

BOARD OF SELECTMEN MEETING AGENDA

**Fuller Meadow School
Nathan Media Center
143 South Main Street, Middleton, MA 01949
Tuesday, November 19, 2019
7:00 PM**

This meeting is being recorded

1. 7:00 PM Warrant: #2010 and 2011
Minutes:
 - Open Session: October 22, 2019 and November 5, 2019
 - Executive Session:Town Administrator updates and reports
2. 7:10 PM Public Comment Period
3. 7:25 PM Presentation of funds to Middleton Food Pantry by the organizers of the 2nd Annual Food Truck Festival, James DesRocher and Samantha Miller
4. 7:30 PM FY2020 Tax Classification Hearing
Review of Fiscal Year 2020 final valuations approved by state Department of Revenue; votes required under Massachusetts General Law, Chapter 59, Section 2:
 1. To discount up to 25% of Open Space (No, as there are no qualifying parcels)
 2. To adopt up to a 20% Residential Exemption (Yes or No, and if Yes, at what %)
 3. To adopt up to a 10% Small Commercial Exemption (No, as there are no eligible parcels)
 4. To determine the percentage of the tax levy to be borne by the two main property classes:
 - Residential and CIP (Commercial, Industrial and Personal):
 - A. 100% factor or unity for both classes
 - B. A CIP factor between 100-150% of Residential factor as shown on options chart
5. 7:45 PM Discussion of personnel policies with Town Counsel, Kate Feodoroff
6. 8:00 PM Review and vote to sign a cable franchise agreement with Verizon
7. 8:10 PM Review and vote to appoint Gary Paul as an Alternate Plumbing and Gas Inspector until June 30, 2020
8. 8:15 PM Review and vote to appoint Maria Schena as an Alternate member to the Recreation Commission until June 30, 2020
9. 8:20 PM Review and vote on Meeting Broadcast Policy recommended by the Cable Television Advisory Committee
10. 8:25 PM Follow up discussion on the November 5, 2019 Special Town Meeting
11. 8:30 PM Review calendar for March 24, 2020 Special Town Meeting
12. 8:40 PM Review calendar for FY2021 budget and May 12, 2020 Annual Town Meeting

13. 8:50 PM Vote to accept an anonymous donation of \$2,500 to the Middleton Food Bank

14. 8:55 PM New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed

Upcoming Meetings: December 3 and 17; January 14 and 28

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

1

Warrant Date: 11/07/19

Warrant Number: # 2010

Payroll Warrant Total:

\$ 714,817

<u>Department</u>	<u>Amount</u>	<u>Detail of Expenses</u>
Board of Health	\$8,463	
COA	\$10,523	
Election	\$141	
Electric Light	\$93,175	\$38,151 Overtime; \$1,591 Call Out
Fire	\$73,917	\$21,887 Overtime; \$21,362 Part time
Inspections	\$9,961	
Library	\$17,244	
Memorial Hall	\$36,511	
Planning	\$3,956	
Police	\$57,870	\$5,127 Overtime; \$1,605 Reserves
Police Details	\$8,262	
Public Works	\$35,311	\$0 Snow; \$6,506 Overtime
Recreation	\$0	
Senior Work Off	\$0	
School	\$356,896	
Teacher Balloon Pay	\$0	
Town Officers	\$2,587	

Bills Payable Warrant Total:

\$ 1,003,274

<u>Department/Expense Category</u>	<u>Amount</u>	<u>Detail of Expenses</u>
All Payroll Deductions	\$85,478	
Administrator	\$16,195	\$5,500 Attorney Fees; \$4,600 Cleaning Services
Accounting	\$100	Various Expenses
Assessor	\$500	Various Expenses
Clerk	\$0	
Cultural Council	\$0	
COA	\$1,270	Various Expenses
DPW	\$55,748	\$36,493 Recycling; \$5,452 Equipment Repair; \$3,800 Tree Removal
Fire	\$11,518	\$2,942 Clothing Allowances; \$2,080 CPR Mannequin (ATM Article)
Health Director / IT	\$22,771	\$20,150 IT Related
Historical Comm.	\$0	
Inspections	\$23,437	\$23,330 New Inspections Vehicle (ATM Article)
Library	\$0	
MELD	\$685,507	\$409,654 Purchase Power; \$240,896 New Line Truck
Planning	\$0	
Police	\$5,635	\$2,325 Firearm Licenses; \$1,605 Training
Recreation	\$4,786	\$4,026 Canobie Lake
School	\$84,837	\$41,203 Transportation; \$20,151 Tuition; \$11,422 IT Related
Treasurer	\$5,493	\$4,028 Refunds
Veterans' Agent	\$0	

