



Town of Middleton
MASTER PLAN COMMITTEE
www.middletonma.gov

MASTER PLAN COMMITTEE
Monday, March 8, 2021, - 7 PM

Via Zoom
<https://zoom.us/j/95543764238>

By phone: +1 929 205 6099
Meeting ID: 955 4376 4238

MEETING MINUTES

In Attendance: Peter Moon, Chairperson, Annie Wilton, John Erickson, John LeBlanc, Paul Richardson, Brian Carroll, Tim Houten

Absent:

Also Present: Katrina O’Leary, Town Planner
Andy Sheehan,
Starcia Melara, Recording Secretary

Mr. Moon called the meeting to order at 7:01 P.M.

Approval of Minutes:

Chairperson Moon asked for motions to approve the minutes from October 21, 2019 and June 1, 2020.

MOTION: Mr. LeBlanc made a motion to approve the minutes from October 21, 2019. Mr. Richardson seconded. All in favor, therefore **motion carries**.

MOTION: Mr. Richardson made a motion to approve the minutes from June 2, 2020. Ms. Wilton seconded. All in favor, therefore **motion carries**.

MDPC Presentation for the Golf Course Parcel:

Annie Wilton presented a slideshow of the Public Facilities Project on behalf of the Master

Development Planning Committee. The goal of the presentation is to make the MPC familiar with the MDPC's recommendation to move forward with the plan.

- Listed MDPC members
- Showed aerial view slide of parcel at 105 South Main St. and discussed the landscape and opportunities present with this land
- Discussed challenges the town faces with current facilities
- Listed some of the town's need for new space (i.e. Fire Dept., Police Station, COA/Senior Center, Town Hall (Memorial Hall)
- Shared statistics with the population increase in Middleton over the last 30 years
- Discussed the planning process used for evaluation and analysis for project
- Explained the community outreach effort to gather the public's opinion and information on the project (i.e., surveys, town meetings, etc.)
- Recommends seeking approval of project in 2021
- Related the estimated cost of project is \$61.7 million

Bill Renault, Chairman of MDPC, answered that they will ask for the entire approximately \$62 million up front. He then proceeded with the slide show:

- Public Safety building combined - Police and Fire Departments
- Combined Town Hall and Community Center overlooking town green in separate building
- Community understood the need for the new buildings and green space for the public
- Discussed financial differences between phasing project or not, mainly due to increase in cost if phased (almost doubled)
- Explained the slides: Cost of Borrowing, Economies of Scale, Cost of Delaying and Cost of Doing Nothing
- Gave the schedule of project

Andy Sheehan, Town Manager took over the finance portion of presentation:

- Reviewed cost of the project and how the town will pay for it
- Detailed options for financing and other funding sources including selling other town owned land parcels, taxes of home sales, revenue from new development projects, Community Preservation Fund, etc. (offset cost to taxpayers) These can contribute up to \$500,000 towards the debt service

Discussion held and suggestions made about how to present the project to the public at Town Meeting.

Link to informational page on the Town's website: <https://middletonma.gov/578/Public-Facilities-Project>

Matter will be revisited at the next meeting on Monday, April 12, 2021.

Review of State Changes of the Zoning Act:

Katrina O’Leary, Town Planner reviewed the changes made to the State’s Zoning Act.

- Not expected to affect Middleton for the next two years
- The Governor proposed the “Economic Development Bond Bill” - law makes three major changes:
 - Eliminates $\frac{2}{3}$ vote for zoning at town meetings
 - Multiple zoning requirements for MBTA communities (15 units per acre requirements)
 - Some special permit votes are going to be by simple majority rather than $\frac{2}{3}$
- State created bill increase much needed housing
- Repercussion of the Town not accepting the by-law changes includes not being eligible for certain funding from the state, which we aren’t generally eligible for anyhow

Middleton still pays over \$250K to the MBTA because we utilize The Ride. We are considered an MBTA community even though we have no public transportation.

Items Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting:

Adjournment:

Chairperson Moon moved to adjourn the meeting at **8:18 pm**.

Respectfully Submitted,

Starcia Melara