

**BOARD OF SELECTMEN
MEETING AGENDA**

**Fuller Meadow School
Nathan Media Center
143 South Main Street, Middleton, MA 01949
Tuesday, July 9, 2019
6:30 PM**

This meeting is being recorded

- 6:30 PM Executive Session under GL c. 30A, s. 21(a)(3) with respect to the police union, clerical union, and collective bargaining. Discussion and votes may also take place in open session
1. 7:00 PM Warrant: 1927, 2001
Minutes: Open Session 6/18/19
Town Administrator updates and reports
 2. 7:15 PM Transfer of the Class III Motor Vehicle Junk License at 295 North Main Street from Muzichuk Garage Inc. to Express Used Auto Parts, Inc., Manager Angel Cuevas, with the stipulation that the license will stay with the address and will only be granted to a business leasing at 295 North Main Street
 3. 7:25 PM Application for a new Common Victualler license for Best Bagels, INC d/b/a Best Bagels located at 181 South Main St, Middleton MA, by Gabriel Scarabelli, Manager
 4. 7:35 PM Vote to sign 9th extension of Offer to Purchase between Corbeau LLC and the Town of Middleton
 5. 7:40 PM Update on the Master Development Planning process for 105 South Main Street
 6. 7:50 PM Vote to appoint Pam Hartman to the Cultural Council with a term ending June 30, 2022
 7. 7:55 PM Vote to reappoint Michael Sliney to the Conservation with a term ending June 30, 2022
 8. 8:00 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
 9. 8:10 PM New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed
 10. 8:15 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, if necessary

Upcoming Meetings:

- July 30, 2019, if necessary
- August 13, 2019
- September 10, 2019. Return to regular schedule

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: 6/29/19

Warrant Number: #1927

Payroll Warrant Total:

\$ 659,210

<u>Department</u>	<u>Amount</u>	<u>Detail of Expenses</u>
Board of Health	\$7,655	
COA	\$11,330	
Election	\$0	
Electric Light	\$68,417	\$12,497 Overtime; \$2,487 Call Out
Fire	\$125,978	\$36,604 Overtime; \$26,435 Part time; \$35,528 Call Fire
Inspections	\$9,117	
Library	\$18,477	
Memorial Hall	\$36,598	
Planning	\$4,063	
Police	\$147,352	\$9,225 Overtime; \$2,439 Reserves; \$86,909 Buy Back/Cleaning
Police Details	\$11,637	
Public Works	\$39,287	\$0 Snow; \$4,623 Overtime
Recreation	\$0	
Senior Work Off	\$0	
School	\$176,781	
Teacher Balloon Pay	\$0	
Town Officers	\$2,518	

Bills Payable Warrant Total:

\$ 663,541

<u>Department/Expense Category</u>	<u>Amount</u>	<u>Detail of Expenses</u>
All Payroll Deductions	\$59,396	
Administrator	\$8,890	\$6,202 Attorney Fees
Accounting	\$4,749	\$2,500 Scholarships
Assessor	\$30	Various Expenses
Clerk	\$0	
Cultural Council	\$0	
COA	\$2,298	Various Expenses
DPW	\$32,866	\$8,527 Field Maint.; \$7,700 Landfill Maint.
Fire	\$64,951	\$48,177 New Portable Radios ATM; \$5,059 Reserve Clothing
Health Director / IT	\$12,556	\$9,425 IT Related
Historical Comm.	\$0	
Inspections	\$599	Various Expenses
Library	\$0	
MELD	\$373,375	\$319,429 Purchase Power
Planning	\$520	Various Expenses
Police	\$10,889	\$4,808 Clothing Allowance; \$1,750 Ammunition
Recreation	\$2,088	\$912 Park Program Expenses
School	\$44,213	\$14,251 Transportation; \$8,690 Equip. Maint; \$4,745 IT Related
Treasurer	\$45,852	\$32,806 Lewis Street Bond Release
Veterans' Agent	\$268	Various Expenses