Minutes of the MIDDLETON BOARD OF SELECTMEN
Howe Manning School
Room 205
26 Central Street, Middleton, MA 01949
November 5, 2019 6:00 PM

Present: Chair Timothy Houten, Kosta Prentakis, Todd Moreschi, Rick Kassiotis

Absent: Brian Cresta

Others Present: Town Administrator Andrew Sheehan

6:07 PM With a quorum present, Selectmen Chair Tim Houten called the meeting to order.

6:07 PM Review and vote to sign Memorandum of Agreement with the Middleton Call Firefighters Association

Sheehan reported that the MOA was unchanged from what had been distributed. A brief discussion ensued.

On a **MOTION** made by Kassiotis, second by Prentakis, the Board of Selectmen **VOTED** unanimously (4-0) to approve the Memorandum of Agreement with the Middleton Call Firefighters Association.

6:22 PM With no further business, the Board adjourned to the Special Town Meeting.

Respectfully submitted,

Andrew J. Sheehan, Town Administrator

Todd Moreschi, BOS Clerk

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

- Agenda: October 8, 2019
- Warrant: #2010
- Memorandum of Agreement between the Town of Middleton and Middleton Call Firefighters Association



OFFICE OF THE TOWN ADMINISTRATOR

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

A.

**TOWN OF MIDDLETON
TAX CLASSIFICATION HEARING**

The Middleton Board of Selectmen will hold a public hearing on Tuesday, November 19, 2019 at 7:30PM at the Fuller Meadow School, 143 South Main Street, Middleton, MA 01949. The purpose of the hearing is to determine the percentages of the tax levy to be borne by each class of property for Fiscal Year 2020, in accordance with Massachusetts General Laws Chapter 40, Section 56 and Chapter 797 of the Acts and Amendments thereto.

Interested taxpayers are encouraged to present oral testimony at the hearing or may submit information in writing to the Board of Selectmen's Office no later than November 19, 2019.

Please publish in the *Salem News* on Tuesday, November 12, 2019.

Submit bill to: Board of Selectmen
48 South Main Street
Middleton, MA 01949

978-777-3617

...and computer skills.
\$18.00 per hour based on

...until the position is filled.
...ry, Town Administrator
...Way, Suite 101
...d, MA 01922
AA/EOE

...Salary and incentive

Send resume to
itk@solventkleene.com
www.solventkleene.com

Please contact Dave Gagne,
dave.gagne@aztec-consult.com

WANT YOUR AD HERE?
CALL 978-946-2300

The Salem News

CEMETERY LOTS

PURITAN LAWN Peabody MA - Two grave
sites, section 1, lot 362-3, on entrance road
to the right - prime location. \$3,900.
Call Gerry 603-630-3408

FREE 8PC Cherry wood dining room set
Free Recliner
603-894-4852, in Methuen

FREE!! FREE!! FREE!! Long Bureau 8 draws with
mirror, maple color Call after 11 am
(603) 985-3088 (Derry, N.H.)

PUBLIC NOTICES FOR YOUR COMMUNITY

Take notice, they could affect you!

NOTICES

WENHAM
BOARD HEARING
Board of Selectmen
on classification
for taxation purposes
on Tuesday, Nov-
9, at 6:30 p.m. at
City Hall, 138 Main
St., MA. The purpose
is to determine
the amount of tax
to be levied on
business and
industry owners, or on
all classes.
Board of Assessors
138 Main Street
Wenham, MA 01984

BEVERLY BOARD OF APPEALS ON THE FOLLOWING APPLICATION AND PETITION: Femino o/b/o Skouei

In a petition for a
request for a
Variance to allow the
existing two
District to a three
ing a residential
floor within the
envelope and
erty is located
in the IG zoning

ber 26, 2019
all, Councilors
or, 191 Cabot
s, Administrative
Assistant
oard of Appeals

ervation Com-
bolic hearing on
er 20, 2019 at
ton Town Hall,
request of De-
ohn Paul Whit-
an addition to
hin a local re-
e buffer zone.
at 3 Sharon
d by the Wet-
VGL, Ch. 131
d and Chapter
on of the Town

