

**BOARD OF SELECTMEN
MEETING AGENDA**

**Fuller Meadow School
Nathan Media Center
143 South Main Street, Middleton, MA 01949**

Tuesday, June 18, 2019

7:00 PM

This meeting is being recorded

1. 7:00 PM Warrant: 1925 and 1926
Minutes: Open Session 5/28/19
Town Administrator updates and reports
2. 7:15 PM Vote to approve 9th Annual Coast to the Cure bike ride to benefit Neurofibromatosis Northeast on Saturday, September 14, 2019. Affected Middleton streets are East, Maple, Liberty, Mill, Peabody, School, and Essex streets
3. 7:20 PM Application for a new Common Victualler license for BellaK, LLC d/b/a Bellavella located at 119 South Main St, Middleton MA, by Darlene Vella, Owner.
4. 7:30 PM Application for a one day liquor license for Marvin Windows, for the building and parking lot located at 239 South Main St, by Rosanne Palazola, manager of North Shore Window Solutions LLC d/b/a Marvin Design Gallery. The event will take place on June 20, 2019 4:00 PM – 7:00 PM
5. 7:35 PM Public Hearing: Request from Attorney Jill Mann for a New License for a Restaurant All Alcohol Liquor License, located at 189 South Main Street, Middleton, on behalf of Serenitee Catering Corp. d/b/a Maggie's Farm, manager Laura B. Balestraci
6. 7:50 PM Vote to accept the deed for Lewis Drive as authorized pursuant to Article 26 of the 2019 Annual Town Meeting, held on May 14, 2019
7. 7:55 PM Vote to approve annual appointments of board and committee members and municipal officials
8. 8:00 PM Review and approve ambulance receivable abatement/write-off for Fiscal Years 2016, totaling \$123,888.31.
9. 8:10 PM Vote to establish a Veteran's Donation Fund pursuant to GL c. 44, s. 53A to accept donations and gifts to support veterans
10. 8:15 PM Discuss and vote to send amended Home Rule Petition regarding polling locations, as recommended by Senate Counsel
11. 8:20 PM Review update on appropriation articles from FY12-FY15, including recommendations of appropriations to hold open or close to free cash
12. 8:30 PM Vote to execute amended solar agreement with Falck Renewables to include a battery storage solution to the project at 230 Rear South Main Street
13. 8:40 PM Vote to sign 8th extension of Offer to Purchase between Corbeau LLC and the Town of Middleton

Over>>>

14. 8:45 PM New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed
15. 8:50 PM Upcoming Meetings:
 - July 9, 2019
 - July 30, 2019, if necessary
 - August 13, 2019
 - September 10, 2019. Return to regular schedule
16. 8:55 PM Executive Session under GL c. 30A, s. 21(a)(6), to consider the purchase, acquisition, or value of real property where the Chairman declares discussion in open session would have a detrimental effect on the position of the Town; and c. 30A, s. 21(a)(3) with respect to the police union and collective bargaining

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

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

Warrant Date: 6/06/19

Warrant Number: #1925

Payroll Warrant Total: \$ 698,337

<u>Department</u>	<u>Amount</u>	<u>Detail of Expenses</u>
Board of Health	\$7,655	
COA	\$9,193	
Election	\$3,516	
Electric Light	\$64,470	
Fire	\$79,475	\$8,700 Overtime; \$2,336 Call Out
Inspections	\$8,290	\$19,359 Overtime; \$26,618 Part time
Library	\$17,139	
Memorial Hall	\$35,490	
Planning	\$3,671	
Police	\$64,053	\$6,851 Overtime; \$1,451 Reserves
Police Details	\$5,959	
Public Works	\$40,557	\$0 Snow; \$3,624 Overtime
Recreation	\$0	
Senior Work Off	\$0	
School	\$356,352	
Teacher Balloon Pay	\$0	
Town Officers	\$2,518	

Bills Payable Warrant Total: \$ 946,067

<u>Department/Expense Category</u>	<u>Amount</u>	<u>Detail of Expenses</u>
All Payroll Deductions	\$82,739	
Administrator	\$10,543	\$5,500 Attorney Fees; \$3,350 Golf Course Purchase Related
Accounting	\$6,410	\$5,000 Chief Wills Day
Assessor	\$667	Various Expenses
Clerk	\$0	
Cultural Council	\$0	
COA	\$1,390	Various Expenses
DPW	\$95,885	\$36,543 Road Repair/Paving; \$11,403 Catch Basin Cleaning
Fire	\$11,644	\$8,739 New Radio
Health Director / IT	\$3,005	Various Expenses
Historical Comm.	\$0	
Inspections	\$226	Various Expenses
Library	\$0	
MELD	\$637,022	\$604,638 Purchase Power
Planning	\$0	
Police	\$2,174	
Recreation	\$0	
School	\$66,280	\$26,287 Transportation; \$12,264 Tuition; \$5,596 Grounds Maintenance
Treasurer	\$28,082	\$24,448 Refunds
Veterans' Agent	\$0	

Minutes of the MIDDLETON BOARD OF SELECTMEN
Fuller Meadow School
Nathan Media Room
143 South Main Street, Middleton, MA 01949
May 28, 2019 7:00PM

Present: *Kosta Prentakis, Brian Cresta, Tim Houten, Todd Moreschi, Richard Kassiotis*

Absent: *None*

Others Present: Town Administrator Andrew Sheehan, Assistant Town Administrator Tanya Stepasiuk, Minutes Secretary Judi Stickney, Patricia Ohlson, Dipak Karia, Dick Curran, Brad Swanson, and others

7:15 PM With a quorum present, Chairman Prentakis called the meeting to order.

7:15 PM Board Reorganization:

On a **MOTION** made by **Cresta**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to appoint Tim Houten to serve as Chair of the Board of Selectmen.

On a **MOTION** made by **Cresta**, second by **Prentakis**, the Board of Selectmen **VOTED** unanimously to appoint Todd Moreschi to serve as Clerk of the Board of Selectmen.

7:16 PM Routines

- **Warrants:** Town Administrator Andrew Sheehan provided a brief review of Warrant #1924 (Payroll: \$687,235 Bills Payable: \$2,989,570), noting that the Town Accountant had reviewed the warrant and requested the Board's approval. After a brief discussion, the Board took the following action:

On a **MOTION** made by **Prentakis**, second by **Cresta**, the Board of Selectmen **VOTED** unanimously to approve warrant #1924, as presented.

- **Minutes:** After a brief review of the minutes of May 7, 2019, the Board took the following action:

On a **MOTION** made by **Cresta**, second by **Moreschi**, the Board of Selectmen **VOTED** to accept the minutes of May 7, 2019, as written.

- **Town Administrator's Report:** Town Administrator Andrew Sheehan provided the Board with information and updates on the following:
 - **Congratulations to Chief Financial Officer/Town Accountant Sarah Wood:** Sheehan advised the Board that Sarah Wood has received her certification as a Certified Massachusetts Municipal Accountant. Sheehan noted that she put a lot of work into completing the credentialing process and it is appreciated.
 - **Older Capital Appropriations Close Outs:** Sheehan advised the Board that the June 18 meeting will include a discussion of the closing out of unused FY12-FY15 appropriations.
 - **Memorial Day Parade:** Sheehan provided a brief report on the Memorial Day parade, noting that there was a good turnout of walkers and residents. Sheehan added that appreciation

goes to Ted Butler and Sgt. Stephanie Blazo, who was the keynote speaker. Sheehan gave a shout out to the DPW for the condition of the parade route and the cemetery.

- **DPW Update:** Sheehan advised there has been a lot of transition at DPW, both in Superintendent and Deputy Superintendent and among frontline employees. As a team they have handled it all very well and have made progress on numerous projects. The shade structure on Natsue Way is up; picnic tables will be installed as early as this week; they are exploring using Essex Tech masonry students to work on the wall at Oakdale Cemetery; and two projects are out to bid.
- **Brigadoon Residents Meeting:** Sheehan advised that he and the DPW are meeting next week with Brigadoon residents to talk about the sidewalk project there. He added that it will probably take two years to complete and they are applying for a grant to offset costs.
- **DPW Building Improvements:** Sheehan advised that the handicap ramp and sidewalk at the DPW building are in. There were three appropriations for that building and they should be able to close out some of those appropriations.
- **Locust and Village Road Drainage Problem:** Sheehan reported that the DPW has been working on resolving the drainage issue there and the project has been completed.
- **Solar Project:** MELD and Faulk want to do a battery project at the solar project off South Main Street. An amendment to the tax agreement for the Board's signature will be coming.
- **Meeting for Next Week.** Sheehan reported that there is no pending business and suggested cancelling next week's meeting. The Board briefly discussed and decided to skip the scheduled meeting next week.

7:26 PM Recognize Patricia A. Ohlson for Her Years of Service to The Town: Brad Swanson, Assistant Assessor, presented Patricia Ohlson with a rocking chair, inscribed with her name and years of service on the Board of Assessors. Dick Curran from Senator Tarr's office presented Patricia Ohlson with a proclamation from the Massachusetts House of Representatives in recognition of her retirement after 13 terms on the Board of Assessors. Curran also presented Patricia with a proclamation from the Massachusetts Senate in recognition of her 45 years of dedicated and distinguished service to the Town of Middleton. Patricia was also presented with a proclamation from the Governor's office, on behalf of the citizens of Massachusetts in recognition of her many years of service to the Town of Middleton, signed by Governor Baker and Lt. Governor Polito. The Chair publicly thanked Patricia Ohlson for her years of dedicated service to the town. Patricia Ohlson addressed the Board and thanked them for the opportunity to serve the Town.