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

Warrant Date: 7/03/19

Warrant Number: #2001

Payroll Warrant Total: \$ 43,104

<u>Department</u>	<u>Amount</u>	<u>Detail of Expenses</u>
Board of Health	\$0	
COA	\$0	
Election	\$0	
Electric Light	\$0	\$0 Overtime; \$0 Call Out
Fire	\$0	\$0 Overtime; \$0 Part time
Inspections	\$0	
Library	\$0	
Memorial Hall	\$0	
Planning	\$0	
Police	\$0	\$0 Overtime; \$0 Reserves
Police Details	\$0	
Public Works	\$0	\$0 Snow; \$0 Overtime
Recreation	\$0	
Senior Work Off	\$0	
School	\$43,104	
Teacher Balloon Pay	\$0	
Town Officers	\$0	

Bills Payable Warrant Total: \$ 1,939,320

<u>Department/Expense Category</u>	<u>Amount</u>	<u>Detail of Expenses</u>
All Payroll Deductions	\$4,268	
Administrator	\$0	
Accounting	\$66,906	\$66,906 Insurance & Bond Renewals FY2020
Assessor	\$8,236	Software Contract Renewals FY2020
Clerk	\$0	
Cultural Council	\$0	
COA	\$0	
DPW	\$0	
Fire	\$0	
Health Director / IT	\$0	
Historical Comm.	\$0	
Inspections	\$0	
Library	\$0	
MELD	\$0	
Planning	\$0	
Police	\$0	
Recreation	\$0	
School	\$0	
Treasurer	\$1,859,909	\$1,842,982 Essex Retirement FY20
Veterans' Agent	\$0	

Minutes of the MIDDLETON BOARD OF SELECTMEN
Fuller Meadow School
Nathan Media Room
143 South Main Street, Middleton, MA 01949
June 18, 2019 7:00PM

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

Absent: None

Others Present: Town Administrator Andrew Sheehan, Assistant Town Administrator Tanya Stepasiuk, Darlene Vella, Roseanne Palazola, Jill Mann, Laura Balestraci, and others

7:00 PM With a quorum present, Chairman Houten called the meeting to order.

7:00 PM ROUTINES

- **Warrants:** Town Administrator Andrew Sheehan provided a brief review of Warrant #1925 (Payroll: \$698,337, Bills Payable: \$946,067), and Warrant #1926 (Payroll: \$1,097,920, Bills Payable: \$790,544), noting that the Town Accountant had reviewed the warrants 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 the warrants, as presented.

- **Minutes:** After a brief review of the minutes of May 28, 2019, the Board took the following action:

On a **MOTION** made by **Prentakis**, second by **Cresta**, the Board of Selectmen **VOTED** to accept the minutes of May 28, 2019, as written.

- **Thanks to Kristen Kent, Conservation Agent:** The Town was awarded a \$27,000 grant for municipal Vulnerability Preparedness (MVP) to identify natural hazards and other vulnerabilities facing the Town and its infrastructure. Sheehan added that the Town also received additional money to update our hazard mitigation plan, which hasn't been done in a number of years.
- **Thanks to Belinda Young, Treasurer/Tax Collector:** Young has been working with the Town's financial advisors, Hilltop Securities, on the library bond, which will be reissued. Reissuance will save at least \$100,000 over the remainder of the term.
- **Updates on Road Projects:**
 - **Maple Street/Liberty Street Intersection:** The bids came in substantially higher than anticipated. They have asked for a one-year extension from MassDOT and will bid it again in the winter.
 - **North Liberty Street Bridge:** Bids will be opened next week for the bridge project. The project will be mostly paid for with state funding. The engineer is inspecting it tonight.
- **Summer Program Registration:** Registrations are now being accepted for the Recreation Commission's summer program. Information went out in students' backpacks and is also available on the Town's website.

- **Michelle Nowak Kids' Fishing Derby and Pancake Breakfast:** The fishing derby will be held on June 30th, from 8AM-11AM, at Camp Creighton Pond. Bait will be provided, but entrants must have their own rods and reels. The pancake breakfast starts at 8AM.
- **Chief Will's Day:** Sheehan reminded viewers that Saturday, June 22nd is Chief Will's Day on Natsue Way, at Emily Meager Park, beginning at 5PM.

7:08 PM Vote to Approve 9th Annual Coast to the Cure Bike Ride: 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 approve the 9th Annual Coast to the Cure Bike Ride to benefit Neurofibromatosis Northeast on Saturday, September 14, 2019, with the caveat that no roads are spray-painted with route markers.