Luongo Chair
Commission

HEARING ERVATION

ill be held in
Conf. Room
r 20, 2019,
is reached)
Intent for the
of a culvert
stream in the
t, Topsfield.
ighway De-
ardance with
1, 131, Sect.
etlands By-

an Winslow
ve Assistant
ervation
Commission

PUBLIC NOTICES

CITY OF BEVERLY ZONING BOARD OF APPEALS ON THE FOLLOWING APPLICATION AND PETITION: Erik Sayce, Trustee of Sayce Real Estate Trust

In a petition requesting to Amend
a Variance to allow a change of use
from existing retail and office use
to personal and consumer service
use including hair and beauty salon.
The property is located at 16 Dodge
Street in the R10 zoning district.

Tuesday, November 26, 2019
at 7pm at City Hall, Councilors
Chambers, 3rd Floor, 191 Cabot
Street, Beverly, MA.

Leanna Harris, Administrative
Assistant

Zoning Board of Appeals
SN - 11/12, 11/19/19

NOTICE OF PUBLIC HEARING BEVERLY PLANNING BOARD

Notice is hereby given that under
the provisions of M.G.L. Chapter
41, Sections 81R & 81T, the Be-
verly Planning Board will hold a public
hearing on Tuesday, November 19,
2019 during a public meeting that
begins at 7:00 p.m. at Beverly Senior
Center, 90 Colon Street, Beverly,
MA, relative to a request by 21 Por-
ter Terrace, LLC for a waiver of the
frontage requirements of the Zoning
Ordinance. The proposed subdivi-
sion seeks to create two lots at 21
Porter Terrace, shown on Assessors
Map 9 Lot 373, in the R-10 Zoning
District. The Application, plans, and
variance are on file in the Beverly
Planning Department and are avail-
able for public review.

Ellen Hutchinson
Chairman

SN - 11/5, 11/12/19

NOTICE OF PUBLIC HEARING BEVERLY PLANNING BOARD

Notice is hereby given that under
the provisions of M.G.L. Chapter
41, Sections 81R & 81T, the Be-
verly Planning Board will hold a public
hearing on Tuesday, November 19,
2019 during a public meeting that
begins at 7:00 p.m. at Beverly Senior
Center, 90 Colon Street, Beverly,
MA, relative to a request by 21 Por-
ter Terrace, LLC for a waiver of the
frontage requirements of the Zoning
Ordinance. The proposed subdivi-
sion seeks to create two lots at 21
Porter Terrace, shown on Assessors
Map 9, Lot 373, in the R-10 Zoning
District. The Application, plans, and
variance are on file in the Beverly
Planning Department and are avail-
able for public review.

Ellen Hutchinson
Chairperson
SN - 11/5, 11/12/19

CITY OF BEVERLY ZONING BOARD OF APPEALS ON THE FOLLOWING APPLICATION AND PETITION: Adam Farber and Sara Roizen

In a petition for a request for a
Special Permit to construct an ad-
dition to nonconforming house. Addi-
tion will meet all required setbacks.
Also replacing front sunroom with
covered porch within the same foot-
print. The property is located at 9
Pearl Street, Beverly, MA.

PUBLIC NOTICES

CITY OF BEVERLY ZONING BOARD OF APPEALS ON THE FOLLOWING APPLICATION AND PETITION: Timothy Bakland o/b/o Waring School

In a petition for a request
for a Special Permit to place a
freestanding wooden sign in front
of the building to help identify
location. The property is located at
35 Standley Street in the R15 zoning
district.

Tuesday, November 26, 2019
at 7pm at City Hall, Councilors
Chambers, 3rd Floor, 191 Cabot
Street, Beverly, MA.

Leanna Harris, Administrative
Assistant

Zoning Board of Appeals
SN - 11/12, 11/19/19

Town of Middleton

Tax Classification Hearing

The Middleton Board of Se-
lectmen will hold a public hearing
on Tuesday, November 19, 2019
at 7:30PM at the Fuller Meadow
School, 143 South Main Street, Mid-
dleton, MA 01949. The purpose of
the hearing is to determine the per-
centages of the tax levy to be borne
by each class of property for Fiscal
Year 2020, in accordance with Mas-
sachusetts General Laws Chapter
40, Section 56 and Chapter 797 of
the Acts and Amendments thereto.