7:33 PM Vote to Designate One Member to Sign Vendor and Payroll Warrants During July and August: After a brief discussion, the Board took the following action:

On a **MOTION** made by **Cresta**, second by **Kassiotis**, the Board of Selectmen **VOTED** unanimously to designate Kosta Prentakis as the one member to sign vendor and payroll warrants during June, July, and August.

7:36 PM Application for a one-day liquor license at Howe Station Market for the exterior premises, 229 Maple Street, by Manager Dipak Karia, of Luv Kush Marketing Inc., for June 1, 2019:

** Tim Houten removed himself from the discussion on this agenda item, due to a conflict. **

Brian Cresta became the acting chair and provided the Board with information on the application of Dipak Karia for a one-day liquor license. Dipak Karia was present and addressed the Board, providing additional information on the beer and wine tasting he is planning for June 1st at Howe Station Market, 229 Maple Street. A brief discussion ensued with concerns about the parking. The Board requested that Karia provide written signed permissions from abutting property owners allowing parking on their property. Karia will provide the requested documentation to the Town Administrator's office. After discussion, the Board took the following action:

On a **MOTION** made by **Prentakis**, second by **Kassiotis**, the Board of Selectmen **VOTED** unanimously to approve the one-day liquor license at Howe Station Market for the exterior premises, 229 Maple Street, by manager Dipak Karia, of Luv Kush Marketing, Inc., for June 1, 2019, from 1-4PM, provided that a police detail is provided if the Police Chief feels it is necessary and written permission from neighbors allowing parking on their properties.

**** After the vote, Tim Houten returned to the meeting and took over as Chair. ****

7:53 PM Application for a one-day liquor license at 8-10 Village Road, for the area located at the corner of Coppermine Rd and Locust St known as the driving range, by Ron Rice, manager of SD Management, LLC, associated with the Bourque Foundation Road Race on June 8, 2019: After a brief discussion, the Board took the following action:

On a **MOTION** made by **Cresta**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to approve the application for a one-day liquor license at 8-10 Village Road, for the area located at the corner of Coppermine Rd and Locust St known as the driving range, by Ron Rice, manager of SD Management, LLC, associated with the Bourque Foundation Road Race on June 8, 2019.

7:54 PM Review and discuss May 14, 2019 Annual Town Meeting and Annual Town Election: Town Administrator Andrew Sheehan provided a brief summary of election day results and activities, noting that the turnout was about 6%, and Town Meeting had only 118 in attendance. Sheehan added that they will continue their efforts to increase voter participation. A brief discussion ensued on ideas for how to increase voter participation.

8:02 PM Discuss Parameters and Comparable Communities for A Limited Classification Plan: Town Administrator Andrew Sheehan provided the Board with materials to view as he made a brief presentation on what he's been discussing with the Assistant Town Administrator regarding comparable communities and a limited classification plan. Assistant Town Administrator Tanya Stepasiuk added to the presentation, noting the process she used to develop a list of 15 comparable towns.

8:14 PM Authorize the Town Administrator to execute a contract with a design consultant for the Master Development Plan at 105 South Main Street: Town Administrator Andrew Sheehan advised the Board that the contract is not yet ready and asked the Board to authorize him to execute a contract with the design consultant when the Master Development Planning Committee makes a selection, as the Board will not be meeting until June 18th. After a brief discussion on this and the next agenda item, the Board took the following action:

On a **MOTION** made by **Cresta**, second by **Kassiotis**, the Board of Selectmen **VOTED** unanimously to authorize the Town Administrator to execute a contract with a design consultant for the Master Development Plan at 105 South Main Street.

8:18 PM Authorize the Town Administrator to execute contracts for the following construction projects:

- **Maple Street/Liberty Street intersection improvements, bids due June 6, 2019**
- **North Liberty Street bridge replacement, bids due June 25, 2019**

As noted in the previous agenda item, the Board briefly discussed the request of the Town Administrator and took the following action:

On a **MOTION** made by **Cresta**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to authorize the Town Administrator to execute contracts for the following construction projects:

- **Maple Street/Liberty Street intersection improvements, bids due June 6, 2019**
- **North Liberty Street bridge replacement, bids due June 25, 2019.**

8:19 PM Acceptance of a Donation to the Food Pantry:

The Town Administrator advised the Board of a donation to the food pantry and they took the following action:

On a **MOTION** made by **Cresta**, second by **Kassiotis**, the Board of Selectmen **VOTED** unanimously to accept, with thanks, a donation from the Music of Food activity hosted by the music program students in the amount of \$1,333.00 to the Middleton Food Bank.

8:20 PM Other Business:

- **Congratulations to Re-elected Selectmen:** Selectman Cresta congratulated Selectman Tim Houten and Selectmen Rick Kassiotis on their successful re-election campaigns for seats on the Board of Selectmen.

8:18 PM Adjourn

With no further business, on a **MOTION** made by **Cresta**, the Board of Selectmen **VOTED** unanimously to adjourn at 8:18 PM.

Respectfully submitted,



Judith A. Stickney, Minutes Secretary

Todd Moreschi, BOS Clerk

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

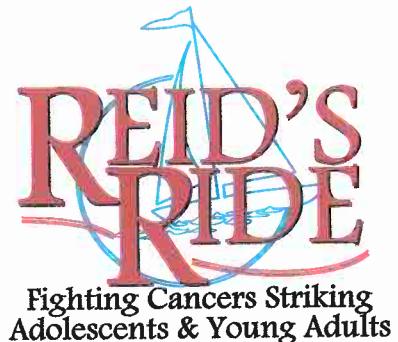
- **Agenda: May 28, 2019**

- Minutes: May 7, 2019
- Warrant #1924 (Payroll: \$687,235 Bills Payable: \$2,989,570)
- Letter from North Shore Elder Services to Aging Services Network Colleague, Re: Elder Services Merger, 5/13/19
- One Day Liquor License Application and related materials: Howe Station Market, June 1, 2019
- Letter from Masconomet Regional School District to Board of Selectmen, Re: Excess and Deficiency Fund Appropriation, 5/16/19
- One-Day Liquor License and associated materials: SD Management, 10 Village Road, June 8, 2019
- Memo from Assistant Town Administrator/HR Coordinator to Board of Selectmen, Re: Possible Comparable Towns for Middleton, 5/28/19

15th Annual "Reid's Ride"
Altering the Course for (AYA) cancers Adolescents and Young Adult!

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June 2019
Timothy Houten
Chairman, Board of Selectmen
48 South Main Street
Middleton, MA 01949



Dear Timothy,

The 15th annual "Reid's Ride" Bike-a-thon will be held on Sunday July 21, 2019. Proceeds from this bike-a-thon benefits (AYA) Adolescent and Young Adults cancers through the Reid Sacco AYA Cancer Fund. The fund supports research, care, treatment, clinical trials and education for AYA cancer patients. This Fund was established in honor of our son, Reid, who died of a soft-tissue sarcoma on April 16, 2005, at the age of 20.

Reid was a very accomplished young man who never got the chance to enter the gates of Columbia University where he was accepted shortly before his cancer was diagnosed. Our hope now is that we can make a difference in the fight against the cancers that claim the lives of productive young adults, by raising money to support research in these relatively rare but brutally insidious cancers. Our dream is to realize a future where victims of these cancers no longer have to abandon *their* dreams, and with the aid of effective treatments go on to live long healthy lives.

It was amazing to see such great support from our fire and police departments from all six towns we ride through (Lynnfield, Middleton, Danvers, Beverly, Manchester and Gloucester). Thank you for assuring the safety of the riders, as well as helping to minimize the impact of the event on traffic flow on the morning of Reid's Ride.