7:10 PM Application for a New Common Victualler License for BellaK, LLC d/b/a Bellavella: Darlene Vella, owner of Bellavella, a new bakery/coffee shop, to be located at 119 South Main Street, met with the Board of Selectmen to apply for a new Common Victualler license. 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 Common Victualler license for BellaK, LLC d/b/a Bellavella, located at 119 South Main Street, Middleton, by Darlene Vella, Owner.

7:13 PM Application for a One-Day Liquor License for Marvin Windows: Rosanne Palazola, manager of North Shore Window Solutions LLC d/b/a Marvin Design Gallery, met with the Board of Selectmen for approval of a one-day liquor license for Marvin Windows, at the building and parking lot located at 239 South Main Street. Palazola advised that the event will be by invitation only, to the contractors they deal with, and will take place on June 20, 2019, from 4:00 PM – 7:00 PM. After a brief discussion, the Board took the following action:

On a **MOTION** made by **Kassiotis**, second by **Cresta**, the Board of Selectmen **VOTED** unanimously to approve the one-day liquor license for Marvin Windows, at the building and parking lot located at 239 South Main Street, on June 20, 2019, from 4PM-7PM.

7:17 PM Public Hearing: New Restaurant All Alcohol Liquor License for Maggie's Farm: Attorney Jill Mann met with the Board of Selectmen to request a new 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. Mann explained that Maggie's Farm has outgrown their current location and is proposing to build a larger restaurant at 189 South Main Street, which also has additional parking. In order to get approval for the new restaurant, they need to have a new liquor license. Mann noted that the current liquor license is tied to the existing location and is not able to be transferred to this new location. After a lengthy discussion, including a public comment period where three abutters expressed their concerns and objections to the liquor license approval, the Board took the following action:

On a **MOTION** made by **Prentakis**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to approve the new 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, with no outdoor service.

7:58 PM Vote to Accept the Deed for Lewis Drive: Attorney Jill Mann met with the Board of Selectmen to request that the Board 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. After a brief discussion, the Board took the following action:

On a **MOTION** made by **Prentakis**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to accept the deed for Lewis Drive, as authorized, pursuant to Article 26 of the 2019 Annual Town Meeting held on May 14, 2019.

8:01 PM Vote to Approve Annual Appointments of Board and Committee Members and Municipal Officials: 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 appoint the following, except for the alternate Planning Board, which will be a joint appointment by the Board of Selectmen and the Planning Board, for a term ending June 30th of the year listed on sheet:

- Board of Appeals Alternate: Craig Hartwell
- Board of Appeals Alternate: Anne LeBlanc-Snyder
- Board of Health: Matthew Greenfield
- Council on Aging: Carol Carr
- Council on Aging: Joan Shea-Desmond
- Council on Aging: Ellen Strobel
- Council on Aging: Wendy Tirck
- Cultural Council: Richard Gilman
- Historical Commission: Anne Cote
- Historical Commission: Pike Messenger
- Industrial and Commercial Design Review Committee: Chuck Kozlosky
- Industrial and Commercial Design Review Committee: Michael Watkin
- Municipal Tax Relief Committee: Jeffrey Garber
- Planning Board Alternate: Anthony DeGregorio (not appointed)
- Recreation Commission: Jessica Sollazo
- Scholarship Committee: Rodney Pendleton
- Scholarship Committee: Shirley Raynard
- Board of Appeals: Nicholas Yebba

On a **MOTION** made by **Cresta**, second by **Prentakis**, the Board of Selectmen **VOTED** unanimously to appoint the following with the terms as listed, **with Selectman Richard Kassiotis abstaining**:

- Assistant Health Agent: Ron Beauregard 2022
- Assistant Health Agent: Leo Cormier, 2022
- Alternate Building Inspector: Stephen Melanson, 2022
- Alternate Inspector of Wires: Mark Fialkowski, 2020
- Building Commissioner: Scott Fitzpatrick, 2022
- Alternate Plumbing & Gas Inspector: Peter Sakelakos, 2022
- Police Department Sergeant: David Arathuzik, 2022