Interested taxpayers are encour-
aged to present oral testimony at the
hearing or may submit information in
writing to the Board of Selectmen's
Office no later than November 19,
2019.
SN - 11/12/19

CITY OF BEVERLY ZONING BOARD OF APPEALS ON THE FOLLOWING APPLICATION AND PETITION: Alexander & Femino o/b/o Beverly Shore and Chubb Island, LLC

In a petition for a request for
a Special Permit to demolish an
existing legally nonconforming
2-story garage which is located 8
feet from the side yard boundary
(railroad tracks) with a new 3-story
garage, built on the same footprint
as the existing garage. The property
is located at 183 West Street in the
R45 zoning district.

Tuesday, November 26, 2019
at 7pm at City Hall, Councilors
Chambers, 3rd Floor, 191 Cabot
Street, Beverly, MA.

Leanna Harris, Administrative
Assistant
Zoning Board of Appeals
SN - 11/12, 11/19/19

NOTICE OF PUBLIC HEARING BEVERLY PLANNING BOARD

Notice is hereby given that under

PUBLIC NOTICES

CITY OF BEVERLY ZONING BOARD OF APPEALS ON THE FOLLOWING APPLICATION AND PETITION: Antonio and Laura Barletta

In a petition for a request for a
Special Permit to construct an ad-
dition to an existing nonconforming
single family home to consist of an
entryway measuring 16'x8' with an
attached double garage 26'x30' with
living space above. The property is
located at 13 Carver Street in the
R10 zoning district.

Tuesday, November 26, 2019 at
7pm at City Hall, Councilors Cham-
bers, 3rd Floor, 191 Cabot Street,
Beverly, MA.

Leanna Harris, Administrative
Assistant

Zoning Board of Appeals
SN - 11/12, 11/19/19

CITY OF BEVERLY ZONING BOARD OF APPEALS ON THE FOLLOWING APPLICATION AND PETITION: Glovsky & Glovsky o/b/o Northern Rest LLC/Margaret Clayton, Manager

In a petition for a request for a
Special Permit to continue the use
of an existing approved accessory
apartment for a family member of he
new owner. There will be no changes
to the single family residence or
property. Applicant will occupy the
apartment and her daughter, son in
law and grandchildren will reside in
the rest of the home. The property is
located at 1 Stewart Lane in the R-10
zoning district.

Tuesday, November 26, 2019
at 7pm at City Hall, Councilors
Chambers, 3rd Floor, 191 Cabot
Street, Beverly, MA.

Leanna Harris, Administrative
Assistant

Zoning Board of Appeals
SN - 11/12, 11/19/19

(SEAL) COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT

19 SM 004485 ORDER OF NOTICE

TO:
Steven V. Celani,
Carla J. Celani,
and to all persons entitled to the
benefit of the Servicemembers Civil
Relief Act, 50 U.S.C. c. 50 § 3901
(et seq).

TD Bank, N.A. f/k/a Boston Fed-
eral Savings Bank
claiming to have an interest in a
Mortgage covering real property in a
Peabody, numbered 33 Rockway
Street, given by Steven V. Celani
and Carla J. Celani to Boston Fed-
eral Savings Bank dated November
6, 1998, and recorded in the Essex
County (Southern District) Registry
of Deeds at Instrument Number

PUBLIC NOTICES

Notice is hereby given that Sayce,
Inc. d/b/a Goodnight Fatty, located at
13 Washington Sq. is applying for a
Common Victualer's License. Appli-
cation will go before the Licensing
Board on Monday, November 25,
2019 at 6:00 p.m. in the first-floor
conference room, 98 Washington
Street. Notice is given in accordance
with City of Salem Ordinance.

Robert St. Fiene
Chairman
SN - 11/12/19

CITY OF BEVERLY ZONING BOARD OF APPEALS ON THE FOLLOWING APPLICATION AND PETITION: Alexander & Femino o/b/o Michael Foss

In a petition for a request for
a Special Permit/Finding and
Variance to allow for the addition of
a dormer on the third floor and raise
the rear section of the third floor roof
to meet the existing height of the front
section of the roof on a building that
is legally pre-existing with respect to
the side yard and front yard setback,
and a dimensional Variance to allow
a third unit on the third floor resulting
in 2,000 sq. ft. of land per unit where
the RHD District requires 3,000 sq.
ft. per unit. The property is located
at 34 Pond Street in the RHD zoning
district.