Sincerely,

Lorraine Sacco

Event Project Manager

cc: Chief James DiGianvittorio
Chief Thomas Martinuk

p.s We take down all poster on Ride day. If accidentally one gets missed don't hesitate to call me. 781-632-2025 Thank you, Lorraine

Event Details

Date: Sunday, July 21, 2019 Rain or Shine
Start: Lynnfield High School
Finish: Stage Fort Park, Gloucester
Time: Riders leave Lynnfield High School at 7:30 AM. Last riders reach Stage Fort Park by 11 AM. A barbecue will commence at 11:30 AM at Stage Fort Park (permits obtained).
Type: This is a bike *ride*, not a race; each rider proceeds at his/her own pace
Route: Mainly Routes 62 and 127. Route runs through Lynnfield, Middleton, Danvers, Beverly, Manchester, and into Gloucester. Total mileage is 28 miles. Map included in this package
Safety: Vans equipped with two-way radios will patrol the route to aid riders with mechanical problems. Two-to-three watering stations will be set up. One-to-two ambulance/EMTs will be on stand-by.
Follow-up: I will be in direct contact with the Chief of police from each town with the # of riders and any other information they need.
Project Manager: Lorraine Sacco; 781-593-3762/781-632-2025



15th Annual Reid's Ride 28-mile Bike-a-thon Sunday, July 21, 2019 7:30 AM Start

From the Lynnfield High School Parking Lot

- Turn LEFT taking you West on **ESSEX ST** and take to end, about 0.7miles
- Turn **RIGHT** onto **MAIN ST** and follow for 1.78 miles [2.44 cumulative miles]
- **MAIN ST becomes BOSTON ST (ROUTE 62)** and continue to follow for 0.42 miles [2.86]
- Bear **LEFT** to stay on **BOSTON ST (ROUTE 62)** and follow for 1.9 miles to intersection with Route 114 [4.76]
- Turn **LEFT** onto **S MAIN ST (ROUTES 114 & 62)** and follow briefly for 0.15 miles [4.91]
- Turn **RIGHT** onto **MAPLE ST (ROUTE 62)**, and head East for 1.20 miles [6.11]
- Turn **RIGHT** onto **GREGORY ST**, heading Southeast for 0.58 miles where it turns into **DAYTON ST** [6.69] ***rest stop***
- Continue on **DAYTON ST** for 1.52 miles (watch for Comfort Inn on your right) [8.21]
- Just before reaching **ROUTE 1**, turn **RIGHT** onto **ARMORY RD.** and follow very briefly for 0.07 miles [8.28]
- Turn **LEFT** onto **CENTRE ST** so that you pass under **Route 1**, and continue Southeast for 0.80 miles [9.08]
- Turn **LEFT** onto **HOBART ST** going Northeast and follow for 1.28 miles [10.36]
- Turn **RIGHT** onto **MAPLE ST (ROUTE 35)** and continue Southeast for 0.22 miles [10.58]
- Turn **LEFT** onto **CONANT ST** and follow it East for 0.47 miles [11.05]
- Turn **SLIGHT RIGHT** onto **ELLIOTT ST (ROUTE 62)**; follow Southwest through **Beverly Center** for 3.67 miles [14.72]
- Turn **LEFT** onto **STONE ST (ROUTE 127)** and head East for 0.27 miles [14.99]
- Turn **SLIGHT LEFT** onto **LOTHROP ST (ROUTE 127)** and follow for 0.76 miles [15.75]
- Turn **SLIGHT RIGHT** onto **HALE ST (ROUTE 127)** and follow for 1.61 miles to the ***rest stop*** at **Endicott College** [17.36]
- Leaving **Endicott College**, continue **Northeast** on **HALE ST (ROUTE 127)** for 1.68 miles [19.04]
- Turn **RIGHT** onto **WEST ST (ROUTE 127)** and continue **East/Northeast** for 2.17 miles [21.21]
- **West St becomes BRIDGE ST (ROUTE 127)** as you enter **Manchester**, and follow for 0.57 miles [21.78] ***rest stop at the Landmark School Parking Lot on Right***
- **Be careful for some quick turns around this small shopping district (stay on Rt 127)**
- Turn **RIGHT** onto **BEACH ST (ROUTE 127)** and follow briefly for 0.05 miles [21.83]
- Turn **LEFT** onto **SUMMER ST (ROUTE 127)** and follow briefly for 0.06 miles [21.89]
- Continue **East** on **SUMMER ST (ROUTE 127)** for 3.02 miles where it turns into **WESTERN AVE** [24.91]
- Continue **East** for 2.72 miles on **WESTERN AVE (ROUTE 127)** toward **Stage Fort Park** [27.63]
- Turn **RIGHT** onto **HOUGH AVE** and follow for 0.4 miles **to the finish line at Stage Fort Park [28.03]!**

Emergency Numbers:

REID'S RIDE DISPATCHER (Medical & Technical Assistance): day of Ride on Bib

AMBULANCE (Cataldo) 781-873-4328

RINGO TARR (SFP): 978-490-0001

KEVIN DILLON (SFP): 781-632-0260

GENE SACCO: 978-314-6737

LORRAINE SACCO: 781-632-2025



3

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

Common Victualler/General License Application

ALL QUESTIONS MUST BE ANSWERED AND A TELEPHONE NUMBER PROVIDED

1. Licensee Name: Darlene Vella
2. Name of Manager: Darlene Vella
3. Social Security Number/FID Number: 84-1929783
4. Business Address: 119 South Main St. Middleton
5. Home Address: 37 Canterbury Hill Rd Topsfield MA 01983
6. Telephone Numbers (Please provide all numbers by which you can be reached):
Business Phone: _____
Cell Phone: 781-953-0934
Home Phone: 978-561-1543
7. Email Address: darlene@bellavella.com
8. Registered Voter? Yes _____ No _____
9. Are you a U.S. Citizen? Yes _____ No _____
10. Court and Date of Naturalization (if applicable) _____
(Submit proof of citizenship and/or naturalization such as Voter's Certificate, Birth Certificate or Naturalization Papers)
- 10a. Where? _____
11. Identify your criminal record: (Massachusetts/Any other state/Federal): Have you had any arrests or appearance in a criminal court or have you been charged with a criminal offense regardless of final disposition; (Must check either Yes or No)
_____ Yes No _____
If yes, please describe offense(s) specific charge and disposition (fine, penalty, etc.)



Town of Middleton

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

11. Prior experience in the restaurant/food establishment industry: Yes _____ No
If yes, please describe:

Food and beverage manager, Hyatt Motels
Banquet Manager Spinelli's Lynnfield
Various other restaurant jobs

12. List all employment for the last five years:

BellaVella (from the home)

13. Hours per week to be spent on the licensed premises: 40

14. Days and Hours of Operation: 6-2

15. Seating Capacity: 12

16. Do you own/lease premises? Yes _____ No

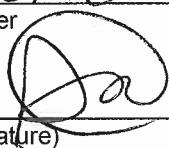
If Leased:

16a. If Yes, From Whom? Warren Kelly

16b. Terms of Lease? _____
(Please provide a copy of lease agreement)

I hereby swear under the pains and penalties of perjury that the information I have given in this application is true to the best of my knowledge and belief.

Darlene Vella
Printed Name of Owner

By: _____
(Signature) 

Date: 6/3/19

Town of Middleton, Massachusetts
Revenue Enforcement and Protection Certification (REAP)

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A, I hereby certify under the penalties of perjury that I to my best knowledge and belief, have filed all State tax returns and paid all state taxes required by law.

Name of Company:

Bellavella

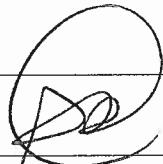
Address:

119 South Main St. Middleton

Title of Person Signing:

Owner

Signature of Individual or Corporate Name:



Printed Name of Above:

Darlene Vella

Contact Telephone Number:

781-953-0934

Date:

6/3/19

Social Security Number or Federal Identification Number:

84-1929783

Email Address:

darlene@bellavella.com



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001386226

1. The exact name of the limited liability company is: BELLAK LLC

2a. Location of its principal office:

No. and Street: 10 PERKINS ROAD
 City or Town: MIDDLETON State: MA Zip: 01949 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 10 PERKINS ROAD
 City or Town: MIDDLETON State: MA Zip: 01949 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE GENERAL CHARACTER OF THE BUSINESS OF THE LLC IS TO MERCHANTISE, SELL, OFFER FOR SALE, AND DISTRIBUTE AT WHOLESALE AND RETAIL FOODS AND FOODSTUFFS OF ALL KINDS AND DESCRIPTIONS AND TO PURCHASE OR OTHERWISE ACQUIRE AND SELL TRADE, OR DEAL IN GOODS, WARE, AND MERCHANTISE OF EVERY KIND AND NATURE AND TO CARRY ON SUCH BUSINESS AS WHOLESALERS AND/OR RETAILERS AND TO ACQUIRE A LL SUCH MERCHANTISE, SUPPLIES, MATERIALS, AND OTHER ARTICLES AS SHALL BE NECESSARY OR INCIDENTAL TO SUCH BUSINESS; TO BORROW MONEY AND TO OTHERWISE CONTRACT INDEBTEDNESS FOR THE GENERAL PURPOSE OF THE CORPORATION AND TO ISSUE ITS NOTES OR OTHER SECURITIES THEREFOR AND TO SECURE THE SAME BY MORTGAGE S ON PROPERTY. TO PURCHASE, SELL, HOLD, ERECT, REAL OR PERSONAL PROPERTY NECESSARY OR CONVENIENT FOR THE ACCOMPLISHMENT OF THE FOREGOING PURPOSES, EIT HER ALONE OR IN ASSOCIATION WITH ANY OTHER CORPORATION, FIRM OR INDIVIDUAL.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

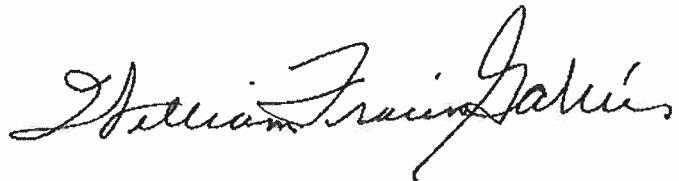
Name: WARREN KELLY
 No. and Street: 10 PERKINS ROAD
 City or Town: MIDDLETON State: MA Zip: 01949 Country: USA

I, WARREN KELLY resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

May 30, 2019 03:05 PM

A handwritten signature in black ink, appearing to read "William Francis Galvin". The signature is fluid and cursive, with "William" and "Francis" stacked above "Galvin".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



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

4

Type of License (circle one)

One-Day All-Alcoholic One-Day Beer & Wine Charitable Wine Pouring Charitable Wine Auction

Is the alcohol being donated? Yes No

Where is the liquor being purchased from? Tru North Ale Co 716 County Rd Ipswich

Are they a licensed wholesaler? Yes No

Who will be serving the alcohol? Tru North from a tap truck

Does the server have liquor liability insurance? Yes No

Is the event held by, or held for the benefit of, a business or non-profit group?