- Police Department Sergeant: Matthew Armitage, 2022
- Police Department Patrol Officer: James Bernhard, 2022
- Police Department Patrol Officer: Henry Bouchard VI, 2022
- Police Department Patrol Officer: Richard Cardinale, 2022
- Police Department Sergeant: Ronald Carpenter, 2022
- Police Department Reserve Officer: Charles Costigan, 2022
- Police Department Patrol Officer: Joseph L. Fedullo, 2020
- Police Department Reserve Officer: Mark Finer, 2022
- Police Department Reserve Officer: John Griffith, 2022
- Police Department Reserve Officer: Jose Hernandez, 2022
- Police Department Reserve Officer: Jorge Leonardo, 2022
- Police Department Reserve Officer: Richard Kassiotis, 2022
- Police Department Patrol Officer: Brian Kelley, 2022
- Police Department Patrol Officer Gary Lace, 2022
- Police Department Patrol Officer: Michael LeColst, 2022
- Police Department Patrol Officer: Michael Linehan, 2022
- Police Department Detective: Adam Maccini, 2022
- Police Department Patrol Officer: Wade Maribito, 2022
- Police Department Patrol Officer: Robert Marino, 2022
- Police Department Patrol Officer: Thomas McParland, 2022
- Police Department Reserve Officer: Richard Mendes, 2020
- Police Department Patrol Officer: Robert Peachey, 2022
- Police Department Patrol Officer: Robert Smith, 2022
- Police Department Reserve Officer: Melissa Witt, 2022
- Town Accountant: Sarah Wood, 2022
- Veterans Service: Gary Bent, 2022
- Police Department Chaplain: Pastor Larry Schell, 2022
- Police Department Chaplain: Rabbi Asher Bronstein, 2022

After the vote, Selectman Brian Cresta thanked those who chose not to be reappointed or who were retiring.

8:07 PM Review and Approve Ambulance Receivable Abatement/Write-Off for Fiscal Year 2016: The Town Administrator provided a brief explanation of the ambulance receivable abatement for the Board. A lengthy discussion ensued on the information presented and, after discussion, the Board took the following action:

On a **MOTION** made by **Prentakis**, second by **Moreschi**, the Board of Selectmen **VOTED 4-0 (No: Cresta)** to approve the ambulance receivable abatement/write-off for Fiscal Year 2016 in the amount of \$123,888.31.

8:10 PM Vote to Establish a Veteran's Donation Fund: The Town Administrator provided the Board with information on the Veteran's Donation Fund, to be established pursuant to GL c. 44, s. 53A to accept donations and gifts to support veterans. After a brief discussion, the Board took the following action:

On a **MOTION** made by **Prentakis**, second by **Moreschi**, the Board of Selectmen **VOTED** unanimously to establish a Veteran's Donation Fund, pursuant to GL c. 44, s. 53A to accept donations and gifts to

support veterans, and that before donations are accepted for that fund, the policy for that fund should be written and accepted by this Board.

8:29 PM Discuss and Vote to Send Amended Home Rule Petition Regarding Polling Locations: The Town Administrator provided the Board with a draft letter to Senator Tarr to review as he provided an explanation for the Home Rule Petition, noting that Sen. Tarr filed a companion piece that will apply state-wide.

On a **MOTION** made by **Kassiotis**, second by **Prentakis**, the Board of Selectmen **VOTED** unanimously to send the Amended Home Rule Petition regarding polling locations, as recommended by Senate Counsel.

8:30 PM Review Update on Appropriation Articles from FY12-FY15: The Town Administrator provided an explanation of the listing of appropriation articles that the Board members received, which included recommendations of appropriations to hold open or close to free cash. After a fairly lengthy discussion, the Board took the information under advisement and moved on to the next agenda item.

8:42 PM Vote to Execute Amended Solar Agreement with Falck Renewables: The Town Administrator advised this was not yet ready for the Board's vote and will be on a future agenda.

8:43 PM Vote to Sign 8th Extension of Offer to Purchase Between Corbeau LLC and the Town of Middleton:

On a **MOTION** made by **Prentakis**, second by **Kassiotis**, the Board of Selectmen **VOTED** unanimously to sign the 8th extension of Offer to Purchase between Corbeau LLC and the Town of Middleton.