Tuesday, November 26, 2019
at 7pm at City Hall, Councilors
Chambers, 3rd Floor, 191 Cabot
Street, Beverly, MA.

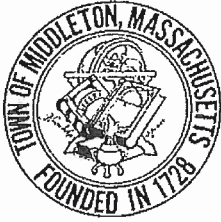
Leanna Harris, Administrative
Assistant

Zoning Board of Appeals
SN - 11/12, 11/19/19

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT (SEAL) 18 SM 008136 ORDER OF NOTICE

TO:
Linda Locke
and to all persons entitled to the
benefit of the Servicemembers Civil
Relief Act, 50 U.S.C. c. 50 § 3901 (et
seq).

HSBC Bank USA, National As-
sociation, as trustee for the hold-
ers of the Deutsche Alt-A Securities
Inc. Mortgage Loan Trust, Mortgage
Pass-Through Certificates Series
2005-2, claiming to have an interest
in a Mortgage covering real property
in Salem, numbered 10 Hathorne
Street, given by Linda Locke to Mor-
tage Electronic Registration Sys-
tems, Inc. acting solely as a nominee
for GreenPoint Mortgage Funding,
Inc., dated December 16, 2004, and
recorded in Essex County (Southern
District) Registry of Deeds in Book
23765, Page 332, as affected by a
Judgment dated April 14, 2016, and
recorded at said Registry of Deeds
in Book 34888, Page 549, and now
held by the Plaintiff by assignment,



Town of Middleton
48 South Main Street
Board of Assessors
Middleton, Massachusetts
01949-2253
978-774-2099
www.townofmiddleton.org

November 19, 2019

Board of Selectmen
Town of Middleton
48 South Main Street
Middleton, MA 01949

Re: FY 2020 Classification Hearing and Departmental Report for the Selectmen

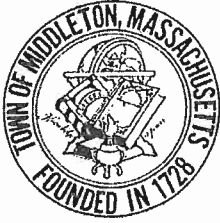
Dear Selectmen:

The Assessors are pleased to submit documentation for the Classification Hearing for FY 2020. Please see the attached Classification packet. The Selectmen must vote annually on these questions in order to complete the tax rate setting process. I have also included my annual statistical report.

I would now like the opportunity to update the Board of Selectmen on the Assessors department:

1. This fiscal year was an Interim Adjustment of values for Middleton. Sales and other market data from calendar 2018 was used to determine values. As usual, various neighborhoods and complexes saw increases, decreases and some with no significant change. The revaluation resulted in an overall increase of 6 % in the current to previous valuation. There was a 4 % increase in the current to previous class for single family homes class. Condominiums saw an overall 10 % increase from the previous valuation. Our current overall assessment to sale median ratio is 96.8% for single family properties and 96.1 % for condominiums. All the statistics meet the requirements of the Bureau of Local Assessment.

The average single family tax bill increase of \$259.29 is based on the projected tax rate of \$13.62. The average condominium bill will increase by \$400.32 using the same rate.



Town of Middleton
48 South Main Street
Board of Assessors
Middleton, Massachusetts
01949-2253
978-774-2099
www.townofmiddleton.org

This was another major growth year for Middleton. New homes and condos represented 46% of this year's growth. Commercial/Industrial growth was 37% of new growth and is attributed to several new commercial/industrial projects that were completed as well as some under way.

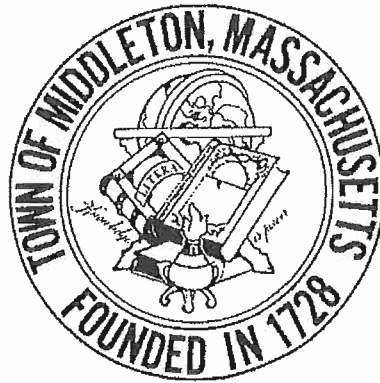
2. For the second time, our single family average value has eclipsed the Town of Topsfield. Our average value of \$630,279 is over Topsfield at \$609,298. With a significantly lower tax rate in Middleton, using an estimated rate for Topsfield, the difference between the average bills is \$2,029. Boxford's average single family value is \$668,394 with an average tax bill of \$10,808, \$2,224 higher than Middleton.
3. Our next certified revaluation will be in 2022. Recent changes in the law have eliminated triennial certifications and spaced them to every five years. Interim adjustment of values are still required.
4. We have cooperated with other departments in developing various layers for the GIS system. The DPW is currently working on a water distribution and storm water layer. We look forward to more layer development to make GIS an integral part of our municipality.
5. Our department looks forward to utilizing more technology in the future to streamline many internal functions. We also continue to improve the education level of our department through coursework and continuing education seminars.