Business Yes Non Non-Profit Yes No

Will there be a cash bar? Yes No

Is there an entrance fee or donation required? Yes No

Is the event open to the general public? Yes No

****Special One Day Licensees must purchase Alcoholic Beverages from a licensed supplier. Special Licensee cannot purchase alcoholic beverages from a Package Store and cannot accept donations of alcoholic beverages from anyone.****

Liability Disclaimer for Special One Day License

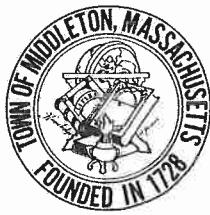
By exercising the privileges of this license in serving persons with alcoholic beverages, the licensee is potentially exposed to significant liability for injuries and damages to persons served or to others who are injured or damaged by the persons served. Your acceptance and exercise of this license will be deemed to be acknowledgement that you are aware of this potential liability. You are encouraged to discuss the risks associated with exercising your privileges of the license and the precautions appropriate to avoid injuries, damage and liability to others with your legal advisor. The Town of Middleton, and the Select Board as Local Licensing Authority, shall not be liable to the licensee or others if injury or damage shall result from the exercise of the license.

Signature of Applicant 

5/31/19
Date

This is an event for our contractor customers for product knowledge. We will be serving food and beer, not selling it. It is by invite only, not open to the general public.

Page 3 of 3



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

One Day Liquor License Application

License Fee Payable to the Town of Middleton

ALL QUESTIONS MUST BE ANSWERED AND A TELEPHONE NUMBER PROVIDED

Business Name North Shore Window Solutions LLC / Marvin Design

Business Address 239 S. Main St, Middleton MA 01949 Gallery

Social Security Number/FID Number 45-1290473

Applicant Information

Individual's Name Rosanne Palozoli

Home Address 8 Hastings Dr Hampstead NH 03841

Telephone Number (give both your home and a number which you can be reached during the day).

Day Time # cell 978-985 1021 Work Home# 978-364-3308

Is the Applicant a United States Citizen? X Yes No

Driver's License Number & State NHL 16791278 NH

E-Mail Address Rosanne@NSWSfORMARVIN.COM

Date of Event June 20th, 2019 Time from 4 pm to 7 pm

Location of Licensed Activity 239 S. Main St Middleton MA

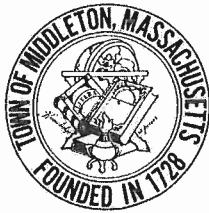
Purpose of Event Contractor product Knowledge + demonstration

Will there be entertainment? Yes X No

Is the event being catered? X Yes No

Name of Caterer Horseshoe Grill - food Tru North Brewery - beer

Number of People Attending Adults 30 Children 6



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

ONE DAY SPECIAL LIQUOR LICENSES

One Day Special Liquor License Requirements:

All One Day Special Licenses must be issued to a natural person (an individual) or a responsible manager acting on behalf of a corporation, partnership, or other entity, who will be the person responsible for the sale of alcohol.

Pursuant to MGL Chapter 183, Section 41 a Special License must be obtained when delivery of alcohol is considered to be a sale of alcohol a caterer must obtain a Special License when arranging for the delivery of alcohol on which they shall make a profit.

Persons holding a special license must purchase alcoholic beverages from a licensed wholesaler/importer, manufacturer, farmer-winery, farmer-brewery or special permit holder. A person holding a MGL Chapter 138, Section 14 (Special License) license cannot purchase alcoholic beverages from a package store.

You will be required to submit the following documents:

- Completed Application for Special License
- Certificate of Insurance Liability to the Town of Middleton for Workers Compensation Insurance, if applicable
- Signed Workers' Compensation Certificate
- Check for \$50 per date payable to the Town of Middleton

Please complete and sign all forms and return to:
Middleton Board of Selectmen, 48 South Main Street, Middleton, MA 01949



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

5

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

APPLICATION FOR A NEW LICENSE

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

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

**PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT**

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN

STATE

ZIP CODE

For the following transactions (Check all that apply):

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

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

**Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358**

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email.



TRANSACTION INFORMATION	
FILING FEES-RETAIL	Serenitee Catering Corp.

\$200.00
\$200.00

Total Convenience Fee: \$4.70

Date Paid: 5/31/2019 10:22:28 AM EDT

Total Amount Paid: \$204.70

Payment On Behalf Of

License Number or Business Name:
Serenitee Catering Corp.

Fee Type:
FILING FEES-RETAIL

Billing Information

First Name:
Jill

Last Name:
Mann

Address:
191 South Main Street, Suite 104

City:
Middleton

State:
MA

Zip Code:
01949

Email Address:
pamv@mannpc.com



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

APPLICATION FOR A NEW LICENSE

Municipality Middleton

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
On-Premises-12	\$12 Restaurant	All Alcoholic Beverages	Annual

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

See attached.

Is this license application pursuant to special legislation?



Yes



No

Chapter

Acts of

2. BUSINESS ENTITY INFORMATION

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

Entity Name	Serenitee Catering Corp.	FEIN	27-363116
DBA	Maggie's Farm	Manager of Record	Laura B. Balestraci
Street Address	189 South Main Street		
Phone	978-539-8583	Email	northshorerestaurantgroup@gmail.com
Alternative Phone		Website	maggiesfarmmiddleton.com

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

The premises will consist of first floor restaurant space (4,974 square feet) with an office and storage on the second floor (500 square feet). The space will include a small outdoor patio (250 square feet) where patrons are able to eat and drink.

Total Square Footage:	5,474	Number of Entrances:	4	Seating Capacity:	134
Number of Floors	2	Number of Exits:	4	Occupancy Number:	200

4. APPLICATION CONTACT

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

Name:	Jill Elmstrom Mann	Phone:	978-762-6238
Title:	Attorney	Email:	jill@mannpc.com

SECTION 1. (CONTINUATION SHEET)

Serenitee Catering Corp. ("SCC") currently leases space at 119 South Main Street under the d/b/a Maggie's Farm. The restaurant has become very successful and has outgrown its current location and has been looking for a larger space along Route 114 in Middleton. The principal of SCC, Mark McDonough, has identified an opportunity to lease a new space at 189 South Main Street (the "New Location").

The owner of the New Location, JEM Development LLC ("JEM"), is proposing to construct a 2 story, 18,000 square foot building on the property. JEM's intention is to create individual condominiums that it will sell and lease. Mr. McDonough has formed a new limited liability company with Jeffrey Cala that they intend to use as the investment vehicle to acquire two (2) condominiums from JEM. The newly created investment vehicle will be named, Maggie's Farm LLC (the "RE Company").

The RE Company has entered into a binding purchase and sale agreement with JEM to acquire the 2 condominium units, Unit B101 (4,974 square feet) and Unit B201 (500 square feet). A copy of which is attached. SCC has entered into a Lease Agreement with the RE Company to lease both Units B101 and B201. A copy of which is attached. Both agreements contain a condition precedent that SCC obtains a liquor license for the New Location.

The New Location is in the beginning stages of permitting, however prior to investing substantial funds to develop the New Location, all parties, JEM, SCC and the RE Company need to secure the right to operate a full-service restaurant with an all alcoholic beverage license.

The license that SCC currently holds for the 119 Location is controlled by the landlord for 119 South Main Street and is required to stay with the property. SCC is prohibited from transferring the existing license to any other location. Once the New Restaurant is completed, SCC will relinquish the license at 119 and will begin to operate under its new license at 191 South Main Street.

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	Corporation	Date of Incorporation	08/20/2010
State of Incorporation	Massachusetts	Is the Corporation publicly traded? <input type="radio"/> Yes <input checked="" type="radio"/> No	

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

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

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

Name of Principal	Residential Address	SSN	DOB
Mark McDonough	25 Raymond Avenue, Manchester, MA	024481797	03/19/1956
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
President, Treasurer and Director	100%	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager US Citizen	MA Resident
		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No

Additional pages attached?

Yes No

CRIMINAL HISTORY

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

Yes No

MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.