8:43 PM New Business:

- **Chief Will's Day:** Selectman Chair Houten reminded viewers that Chief Will's Day is this coming Saturday and asked that anyone interested in volunteering for the event should show up at 4:30PM and they will find a job for you.
- **Upcoming Meetings:** Selectman Chair Houten provided suggested dates of upcoming Selectmen's meetings for the Board to review:
 - **July 9, 2019:** Selectman Cresta will likely be out of town.
 - **July 30, 2019, if necessary**
 - **August 13, 2019**
 - **September 10, 2019**

The Board will return to their regular schedule of meetings after September 10th.

8:44 PM Executive Session:

On a **MOTION** made by **Houten**, the Board of Selectmen **VOTED** unanimously by roll call **VOTE** to enter into 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, and will not return to open session.


Roll Call by Clerk Moreschi:

Prentakis: YES
Cresta: YES
Houten: YES
Kassiotis: YES
Moreschi: YES

Adjourn

Upon completion of Executive Session, with no further business, the Board of Selectmen meeting of June 18, 2019 adjourned.

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: June 18, 2019
- Minutes: May 28, 2019
- Warrant #1925 (Payroll: \$698,337, Bills Payable: \$946,067)
- Warrant #1926 (Payroll: \$1,097,920, Bills Payable: \$790,544)
- Letter from Reid's Ride to Board of Selectmen, Re: Reid's Ride Bike-A-Thon, June 2019
- Common Victualler's License application and related material: Darlene Vella, 119 South Main Street
- One-Day Beer & Wine License Application and related material: North Shore Window Solutions LLC
- New Restaurant All Alcohol Liquor License Application and related material: Maggie's Farm, 189 South Main Street
- List of Reappointments to Boards, Committees, Municipal Employees
- Letter from Police Chief to Board of Selectmen, Re: Annual Appointments
- Ambulance Receivable Statement June 2019
- Draft of Letter to Senator Bruce Tarr from the Board of Selectmen, Re: Amended Home Rule Petition Polling Places May 14, 2019 Annual Town Meeting, Article 22, 6/18/19
- Warrant Article Update as of 6/5/19
- 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

MANN & MANN, P.C.
COUNSELLORS AT LAW

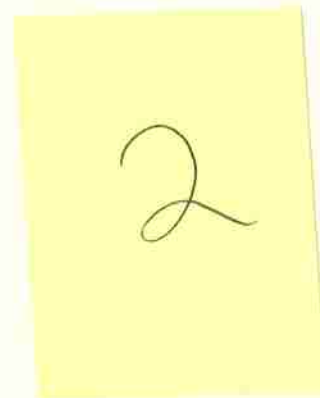
JILL ELMSTROM MANN†*
KURT P. MANN†*
MELISSA GNOZA OGDEN†

†Admitted to practice in Massachusetts
*Admitted to practice in New York

June 18, 2019

VIA HAND DELIVERY

Board of Selectmen Town of Middleton
Attention: Andrew Sheehan, Town Administrator
48 South Main Street
Middleton, Massachusetts 01949



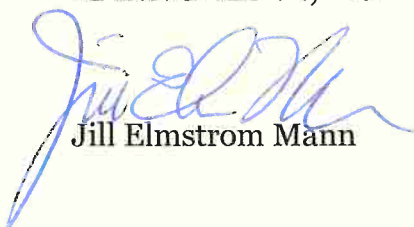
Re: Class III Used Car Dealer's License/295 North Main Street

Dear Mr. Sheehan:

With reference to the above, please find enclosed an Application for Transfer of Class III Used Car Dealer's License for property located at 295 North Main Street together with Check No. 1813 in the amount of \$200.00 to cover the fee for this transaction.

Please place this request on the Agenda for the next public meeting of the Board of Selectmen.

Sincerely,
MANN & MANN, P.C.


Jill Elmstrom Mann

Enclosures



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

Application for Class III Used Car Dealer's License
(Transfer)

SECTION 1:

Name to Appear on the License: Express Used Auto Parts, Inc.