I would again like to take this opportunity to cordially thank my staff: Therese Fontaine, Donna Peary and my Board members for their hard work and support during this past year and to other town departments for their cooperation. I would like to thank Patricia Ohlson for her many years as a board member and also to welcome Toula Guarino as the newest member of our board.

Respectfully,

Bradford W. Swanson, M.A.A.
Assistant Assessor/Appraiser

TOWN OF MIDDLETON



BOARD OF SELECTMEN PROPERTY TAX CLASSIFICATION HEARING PACKET

FISCAL YEAR 2020

NOVEMBER 19, 2019

**PREPARED BY THE
BOARD OF ASSESSORS**

**JEFFREY P. GARBER - CHMN
TOULA GUARINO M.A.A. - CLERK.
DEBORAH J. CARBONE M.A.A.**

**BRADFORD W. SWANSON M.A.A.
ASSISTANT ASSESSOR**

1 **Tax rate used is not final. It is a rough estimate for Classification purposes only.*

This information is intended to provide the Board of Selectmen with the necessary information to conduct a Public Hearing on the tax classification options available under the Massachusetts General Laws.

During the State mandated Classification Hearing, the Board of Selectmen must vote on the following in order to establish a tax rate:

1. OPEN SPACE DISCOUNT:

Open space is land maintained in an open or natural condition which contributes significantly to the benefit and enjoyment of the public and which is not

- subject to a permanent conservation restriction;**
- held for the production of income;**
- taxable under the provisions of**
 - Chapter 61 (forest land)**
 - Chapter 61A (farm land)**
 - Chapter 61B (recreation land).**

The Board of Selectmen may discount up to 25% of the Open Space share of taxes.

The Board of Assessors has determined that Middleton does not have any Open Space land.

2. RESIDENTIAL EXEMPTION:

The Board of Selectmen may adopt an exemption of up to 35% to shift the Residential Class tax burden from lower assessed properties that are the principal residence of a taxpayer to higher assessed properties and properties that are not the principal residence of a taxpayer.

RESIDENTIAL CLASS VALUE	\$	1,822,927,652
PARCELS		3,628
AVERAGE	\$	502,461
EXEMPTION %		35%
EXEMPT VALUE/PARCEL	\$	175,861
PARCELS		3,628
TOTAL EXMPT VALUE	\$	(638,024,678)
NEW RESDTL VALUE	\$	1,184,902,974
RESIDENTIAL TAXES	\$	24,828,636
NEW RESDTL TAX RATE	\$	20.95

EXAMPLES

ASSESSED VALUE	\$	390,775	\$	540,775	\$	690,775
TAX RATE W/O EXEMPTION	\$	13.62	\$	13.62	\$	13.62
TAXES PAID	\$	5,322.36	\$	7,365.36	\$	9,408.36
SAVINGS/COSTS	\$	(819.02)	\$	281.11	\$	1,381.23
TAXES PAID	\$	4,503.34	\$	7,646.47	\$	10,789.59
TAX RATE W/O EXEMPTION	\$	20.95	\$	20.95	\$	20.95
NEW ASSESSED VALUE	\$	214,914	\$	364,914	\$	514,914
EXEMPT VALUE/PARCEL	\$	(175,861)	\$	(175,861)	\$	(175,861)
ASSESSED VALUE	\$	390,775	\$	540,775	\$	690,775

3. SMALL COMMERCIAL EXEMPTION:

The Board of Selectmen may adopt an exemption of up to 10% to shift the Commercial Class tax burden from eligible parcels to ineligible parcels. Eligible parcels must have a valuation of less than \$1,000,000 and be owned by a business that employs fewer than 10 employees as certified by the Department of Workforce Development- Division of Unemployment Assistance to the Board of Assessors. The mechanics of the Small Commercial Exemption are similar to the Residential Exemption.

4. CLASSIFICATION:

The Board of Selectmen may shift the Town's tax burden from the Residential Class to the Commercial, Industrial and Personal Property Classes as long as the shift does not exceed the Minimum Residential Factor. Middleton's Minimum Residential Factor is 88.72%. This means that no more than 11.28% of the residential Class burden can be shifted to the Commercial, Industrial and Personal Property Classes.