Yes No

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

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

Name	License Type	License Name	Municipality
See Attached			

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

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

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

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

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

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation
02/2009	Neighborly Restaurant Group, Inc.	Manchester, MA	unruly crowd

7. OCCUPANCY OF PREMISES

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

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

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

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

Yes No

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE (CONTINUATION SHEET)

<u>Name</u>	<u>License Type</u>	<u>License Name</u>	<u>Municipality</u>
Cala's	§12 on Premises	Neighborly Restaurant Group Inc.	Manchester, MA
TWK the waterfield kitchen	§12 on Premises	Left Eden Restaurant Corp.	Winchester, MA
Alchemy Café & Bistro	§12 on Premises	Eden Restaurant Corp.	Gloucester, MA
Nolo Opus	§12 on Premises	Nolo Opus Inc.	Salem, MA
Hale Street Tavern	§12 on Premises	Flour N Water Corp.	Beverly, MA
Minglewood Harborside	§12 on Premises	Aqua Restaurant Corp.	Gloucester, MA
The Spot	§12 on Premises	Another Spot Inc.	Georgetown, MA
Maggie's Farm	§12 on Premises	Serenitee Restaurant Corp.	Middleton, MA
15 Walnut Street	§12 on Premises	Indigo Restaurant Corp.	South Hamilton, MA

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	<input type="text"/>
B. Purchase Price for Business Assets	\$750,000
C. Other * (Please specify below)	<input type="text"/>
D. Total Cost	\$750,000

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

SOURCE OF CASH CONTRIBUTION

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

Name of Contributor	Amount of Contribution
Mark McDonough	\$750,000
Total:	\$750,000

SOURCE OF FINANCING

Please provide signed financing documentation.

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

FINANCIAL INFORMATION

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

Mark McDonough is funding the purchase of all restaurant equipment for Serenitee Catering Corp.

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

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

To whom is the pledge being made?

APPLICANT'S STATEMENT

I, the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory
of
Name of the Entity/Corporation

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

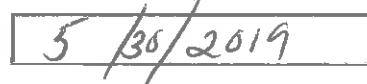
I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and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

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

Signature:



Date:



Title:

CORPORATE VOTE

The Board of Directors or LLC Managers of

Serenitee Catering Corp.

Entity Name

duly voted to apply to the Licensing Authority of

Middleton

and the

City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on

Date of Meeting

For the following transactions (Check all that apply):

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

"VOTED: To authorize

Mark McDonough

Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint

LAURA B. BALESTRACI

Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,

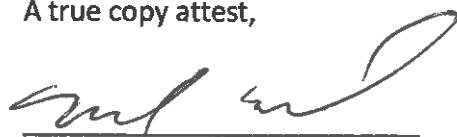


Corporate Officer /LLC Manager Signature

Mark McDonough
(Print Name)

For Corporations ONLY

A true copy attest,



Corporation Clerk's Signature

Mark McDonough
(Print Name)

QUITCLAIM DEED

d/18/07
WDK Realty, LLC, a Massachusetts limited liability company, with and address of 5 Bouchard Drive, Middleton, Essex County Massachusetts 01949,

For Two Million Two Hundred Thousand and 00/100 Dollars (\$2,200,000.00) consideration paid,

Grant to JEM Development LLC, a Massachusetts limited liability company with an address 13 James Avenue, Middleton, Essex County, Massachusetts 01949,

With Quitclaim Covenants,

The land in Middleton with the buildings thereon, situated on South Main Street, and being bounded and described as follows:

NORTHEASTERLY: by South Main Street, two hundred seventy-five and 95/100 (275.95)

SOUTHEASTERLY: by land now or formerly of Floyde Estate, as shown on a Plan hereinafter described, three hundred two and 24/100 (302.24) feet;

SOUTHWESTERLY: by land now or formerly of said Floyde Estate, as shown on said plan, two hundred ninety-seven and 29/100 (297.29) feet; and

NORTHWESTERLY: by land now or formerly of Osgood and now or formerly of Wennerberg, three hundred one and 29/100 (301.29) feet.

Containing 2.0 acres, more or less, according to said plan and being shown as Parcels A and B on a plan of land entitled "Plan of Land in Middleton, MA prepared for Richard A. Mercadante, March 8, 1983, T. & M. Engineering Associates, Inc., 22 Willow Avenue, Salem, MA 01970, Scale: 1" = 30', recorded with the Essex South District Registry of Deeds in Plan Book 177, Plan 14.

For Grantors title see Deed dated March 31, 2005, recorded April 1, 2005, with Essex South District Registry of Deeds at Book 24130, Page 177.

Executed as a sealed instrument this 15th day of August, 2007.

WDK REALTY, LLC

[Signature]
Warren D. Kelly, Manager



08/16/07 3:22PM 01
000000 #6999

FEE \$10832.00

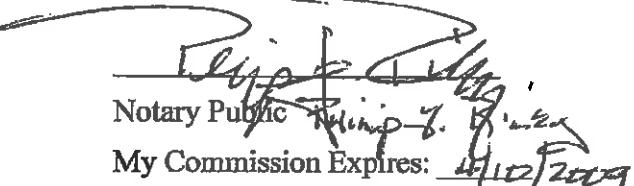
CASH \$10832.00

Steris - Box 26

COMMONWEALTH OF MASSACHUSETTS

Essex , ss.

On this 15th day of August, 2007, before me, the undersigned notary public, personally appeared, Warren D. Kelly, proved to me by satisfactory evidence of identification, which were Warren D. Kelly, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.


Philip J. Riley
Notary Public

My Commission Expires: 4/10/2009





The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter 1)

Identification Number: 001386391

1. The exact name of the limited liability company is: MAGGIE'S FARM LLC

2a. Location of its principal office:

No. and Street: 185 MAIN STREET
 City or Town: GLoucester State: MA Zip: 01930 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 185 MAIN STREET
 City or Town: GLoucester State: MA Zip: 01930 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE GENERAL CHARACTER OF THE BUSINESS IS TO INVEST IN, DEVELOP, MANAGE, MAINTAIN, IMPROVE, OPERATE, LEASE, EXCHANGE AND OTHERWISE DEAL WITH AND OWN REAL PROPERTY AND INTERESTS IN REAL PROPERTY. THE BUSINESS OF THE LLC SHALL INCLUDE PARTICIPATION IN SUCH ACTIVITIES AS ARE RELATED OR INCIDENTAL TO THE ABOVE AND ANY OTHER LAWFUL BUSINESS TRADE OR PURPOSE OR ACTIVITY PERMITTED UNDER THE ACT.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: MARK MCDONOUGH
 No. and Street: 185 MAIN STREET
 City or Town: GLoucester State: MA Zip: 01949 Country: USA

I, MARK MCDONOUGH resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	MARK MCDONOUGH	185 MAIN STREET GLOUCESTER, MA 01930 USA
MANAGER	JEFFREY S. CALA	185 MAIN STREET GLOUCESTER, MA 01930 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute

documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

9. Additional matters:

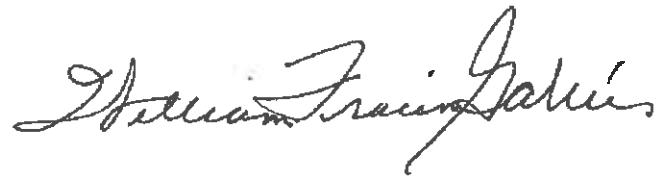
**SIGNED UNDER THE PENALTIES OF PERJURY, this 31 Day of May, 2019,
JILL ELMSTROM MANN**

(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

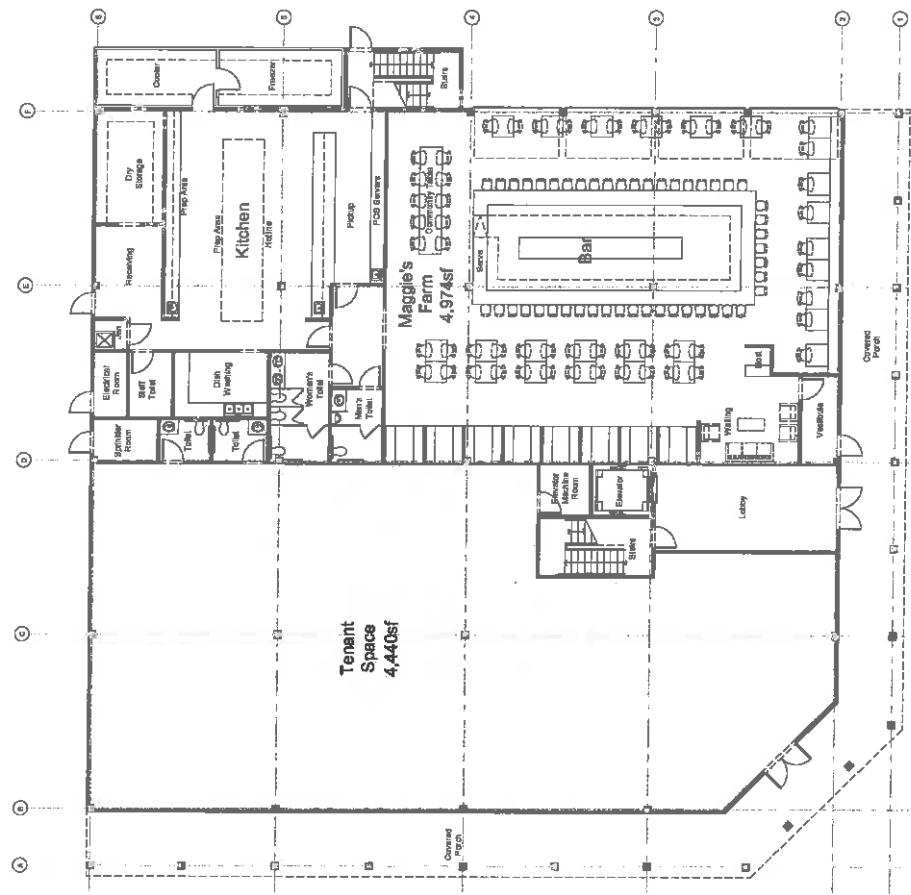
I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