Business Name (d/b/a, if different): _____

Manager of Record: Angel Cuevas

Address of Premises: 295 North Main Street

Phone Number of Premises: 978-210-8077

SECTION 2: Person (attorney if applicable) who can be contacted concerning this application):

Name: Jill Elmstrom Mann

Address: Mann & Mann PC, 191 South Main Street, Middleton, MA 01949

Phone Number: 978-762-6238

SECTION 3: Give a full description of the premises to be licensed, including location of all entrances and exits:
(Please attach a copy of the Site Plan Approval and written decision of the Board of Appeals)

The rear portion of 295 North Main Street that is located behind a fence that surrounds the entire area. There is a locked gate at the south eastern end of the property. See Exhibit A.

Also Applicant is leasing an office in the adjacent building known as 297B.

SECTION 4:

Applicant is an:

() Association (☒) Corporation () Individual

() Partnership () Non-Profit Corporation () LLC

This is an application to transfer the License, a copy of which is attached hereto as Exhibit B. The holder of the License is leasing the property to Applicant and is agreeing to transfer the Class III License in connection with such Lease. In no event is either the Applicant or current owner intending on moving the location of the Licensed Premises.

Please see Owner Authorization for this transfer attached hereto as Exhibit C.



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

What is the construction schedule: N/A

State all sources of construction financing: N/A

SECTION 8:

Do you own the premises? () Yes (X) No If yes, please respond to the question below.

() As an individual () Jointly () Other

Name of Realty Trust: _____

Name of Corporation: _____

Other: _____

(If you do not own the premises to be licensed, provide the following information about the owner).

Name: Muzichuk's Garage, Inc.

Address: 295 North Main Street, Middleton, MA 01949 Telephone: 978-646-0083

SECTION 9:

If a lease or rental, you must provide the following information:

1. Copy of Lease - Attached

2. Beginning date of Lease: May 1, 2019 End date of Lease: March 31, 2022

3. Rent per month/year: \$3,000 (month)/\$36,000 (annual)



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

Date	License	License #	Reason why the license was suspended, revoked or celled
	<i>n/a</i>		

Has any person or entity named above ever been convicted of violating any state, federal or military law?

() Yes (✓) No

SECTION 11:

- A. Each individual applicant must sign.
- B. Applications by a partnership must be signed by a majority of the partners.
- C. Applications by a corporation must be signed by an officer authorized by a vote of the corporation Board of Directors.
- D. Applications by an association must be signed by a majority of the members of the governing body. All signatures must have answered Section 6.
- E. False information or failure to disclose are reasons to revoke a license or deny Class II Used Car Dealer License.

Signed and subscribed to under the penalty of perjury, the 12th day of June 2019

By: Signature of Full Name

Title:

President

Print Name: Angel d Cuevas

Print Title: Angel Cuevas



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Memorial Hall
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Middleton, Massachusetts
01949-2253
978-774-3589
www.middletonma.gov

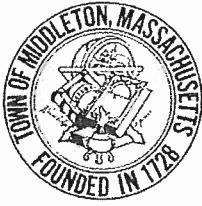
3

Common Victualler/General License Application

ALL QUESTIONS MUST BE ANSWERED AND A TELEPHONE NUMBER PROVIDED

1. Licensee Name: Best Bagels, Inc. DBA Best Bagel
2. Name of Manager: Gabriel Scarabelli
3. Social Security Number/FID Number: 018-80-3895
4. Business Address: 251 South Main St, Middleton, MA
5. Home Address: 104 Whitehall Rd, #7, Amesbury, MA
6. Telephone Numbers (Please provide all numbers by which you can be reached):
Business Phone: 978-972-5984
Cell Phone: 978-876-6701
Home Phone: (603)-760-2039
7. Email Address: gabrielmscarabelli@gmail.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

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

Two years experience working at Best
Bagel.

12. List all employment for the last five years:

* Best Bagel
* Arcel R Mittal

13. Hours per week to be spend on the licensed premises: 40-50h

14. Days and Hours of Operation: MON-SUN FROM 5AM TO 9PM

15. Seating Capacity: 24

16. Do you own/lease premises? ☒ Yes ☐ No

If Leased:

- 16a. If Yes, From Whom? Dipak Karia

- 16b. Terms of Lease? 2024

(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.