The following page contains information on the impact of any shift of the tax burden.

Town of Middleton

Classification Hearing

CLASS	VALUE	PERCENT	RATE 100%	RATE 110%	RATE 125%	RATE 150%	TAXES PAID 100%	TAXES PAID 110%	TAXES PAID 125%	TAXES PAID 150%
1. RESIDENTIAL	\$ 1,822,954,152	81.60%	\$ 13.62	\$ 13.31	\$ 12.85	\$ 12.08	\$ 24,828,636	\$ 24,268,611	\$ 23,428,575	\$ 22,028,515
2. OPEN SPACE	\$ -	0.00%	\$ 13.62	\$ 14.98	\$ 17.03	\$ 20.43	\$ -	\$ -	\$ -	\$ -
3. COMMERCIAL	\$ 244,852,278	10.96%	\$ 13.62	\$ 14.98	\$ 17.03	\$ 20.43	\$ 3,334,888	\$ 3,668,377	\$ 4,168,610	\$ 5,002,332
4. INDUSTRIAL	\$ 115,611,800	5.17%	\$ 13.62	\$ 14.98	\$ 17.03	\$ 20.43	\$ 1,574,633	\$ 1,732,096	\$ 1,968,291	\$ 2,361,949
5. PERSONAL	\$ 50,713,687	2.27%	\$ 13.62	\$ 14.98	\$ 17.03	\$ 20.43	\$ 690,720	\$ 759,792	\$ 863,401	\$ 1,036,081
	<u>\$ 2,234,131,917</u>	<u>100.00%</u>					<u>\$ 30,428,877</u>	<u>\$ 30,428,877</u>	<u>\$ 30,428,877</u>	<u>\$ 30,428,877</u>

CLASS	PARCELS	AVE VALUE	RATE 100%	RATE 110%	RATE 125%	RATE 150%	AVE TAXES PAID @ 100%	AVE TAXES PAID @ 110%	AVE TAXES PAID @ 125%	AVE TAXES PAID @ 150%
1. RESIDENTIAL	3371	\$ 540,775	\$ 13.62	\$ 13.31	\$ 12.85	\$ 12.08	\$ 7,366	\$ 7,199	\$ 6,950	\$ 6,535
2. OPEN SPACE	0	\$ -	\$ 13.62	\$ 14.98	\$ 17.03	\$ 20.43	\$ -	\$ -	\$ -	\$ -
3. COMMERCIAL	140	\$ 1,748,945	\$ 13.62	\$ 14.98	\$ 17.03	\$ 20.43	\$ 23,821	\$ 26,203	\$ 29,776	\$ 35,731
4. INDUSTRIAL	77	\$ 1,501,452	\$ 13.62	\$ 14.98	\$ 17.03	\$ 20.43	\$ 20,450	\$ 22,495	\$ 25,562	\$ 30,675
5. PERSONAL	264	\$ 192,097	\$ 13.62	\$ 14.98	\$ 17.03	\$ 20.43	\$ 2,616	\$ 2,878	\$ 3,270	\$ 3,925
AVERAGE SINGLE FAMILY HOUSE TAX SAVINGS @ CLASSIFIED RATE		\$ 630,292	\$ 13.62	\$ 13.31	\$ 12.85	\$ 12.08	\$ 8,585	\$ 8,391 (194)	\$ 8,101 (484)	\$ 7,616 (968)
TAX COSTS @ CLASSIFIED RATE AVERAGE C&I PROPERTY		\$ 1,661,125	\$ 13.62	\$ 14.98	\$ 17.03	\$ 20.43	\$ 22,625	\$ 24,887 2,262	\$ 28,281 5,656	\$ 33,937 11,312

*Tax Rate is for Classification purposes only. Growth and final values not yet certified by D.O.R.