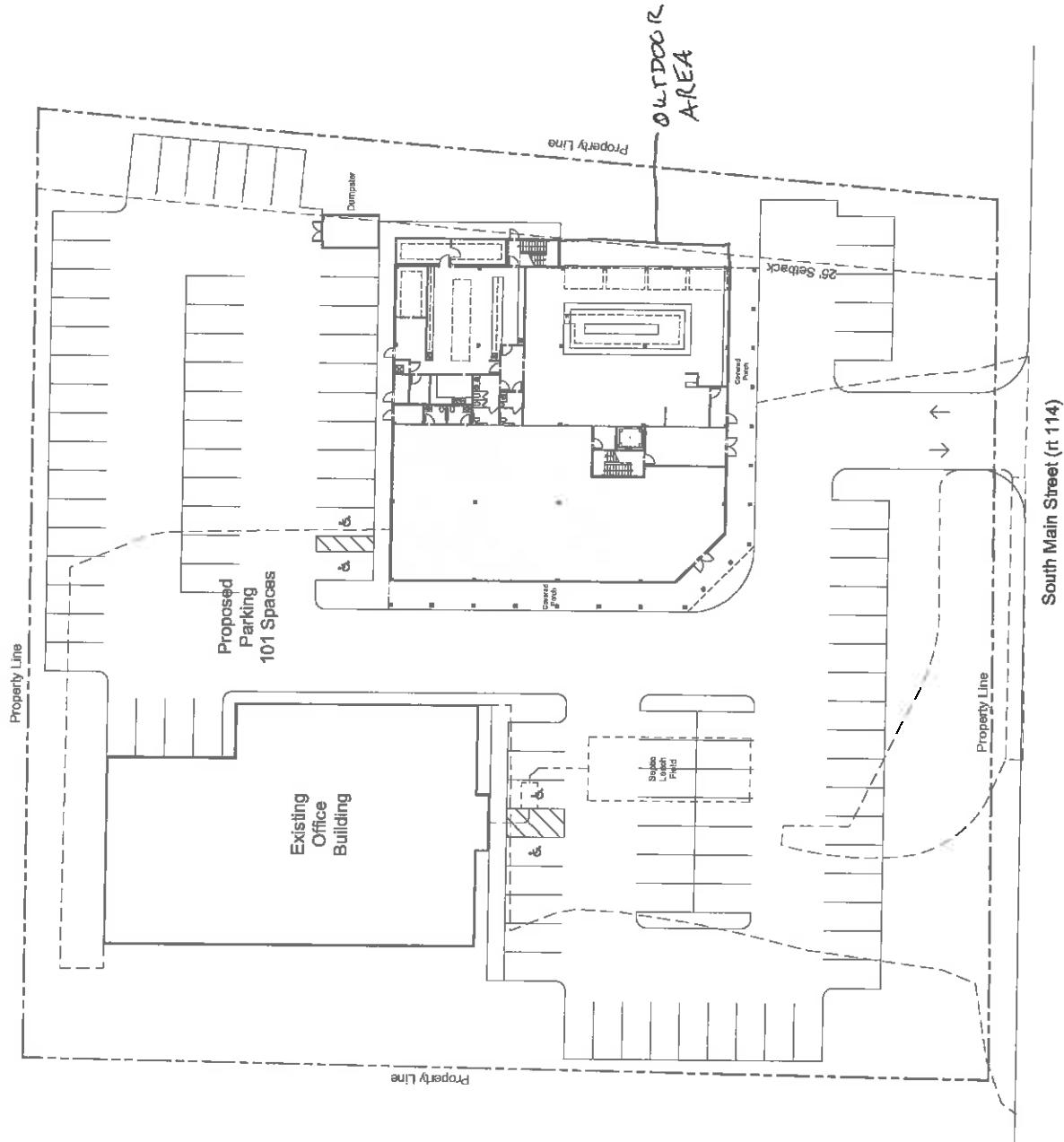
May 31, 2019 12:58 PM

A handwritten signature in black ink, appearing to read "William Francis Galvin". The signature is fluid and cursive, with "William" and "Francis" stacked above "Galvin".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth





Space above line reserved for recording information

QUITCLAIM DEED

PRIMECAP LLC, a Massachusetts limited liability company, with a mailing address of 19 Lewis Drive, Middleton, Massachusetts 01949

For consideration paid of One and 00/100 (1.00) Dollar

grants to the Inhabitants of the TOWN OF MIDDLETON MASSACHUSETTS, a municipal corporation organized under the laws of the Commonwealth of Massachusetts,

with Quitclaim Covenants

All right, title, and interest in and to Lewis Drive (the "Right of Way"), more particularly shown and described on that certain plan entitled "Roadway Acceptance Plan of Land in Middleton, MA" dated January 30, 2019 and recorded herewith (the "Roadway Plan"), including with respect to such Right of Way, all improvements thereon and appurtenances thereto, including without implied limitation, all utilities that are located under, on or above such Right of Way.

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 rights and easements to the Town of Middleton:

(A) Site Distance Easement. The right to maintain sight distance easement on Lots 1 and 2A, as shown as Sight Distance Easement "A" and Site Distance Easement "B" on that certain plan entitled "Definitive Subdivision Modification Plan - Lewis Drive recorded with the Southern Essex District Registry of Deeds in Plan Book 437, Plan 97 (the "Definitive Plan") as amended by a plan entitled "Plan of Land in Middleton" recorded with the Registry of Deeds in Plan Book 449, Plan 43 ("ANR Plan 1") and by a plan entitled "Plan of Land in Middleton, MA" recorded in Plan Book 464, Plan 62 ("ANR Plan 2" together with the Definitive Plan, ANR Plan 1 and the Roadway Plan, collectively the "Plans"). Said easement shall include the right to cut down and keep trimmed all trees, bushes, underbrush and growth, including the foliage thereon as Department of Public Works for the Town of Middleton may from time to time deem necessary.

(B) **Drainage Easement.** The right to locate, install, repair, use and maintain subsurface drainpipes and connectors and water detention basin collection areas in the locations described on the Plans as the Department of Public Works for the Town of Middleton may from time to time desire within the areas shown as the Drainage Easement located within Lots 6B and 7B as shown on the Plans. Such easement areas shall be kept free and clear of structures, shrubs, trees and other plantings that interfere with the purposes of said easements.

Said easements are to be used for any and all purposes for which such easements are commonly used in the Town of Middleton and to include specifically, but without implied limitation, the right to enter upon, locate, construct, reconstruct, repair, replace, maintain, operate and to inspect said facilities along, across and over said easements and to pass over and to bring equipment upon said granted premises to accomplish any or all of said purposes.

The Grantor is not classified as a corporation for federal tax purposes for the current taxable year.

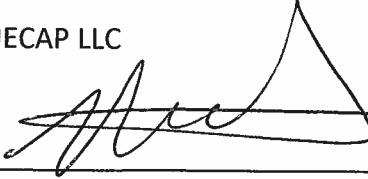
For Grantor's title see deeds recorded with said Registry of Deeds in Book 35330, Page 568 and Book 37365, Page 276.

[Signatures appear on the following page]

Executed under seal this 28th day of May, 2019.

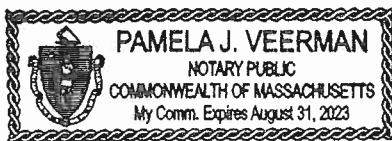
PRIMECAP LLC

By:


Richard Sokolow, Manager, duly authorized

COMMONWEALTH OF MASSACHUSETTS
Essex, ss.

On this 28th day of May 2019, before me, the undersigned notary public, personally appeared RICHARD SOKOLOW, who proved to me through satisfactory evidence of identification, which was his driver's license, to be the person whose name is signed on the foregoing instrument, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of PRIMECAP LLC.



Pamela Veerman
Notary Public Pamela Veerman
My commission expires: 8/31/2023

ACCEPTANCE BY SELECTMEN

We, the undersigned Board of Selectmen, hereby certify that we accept the foregoing Quitclaim Deed as authorized and directed pursuant to Article 26 of the 2019 Annual Town Meeting, which took place on May 14, 2019, a certified copy of which is attached hereto.

Middleton Board of Selectmen

By: _____
Brian M. Cresta

By: _____
Timothy P. Houten

By: _____
Kosta E. Prentakis

By: _____
Richard Kassiotis

By: _____
Todd Moreschi

COMMONWEALTH OF MASSACHUSETTS
Essex, ss.

On this _____ day of _____ 2019 before me, the undersigned notary public, personally appeared the above members of the Board of Selectmen for the Town of Middleton, who are personally known to me to be the individuals whose names are signed above, and acknowledged to me that each signed the above acceptance voluntarily for its stated purpose.