JUSCINALDO SCARABELLI
Printed Name of Owner

By: [Signature]
(Signature)

Date: 7/1/2019

NINTH 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

4

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 August 15, 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: _____



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

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TOWN OF MIDDLETON TALENT BANK APPLICATION

The Board of Selectmen maintains a Talent Bank of names of citizens of Middleton willing to serve on boards, commissions and committees. Names in this file are available for use by all Town Departments.

Names: Pam Hartman Telephone: 978 777 5453
Address: 4 Burke Rd Bus. Telephone: 617 559 5511
Email Address: Pam-Hartman@comcast.net
Occupation: Travel Consultant
Background Experience: _____

I am interested in serving on Town Boards and Committees involved in the following areas:
(Please check all that apply. The Board encourages you to attach a recent resume if available.)

- | | |
|--|---|
| <input type="checkbox"/> Board of Health | <input type="checkbox"/> Recreation Commission |
| <input type="checkbox"/> Council on Aging | <input type="checkbox"/> Historical Commission |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> Scholarship Committee |
| <input type="checkbox"/> Master Plan Committee | <input type="checkbox"/> Library Services |
| <input type="checkbox"/> Conservation Commission | <input type="checkbox"/> Industrial Commercial Development Review Committee |
| <input checked="" type="checkbox"/> Cultural Council | <input type="checkbox"/> Zoning Bylaw Review Committee |

Amount of Time Available: _____

Are you available year round for committee meetings? Yes ☒ No ☐
If not, when are you available?

_____ Winter _____ Spring _____ Summer _____ Autumn

Are there any Boards or Committees in which you are particularly interested?

Pam Hartman
Signature

June 26, 2019
Date

Please submit all responses to the Town Administrator's Office via the mailing address above or via email at:
michelle.creasi@middletonma.gov

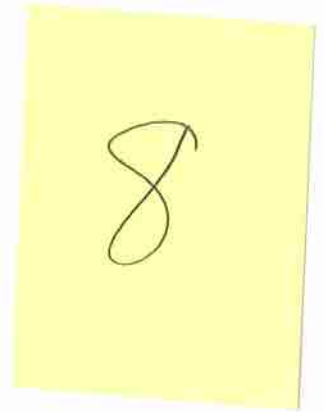
Michelle Creasi

From: pam-hartman@comcast.net
Sent: Wednesday, June 26, 2019 2:05 PM
To: Michelle Creasi
Subject: Cultural Council
Attachments: 20190626_131904.jpg

Hello Michelle,

Judy Schneider and I spoke about this committee and I understand that you need a volunteer. I have enclosed my application. Thanks, Pam

FIRST AMENDMENT TO PILOT AGREEMENT
BETWEEN TOWN OF MIDDLETON AND
HG SOLAR DEVELOPMENT LLC



THIS FIRST AMENDMENT (“Amendment”) dated as of the date below, by and between the Town of Middleton, a municipal corporation organized and existing under the laws of the Commonwealth of Massachusetts, hereinafter “Town” and HG Solar Development LLC, hereinafter “Developer.”

WHEREAS, Town and Developer are parties to that certain Agreement dated February 28, 2018 (the “Agreement”) in connection with the construction and operation of a solar photovoltaic facility with an expected direct current nameplate capacity of approximately 5.99 megawatts (“MW”) (such facility, as further defined below, the “Project”), off South Main Street, Middleton, Massachusetts, as shown on Assessor’s Map 29, Parcel 188 S (the “Property”);

WHEREAS, pursuant to the Agreement, Developer has agreed to make payments to the Town in lieu of personal property taxes attributable to the Project for a period of twenty-five (25) consecutive years;

WHEREAS, Developer intends to install and incorporate a battery storage system (“Battery System”) into the Project at an estimated cost of \$1.9 million that will meet the definition of a ‘qualified solar electric property expenditure’ under § _____ of the Code, thus entitling Developer to an Investment Tax Credit of 30%;

WHEREAS, Battery Storage systems provide benefits to the electrical grid, including increased capacity and efficiency of existing generators, flexible demand, frequency regulation, and grid congestion alleviation;

WHEREAS, Developer’s operation of the Battery System will continue for a period of twenty (20) years;

WHEREAS, Town and Developer, in their mutual interest, wish to amend the Agreement as set forth below;

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Developer hereby agree as follows:

1. Commencing on January 1 following the day on which the Battery System is fully installed and operational, and continuing twenty (20) years thereafter, Developer shall make an

additional annual payment in accordance with the attached schedule of values to the Town in lieu of personal property taxes attributable to the Battery System.

