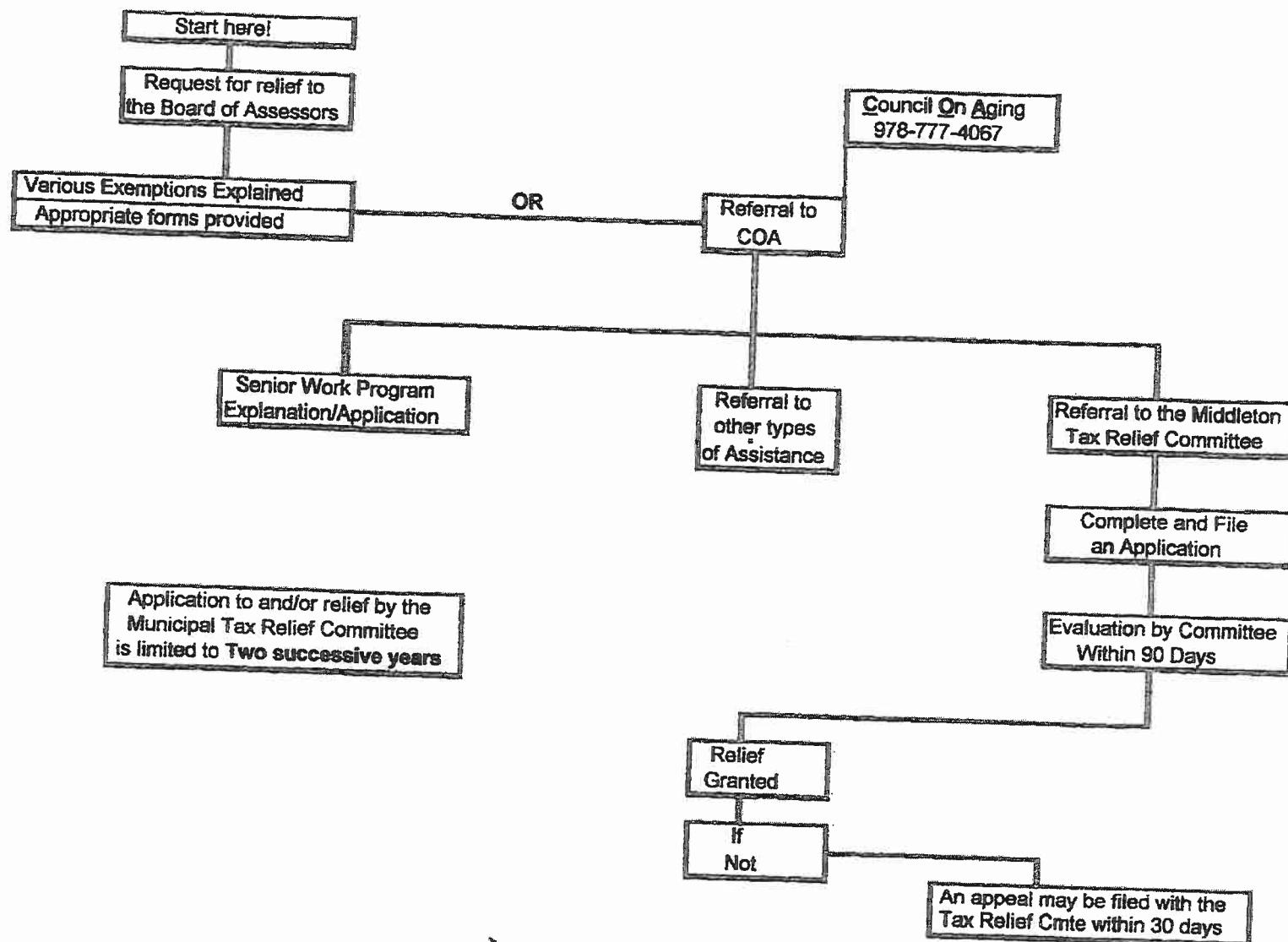
*Assessing Manager*

*Town of North Reading*

*Phone: 978-357-5221*

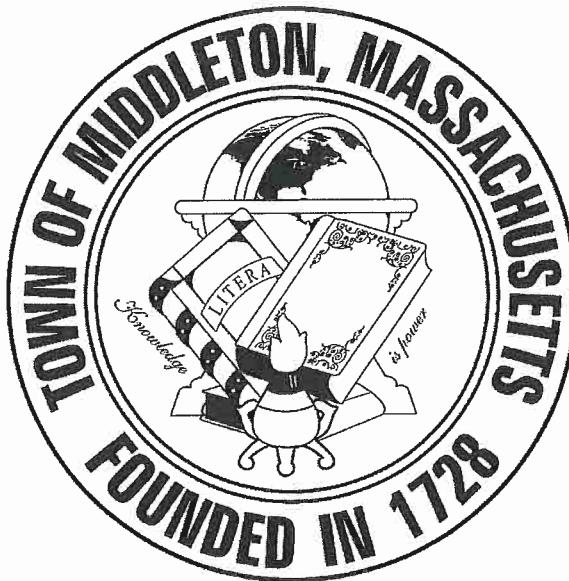
*Fax: 978-664-6048*

## Middleton Municipal Property Tax Relief Committee



# Town of Middleton

# Massachusetts



## Special Town Meeting

Tuesday, November 7, 2017, 7:00 P.M.