Notary Public
My commission expires:

To be updated 6-18

First Name	Last Name	Boards/Commissions
Accepted Re-Appointment		
Carol	Carr	Council on Aging
Anne	Cote	Historical Commission
Anthony	DeGregorio	Planning Board
Jeffrey	Garber	Municipal Tax Relief Committee
Matthew	Greenfield	Board of Health
Craig	Hartwell	Board of Appeals
Anne	LeBlanc-Snyder	Board of Appeals
Pike	Messenger	Historical Commission
Joan	Shea-Desmond	Council on Aging
Jessica	Sollazo	Recreation Commission
Ellen	Strobel	Council on Aging
Wendy	Tirck	Council on Aging
Michael	Watkin	Industrial and Commercial Design Review Committee
Nicholas	Yeba	Board of Appeals
Decline Re-Appointment		
Ronald	Draper	Municipal Tax Relief Committee
Ronald	Draper	Memorial Day Committee
Cheryl	McCormick	Planning Board
Barbara	Tilton	Council on Aging
Still waiting for a response		
Richard	Gilman	Cultural Council
Chuck	Kozlosky	Industrial and Commercial Design Review Committee
Shirley	Raynard	Scholarship Committee
Michael	Sliney	Conservation Commission
Meghan	Walter	Cultural Council
Municipal Employee		
David	Arathuzik	Police Dept
Matthew	Armitage	Police Dept
Eric	Beaulieu	Fire Dept.
Ron	Bauregard	Assistant Health Agents
Gary	Bent	Veteran Service
James	Bernhard	Police Dept
Asher	Bornstein	Police Dept
Richard	Cardinale	Police Dept
Ronald	Carpenter	Police Dept
Leo	Cormier	Assistant Health Agents
Charles	Costigan	Police Dept
Steven	DeBay	Fire Dept.
Joseph L.	Fedullo	Police Dept
Michael	Ferreira	Fire Dept.
Mark	Fialkowski	Inspector of Wires
Mark	Finer	Police Dept
Scott	Fitzpatrick	Building Commissioner
John	Griffith	Police Dept
Jose	Hernandez	Police Dept
Leonardo	Jorge	Police Dept
Richard	Kassiotis Jr	Police Dept
Gary	Lacey	Police Dept
Michael	LeColst	Police Dept
Michael	Linehan	Police Dept
Adam	Maccini	Police Dept

Wade	Maribito	Police Dept
Robert	Marino	Police Dept
Thomas	McParland	Police Dept
Stephen	Melanson	Building Inspector
Richard	Mendes	Police Dept
Robert	Peachey	Police Dept
Peter	Sakelakos	Plumbing and Gas Inspector-Alternate
Lawrence	Schell	Police Dept
Robert	Smith	Police Dept
Melissa	Witt	Police Dept
Sarah	Wood	Town Accountant



Middleton Police Department

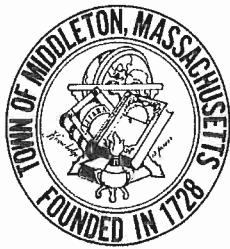
65 North Main Street
Middleton, MA 01949
Tel: (978) 774-4424 Fax: (978) 774-4466
E-mail: chief@middletonpolice.com

James A. DiGianvittorio
Chief of Police

Annual Appointment of Municipal Police Officers

Positions to be appointed:	Individual	Re-Appointments	Expire
Police Sergeants:	Ronald Carpenter David Arathuzik Matthew Armitage	2019 2019 2019	2022 2022 2022
Police Patrol Officers:	Robert T. Peachey, Jr Thomas McParland Brian Kelley Michael LeColst James D. Bernhard Det. Adam Maccini Michael Linehan Robert Marino Robert Smith Henry Bouchard VI Joseph Fedullo	2019 2019 2019 2019 2019 2019 2019 2019 2019 2019	2022 2022 2022 2022 2022 2022 2022 2022 2022 2022
			2019 One Year Probation
Police Patrol Officer Reserve:	Pending Retirement Pending Retirement	Richard A. Mendes Charles Costigan John S. Griffith Richard Cardinale Wade Maribito Richard Kassiotis Jose Hernandez Mark Finer Leonardo Jorge Melissa Witt	2019 January 2019 August 2019 2019 2019 2019 2019 2019 2019 2019
			2020 2019 2022 2022 2022 2019 2022 2022 2022 2022
<u>Chaplin's</u>	Pastor Lawrence Schell Rabbi Asher Bornstein	2019 2019	2022 2022

Visit Our Website: www.middletonpolice.com



TOWN OF MIDDLETON
Office of the Town Accountant
48 South Main Street
Middleton, MA 01949
Tel: (978) 777-4966
Fax: (978) 774-3682

8

Ambulance Receivable Abatement June 2019

We the Selectmen of the Town of Middleton authorize the Town Accountant/CFO to write off ambulance receivables that we deem as uncollectible for \$123,888.31.

Summary of FY 2016 Activity

Fiscal Year	Net Amount Billed	Remaining Receivable	% of Remaining Receivable to Net Amount Billed
2016	\$546,415.28	\$123,888.31	23%

Selectpersons:

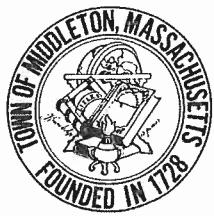
Kosta E. Prentakis _____

Brian M. Cresta _____

Timothy P. Houten _____

Richard W. Kassiotis, Jr. _____

Todd Moreschi _____



BOARD OF SELECTMEN

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

10

June 18, 2019

Senator Bruce Tarr
Senate Minority Leader
State House, Room 308
Boston, MA 02133

RE: Amended Home Rule Petition
Polling Places
May 14, 2019 Annual Town Meeting, Article 22

Dear Senator Tarr:

Article 22 of the Annual Town Meeting held on May 14, 2019, authorized the Middleton Board of Selectmen to submit a Home Rule Petition seeking relief from General Law Chapter 54, Section 24. The motion passed with an overwhelming majority of voters.

We are providing an amended petition in order to clarify the intent and scope, after conversations with your office. As such, the undersigned Board of Selectmen submits this Amended Home Rule Petition. The proposed amended language reads as follows:

SECTION 1. Notwithstanding section 24 of chapter 54 of the general laws the town of Middleton shall be allowed to designate polling places in any building or location provided that alcoholic beverages shall not be served or consumed in that portion of a location or building used as a polling place, during voting hours or while ballots are being counted therein.

SECTION 2. This act shall take effect upon passage.

We appreciate you bringing this to our attention so we can amend the petition. Town Administrator Andrew Sheehan remains at your service to answer any questions in this regard.

Thank you in advance.

Respectfully yours,

MIDDLETON BOARD OF SELECTMEN

Timothy P. Houten, Chairman

Todd Moreschi, Clerk

Kosta E. Prentakis

Brian M. Cresta

Richard Kassiotis

Andrew Sheehan, Town Administrator

Warrant Article Update as of 6/5/19

Organization	Object	Item Description	Original Approved Amount	Available Balance as of 7/1/18	FY19 YTD Expended	Available Balance as of 6/5/19 (Warrant 1925)	Status Update	
Town Wide Projects								
24605	580379	CURTIS SAW MILL PRJ ART35 5/17	4,900	4,900	-	4,900	Funding was requested by the Historical Commission. Pike Messenger hopes to complete the project by spring 2019. The funding will be used if the Historical Commission is unable to identify volunteers to assist with the completion of the site work at the Curtis Mill site.	
24605	582087	PHA 1 RAILS TO TRAILS FY15	130,000	126,600	-	126,600	MELD purchased the right-of-way from Danvers at the end of June 2017. The Town intends to engage with MELD regarding next steps related to the potential development of the right-of-way as a rail trail.	
24605	580383	HOUS AUTH WIN 5/18 ART10	185,917	185,917	-	185,917	Bidding expected in spring 2019	
01122258	580311	REMEDIATE NATSUE WAY 0516 17	165,000	144,135	(7,280)	136,855	Funding supports the Natsue Way site remediation under the Massachusetts Contingency Plan (MCP). Additional steps include additional site surveys, characterization and disposal of stockpiled soils and supplemental site investigation associated with the Town controlled portion of the former Quinn parcel.	
01122258	580377	EMPLOYEE TRAINING ART 34 5/17	10,000	4,248	(4,016)	232	Utilized for as-needed employee training. Balance can be closed out at end of FY19	
01122258	580381	MEMORIAL HALL REPAIRS 11/17	25,000	2,228	(1,972)	256	Amounts will be closed out at end of fiscal year	
01122258	580408	DEPT HEAD RECRUIT 5/18 ART18	20,000	20,000	-	20,000	The need for these funds has not yet materialized; funds will be carried over	
01122258	580415	BYLAW CONSULTANT 5/18 ART25	50,000	50,000	-	50,000	The Committee that will work with the consultant has not been appointed due to a lack of applications; funds will be carried over	
01141258	580223	ASSESSOR GIS SYS 13 5/12	32,000	1,936	-	1,936	The remaining funding is going to be utilized in cooperation with the Water Department to create a water distribution layer. The funds should be expended by the end of FY19 or beginning of FY20.	