2. The Battery System will be added to the Project Inventory in accordance with Paragraph 4 of the Agreement;
3. The addition of the Battery System under this Amendment shall not be considered an improvement or addition to the Project that would otherwise be subject to the provisions of Paragraphs 2 and 3;
4. To the extent that on or after the Battery System is fully installed and operational, Developer retires or removes the Battery System from the Project, the remaining payments in lieu of taxes under this Amendment will be in accordance with the original tax agreement.

In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall take precedence.

Except as expressly set forth in this Amendment, the Agreement otherwise remains in full force and effect and is incorporated and restated herein as if fully set forth at length. Any reference in the Agreement to the Agreement shall be deemed to also refer to this Amendment.

IN WITNESS WHEREOF, this instrument is sealed and delivered as of the ____ day of _____, 2019.

Town of Middleton
BOARD OF SELECTMEN

Timothy P. Houten

Brian M. Cresta

Richard Kassiotis

Todd Moreschi

Kosta E. Prentakis

Date: _____

Developer:
HG Solar Development, LLC

By: _____
Print Name: _____

Authorized Signatory and Title
Date: _____

Town of Middleton
BOARD OF ASSESSORS

Jeffrey P. Garber

Deborah J. Carbone

Toula Guarino

Date: _____

TOWN OF MIDDLETON
FALCK RENEWABLES BATTERY SOLUTION

P.I.L.O.T. SCENARIOS

YEAR	COST	DEPR %	% GOOD	VALUE	RATE	TAX
1	\$1,900,000	0%	100%	\$ 1,900,000.00	\$13.69	\$ 26,011.00
2	\$1,900,000	5%	95%	\$ 1,805,000.00	\$13.69	\$ 24,710.45
3	\$1,900,000	5%	90%	\$ 1,710,000.00	\$13.69	\$ 23,409.90
4	\$1,900,000	5%	85%	\$ 1,615,000.00	\$13.69	\$ 22,109.35
5	\$1,900,000	5%	80%	\$ 1,520,000.00	\$13.69	\$ 20,808.80
6	\$1,900,000	5%	75%	\$ 1,425,000.00	\$13.69	\$ 19,508.25
7	\$1,900,000	5%	70%	\$ 1,330,000.00	\$13.69	\$ 18,207.70
8	\$1,900,000	5%	65%	\$ 1,235,000.00	\$13.69	\$ 16,907.15
9	\$1,900,000	5%	60%	\$ 1,140,000.00	\$13.69	\$ 15,606.60
10	\$1,900,000	5%	55%	\$ 1,045,000.00	\$13.69	\$ 14,306.05
11	\$1,900,000	5%	50%	\$ 950,000.00	\$13.69	\$ 13,005.50
12	\$1,900,000	5%	45%	\$ 855,000.00	\$13.69	\$ 11,704.95
13	\$1,900,000	5%	40%	\$ 760,000.00	\$13.69	\$ 10,404.40
14	\$1,900,000	5%	35%	\$ 665,000.00	\$13.69	\$ 9,103.85
15	\$1,900,000	5%	30%	\$ 570,000.00	\$13.69	\$ 7,803.30
16	\$1,900,000	0%	30%	\$ 570,000.00	\$13.69	\$ 7,803.30
17	\$1,900,000	0%	30%	\$ 570,000.00	\$13.69	\$ 7,803.30
18	\$1,900,000	0%	30%	\$ 570,000.00	\$13.69	\$ 7,803.30
19	\$1,900,000	0%	30%	\$ 570,000.00	\$13.69	\$ 7,803.30
20	\$1,900,000	0%	30%	\$ 570,000.00	\$13.69	\$ 7,803.30
						<u>\$ 292,623.75</u>
						<u>20</u>
						<u>\$ 14,631.19</u>