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

## **Dedication to Gimmie Sue Valacer**

### **Middleton Board of Selectmen**

Brian M. Cresta, Chairperson

Kosta E. Prentakis

Timothy P. Houten

Todd Moreschi

Rick Kassiotis

Andrew J. Sheehan, Town Administrator

**TOWN OF MIDDLETON  
SPECIAL TOWN MEETING  
THE COMMONWEALTH OF MASSACHUSETTS  
NOVEMBER 7, 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, November 7, 2017, at 7:00 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 Board of Selectmen to see if the Town will vote to accept Kassiotis Lane as a Town Street as laid out by the Board of Selectmen under Massachusetts General Laws, Chapter 82, Section 22, and in compliance with the Planning Board's Subdivision Rules and Regulations for new streets; or take any other action relative thereto.

**Planning Board Recommendation:**

**2.** On petition of the Board of Selectmen to see if the Town will vote to accept Norma Way as a Town Street as laid out by the Board of Selectmen under Massachusetts General Laws, Chapter 82, Section 22, and in compliance with the Planning Board's Subdivision Rules and Regulations for new streets; or take any other action relative thereto.

**Planning Board Recommendation:**

**3.** On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to accept the provisions of Chapter 40, Section 5B of the Massachusetts General Laws establishing a Retirement Stabilization Fund and to raise and appropriate, borrow or transfer from available funds a certain sum to said fund; or taken any action relative thereto.

**Purpose:** The Retirement Stabilization Fund will be a reserve fund to hold funds to make county retirement assessments that are higher than projected. The Retirement Stabilization Fund will be separate and distinct from other stabilization funds. From time to time, the Administration will ask Town Meeting to transfer funds to the Retirement Stabilization Fund from Free Cash or other sources.

4. On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to accept the provisions of Chapter 40, Section 5B of the Massachusetts General Laws establishing a Capital Stabilization Fund and to raise and appropriate, borrow or transfer from available funds a certain sum to said fund; or taken any action relative thereto.

**Purpose:** The Capital Stabilization Fund will be a reserve fund to hold funds for purchase of capital items or to pay debt service for capital items. The Capital Stabilization Fund will be separate and distinct from other stabilization funds. From time to time, the Administration will ask Town Meeting to transfer funds to the Capital Stabilization Fund from Free Cash or other sources.

5. On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to raise and appropriate, borrow, or transfer from available funds a certain sum to the Special Education Stabilization Fund; or take any other action relative thereto.

**Purpose:** The Special Education Stabilization Fund is a reserve fund established on May 10, 2016 to be used to set aside funds to be expended at a later date to offset the impact of anticipated special education costs. The Special Education Stabilization Fund will be separate and distinct from other stabilization funds. From time to time, the Administration will ask Town Meeting to transfer funds to the Special Education Stabilization Fund from Free Cash or other sources.

6. On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to raise and appropriate, borrow or transfer from available funds a certain sum to the Stabilization Fund; or take any other action relative thereto.

**Purpose:** The Stabilization Fund is a reserve fund used to set aside funds to be expended in the case of an emergency or unanticipated need. The Stabilization Fund is separate and distinct from other stabilization funds. From time to time, the Administration will ask Town Meeting to transfer funds to the Stabilization Fund from Free Cash or other sources.

7. On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to raise and appropriate, borrow or transfer from available funds a certain sum to pay for pre-acquisition costs of land to be acquired for the future construction of public facilities.

**Purpose:** The Town is working to acquire land for public facilities. Prior to closing, the Town will need to engage professionals to conduct pre-acquisition assessments, such as appraisal, environmental assessment, and survey. Funds appropriated under this article would not be used for the acquisition of any real property.

8. On petition of 200 or more registered voters, to see if the Town will vote to:
  1. Authorize the permanent dedication to active recreational purposes of the Natsue Way Recreation Area, Assessors map 32, parcels 6B, 6C, and portions of parcels 6A and 10, consisting of 35 acres, more or less, as shown on a plan entitled "Dedicated Recreational Area Plan of Land in Middleton, MA", made by Langdon Environmental, dated April 20, 2017, in accordance with Massachusetts General Law Chapter 45, Section 3;
  2. Authorize the Board of Selectmen to act as Park Commissioners pursuant to Massachusetts General Law Chapter 45, Section 2;
  3. Appropriate and authorize the Treasurer with the approval of the Board of Selectmen to borrow the sum of \$3,890,625, for the purpose of improving for recreational purposes said land, including the payment of costs incidental or related thereto; subject to the award of a grant in an amount up to \$400,000 of project costs from the proceeds of the PARC (Parkland Acquisitions and Renovations for Communities) grant;
  4. Authorize the Board of Selectmen to file, on behalf of the Town of Middleton, any and all applications deemed necessary for grants and/or reimbursements from the Commonwealth of Massachusetts under the PARC (Parkland Acquisitions and Renovations for Communities) grant;
  5. To authorize the Board of Selectmen to enter into all agreements and contracts and execute any and all instruments as may be necessary or convenient on behalf of the Town of Middleton to effectuate said project including any measures to mitigate any possible impacts on abutting property owners;
  6. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Or take any other action relative thereto.

**Planning Board Recommendation:**

**Master Plan Committee Recommendation:**

**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 \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord Two Thousand Seventeen.

MIDDLETON BOARD OF SELECTMEN

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

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

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

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

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

A true copy Attest:

S. \_\_\_\_\_  
Constable of the Town of Middleton

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