Warrant Article Update as of 6/5/19

Organization	Object	Item Description	Original Approved Amount	Available Balance as of 7/1/18	FY19 YTD Expended	Available Balance as of 6/5/19 (Warrant 1925)	Status Update	
01155258	580375	IT IMPROVE ART34 5/17	34,450	12,760	(7,412)	5,348	Remaining funds will be used to pay for the recently completed Munis upgrade. Any funds remaining after that will be used for additional projects.	
01155258	580402	IT IMPROVEMENTS 5/18 ART18	37,280	37,280	(37,175)	105	Amounts will be closed out at end of fiscal year	
01161258	580378	VOTING TABULATORS ART 34 5/17	17,000	17,000	(15,600)	1,400	Tabulators have been ordered and delivery is expected by end of March 2019	
01161258	580406	VOTING BOOTHS 5/18 ART18	9,367	9,367	(9,400)	(33)	Complete; overage will be transferred to operating budget	
01161258	580407	ELEC POLLING PAD 5/18 ART18	12,720	12,720	(9,540)	3,180	Complete; remaining funds can be closed out	
01192258	580323	PUBLIC FACILITIES STUDY0516 26	50,000	2,000	-	2,000	Public Facilities Study is essentially complete. Remaining funding will be utilized toward prospective site and building layouts.	
01192258	580374	TOWN HALL WINDOWS ART 33 5/17	10,000	10,000	-	10,000	Project has been delayed but not abandoned; funds will be carried over	

DPW Projects/195 North Main Street

24605	580289	SHADE STRUCTURE HM 0515 ART 20	25,000	3,990	-	3,990	Project Completed	
24605	580290	TOWN COMMON IMPRV 0515 ART 21	100,000	4,713	-	4,713	Project Completed	
24605	580382	E MAHER PARK IMP 5/18 ART 10	45,000	45,000	(20,717)	24,283	Shade structure has been purchased and installed, picnic tables will be set up once completed.	
84045	580309	OAKDALE CEMETERY WORK 0515	63,000	30,182	-	30,182	Ken G in discussions with Voc school to improve building and entrance in the fall	
84045	580385	OAKDALE CEM IMP 5/18 ART18	15,000	15,000	(3,690)	11,310	Ken G in discussions with Voc school to improve building and entrance in the fall	
01192258	580298	DPW BUILDING REFURB 0515 ART25	25,000	25,000	(16,873)	8,127	ADA entryway poured, siding will be the last aspect of this project.	
01420258	580214	STRM.MNGMNT CONSULT ART30 0511	15,000	2,613	-	2,613	Remaining funds to be used towards storm water compliance before July 1st.	
01420258	580234	DPW BLDG REPAIR 25 5/12	41,000	19,429	(17,818)	1,611	ADA entryway poured, siding will be the last aspect of this project.	
01420258	580282	IMPROVE RUBCHINUK PK FY15	90,000	12,347	(2,900)	9,447	Plan to use these funds this Spring on continued improvements to this area.	
01420258	580341	REP DUMP TRUCK ART 26 5/17	73,000	2,402	-	2,402	Truck purchased. Will use remaining funds for spare tires for same vehicle.	
01420258	580384	TRAGERT COMM IMP 5/18 ART 18	4,200	4,200	(3,800)	400	Project Completed	
01420258	580388	POWER WASHER 5/18 ART18	5,500	5,500	(5,395)	105	Project Completed	
01420258	580389	SANDER/PLOW 5/18 ART18	46,000	46,000	(41,040)	4,960	To come with truck listed above. Object 580392	

Warrant Article Update as of 6/5/19

Organization	Object	Item Description	Original Approved Amount	Available Balance as of 7/1/18	FY19 YTD Expended	Available Balance as of 6/5/19 (Warrant 1925)	Status Update	
01420258	580391	ADTNL CH90 PVNG 5/18 ART18	100,000	100,000	(93,417)	6,583	Earmarked to help offset complete streets project cost for intersection of Maple/Liberty.	
01420258	584004	ATHLETIC FLD MAINT STM 5/15	35,000	11,707	(8,533)	3,174	Funds for field maintenance.	
01425258	580339	BUILDING & DECK REP ART26 5/17	9,000	9,000	(6,571)	2,429	Work on trim and doors for swap shop before July 1st.	
01425258	580386	TS CONCRETE PADS 5/18 ART18	24,300	24,300	-	24,300	Work to be done before July 1st.	

Fire Projects/Building

01220258	580294	FIRE TRAINING 0515 ART 16	16,000	3,951	(3,905)	45	Completed-Can close out	
01220258	580351	COMAND POST EQUIP ART28 5/17	16,000	8,299	-	8,299	In process-Trying to find the right cabinets	
01220258	580359	FD TRAINING ART28 5/17	16,400	16,400	(16,377)	23	Completed-Can close out	
01220258	580396	TOUGHBOOKS 5/18 ART18	10,750	10,750	(1,355)	9,395	In process- being ordered shortly	
01220258	580398	PORTABLE RADIO 5/18 ART18	51,000	51,000	-	51,000	In process of being ordered	
01220258	580399	COMMUNIC EQUIP 5/18 ART18	55,000	55,000	(46,526)	8,474	In process-Project is on going	

Police Projects/Building

01210258	580276	RADAR GUN & VESTS FY15	23,300	2,964	(1,629)	1,335	Items are being purchased and will be closed out by the end of the calendar year	
01210258	580393	TASER REPLACEMENT 5/18 ART18	12,700	12,700	(12,670)	30	Completed-Can close out	

Warrant Article Update as of 6/5/19

Organization	Object	Item Description	Original Approved Amount	Available Balance as of 7/1/18	FY19 YTD Expended	Available Balance as of	Status Update
						6/5/19 (Warrant 1925)	
Senior Center Projects/Old Town Hall							
24605	580261	OLD TOWN HALL REPAIRS 0513 ART27	22,000	22,000	-	22,000	Architectural plans for the rehabilitation of the front of Old Town Hall are complete. Remaining balance will be utilized for the rehabilitation of the front of Old Town Hall including the replacement of the front stairs, windows and siding. Project is currently on hold pending further direction from the Public Facilities Study.
24605	580305	OLD TOWN HALL PLANS 0515 ART45	20,000	8,510	-	8,510	Article funded architectural plans for the rehabilitation of the front of Old Town Hall. Plans are now are complete. The remaining fund balance will be utilized for the rehabilitation of the front of Old Town Hall including the replacement of the front stairs, windows and siding. Project is currently on hold pending further direction from the Public Facilities Study.
01541258	580403	COA SECURITY SYS 5/18 ART18	1,100	1,100	(400)	700	In process- being ordered shortly
01541258	580404	COA SOFTWARE 5/18 ART18	7,500	7,500	(6,452)	1,048	Completed-Can close out
01541258	580405	COA KITCHEN EQUIP 5/8 ART18	8,000	8,000	(1,327)	6,673	In process- being ordered shortly

Elementary School Projects

01312258	580411	HM TECHNOL 5/18 ART18	107,016	107,016	(88,806)	18,210	Funds will be expended in FY19
01312258	580412	HM TECH INFRA 5/18 ART18	27,733	27,733	(13,960)	13,773	Work is in process. Should be moving into punchlist phase
01313258	580365	FM LIBRARY FURNTURE ART29 5/17	13,000	990	-	990	Will be returned to the Town
01313258	580366	FM SCIENCE CURRIC ART29 5/17	36,750	4,422	(4,337)	85	Will be returned to the Town
01313258	580367	FM SECURITY SYSTM ART29 5/17	101,358	101,358	(1,738)	99,620	Items have been purchased and will be installed over the summer
01313258	580409	FM - TECHNOL 5/18 ART18	37,592	37,592	(33,263)	4,329	Will be expended in FY19
01313258	580410	FM TECH INFRA 5/18 ART18	20,516	20,516	(7,615)	12,901	Work is in process. Should be moving into punchlist phase
31114008	580327	ACCOUNTING HR SOFTWARE 0516 28	22,000	4,417	-	4,417	Software migration is complete. May spend on training.

13

EIGHTH AMENDMENT TO
OFFER TO PURCHASE
BETWEEN
CORBEAU, LLC
("SELLER")
AND
THE TOWN OF MIDDLETON, MASSACHUSETTS
("BUYER")
RE: 105 AND 93 South Main Street, Middleton, MA

For good and valuable consideration, the sufficiency of which is hereby acknowledged, the Offer to Purchase by and between the Seller and the Buyer, dated October 9, 2018, (the "Agreement") as amended is hereby further amended as follows:

In Paragraph 4(b), strike "on or before January 31, 2019", and replace with, "on or before July 11, 2019."

This Amendment may be executed in as many counterparts as may be deemed necessary and convenient and by the different parties hereto on separate counterparts each of which when so executed shall be deemed an original to all such counterparts which shall constitute one and the same instrument. The parties agree to accept facsimile and/or digital copies in lieu of original signatures.

[SIGNATURES TO FOLLOW]

Seller:

Corbeau, LLC

By:

Sarah B. George, Manager

Janet B. Parker, Manager

Katharine A. Brown, Manager

Date: _____

Buyer:

Town of Middleton

By its Board of Selectmen

Kosta B. Prentakis

Timothy P. Houten

Todd Moreschi

Richard Kassiotis

Brian M. Cresta

Date: _____