11/14/2019

ESSEX COUNTY MUNICIPALITIES WITH SHIFTED TAX RATES IN FY 2019

Municipality	Fiscal Year	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
Middleton	2019	356,120,430	2,097,459,635	83.0213	16.9787	0.897744	1.500000		
Lynnfield	2019	438,466,012	3,119,457,061	85.9442	14.0558	0.918227	1.500000	0.960740	1.24006
Lawrence	2019	805,071,138	4,220,032,142	80.9226	19.0774	0.823188	1.750000	0.823299	1.74953
Saugus	2019	884,410,283	4,715,509,007	81.2447	18.7553	0.826863	1.750000	0.826863	1.75000
Danvers	2019	1,210,567,703	5,164,067,719	76.5579	23.4421	0.846899	1.500000	0.877500	1.40006
North Andover	2019	631,391,830	5,218,232,450	87.9003	12.0997	0.931173	1.500000	0.950500	1.35960
Salem	2019	863,650,876	5,470,468,285	84.2125	15.7875	0.859396	1.750000	0.868770	1.70000
Methuen	2019	769,105,406	5,571,226,722	86.1951	13.8049	0.879881	1.750000	0.879881	1.75000
Gloucester	2019	643,669,033	6,614,057,190	90.2682	9.7318	0.946095	1.500000	0.996800	1.02968
Haverhill	2019	926,652,082	6,661,940,690	86.0904	13.9096	0.878823	1.750000	0.898200	1.63007
Beverly	2019	930,579,425	6,981,237,905	86.6703	13.3297	0.884651	1.750000	0.890342	1.71237
Peabody	2019	1,604,116,369	7,971,857,119	79.8778	20.1222	0.811065	1.750000	0.811949	1.74649
Lynn	2019	921,561,804	8,318,577,009	88.9216	11.0784	0.906560	1.750000	0.906560	1.75000
Andover	2019	1,495,380,731	8,321,337,426	82.0296	17.9704	0.835696	1.750000	0.874034	1.57172

TAX RATE SHIFT IMPLICATIONS

TAX RATES AND SHIFTS			RESIDENTIAL				COMMERCIAL/INDUSTRIAL/PERSONAL			
LOCATION :			1 WENNERBERG RD	AVE HOME	5 OGDEN LN	2 NORMA WAY	52 SO MAIN ST	11 EAST ST	220 MAPLE ST	35 VILLAGE RD
ASSESSMENT :			\$ 387,700	\$ 630,292	\$ 821,900	\$ 1,153,400	\$ 572,700	\$ 1,105,900	\$ 5,001,900	\$ 26,107,600
RATE SHIFT	RES RATE	COMM/IND PERSONAL	DECREASE	DECREASE	DECREASE	DECREASE	INCREASE	INCREASE	INCREASE	INCREASE
1.0000	\$ 13.62	\$ 13.62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.1000	\$ 13.31	\$ 14.98	-\$120	-\$196	-\$255	-\$357	\$779	\$1,504	\$6,802	\$35,506
1.2000	\$ 13.01	\$ 16.34	-\$236	-\$385	-\$501	-\$703	\$1,558	\$3,008	\$13,605	\$71,012
1.3000	\$ 12.70	\$ 17.71	-\$356	-\$959	-\$756	-\$1,061	\$2,342	\$4,523	\$20,458	\$106,780
1.4000	\$ 12.39	\$ 19.07	-\$476	-\$1,145	-\$1,011	-\$1,418	\$3,121	\$6,028	\$27,260	\$142,286
1.5000	\$ 12.08	\$ 20.43	-\$597	-\$1,331	-\$1,265	-\$1,776	\$3,900	\$7,532	\$34,063	\$177,792

* Please be advised that any personal property taxes would also be subject to an rate shift at the commercial rate.

ALL FY 2019 MUNICIPALITIES WITH A SHIFTED TAX RATE

Municipality	Fiscal Year	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
<i>Middleton</i>	<i>2019</i>	<i>356,120,430</i>	<i>2,097,459,635</i>	<i>83.0213</i>	<i>16.9787</i>	<i>0.897744</i>	<i>1.500000</i>		
Reading	2019	393,873,255	5,192,898,690	92.4152	7.5848	0.958963	1.500000	0.998358	1.02001
Gloucester	2019	643,669,033	6,614,057,190	90.2682	9.7318	0.946095	1.500000	0.996800	1.02968
Rowe	2019	460,980,677	513,673,154	10.2580	89.7420	0.650000	1.500000	0.650000	1.04001
Hanover	2019	408,326,433	2,747,134,570	85.1363	14.8637	0.912706	1.500000	0.991300	1.04983
Middleborough	2019	493,007,961	2,733,165,401	81.9620	18.0380	0.889961	1.500000	0.988996	1.05000
Erving	2019	812,765,147	939,090,122	13.4518	86.5482	0.650000	1.500000	0.650000	1.05417
Fitchburg	2019	562,308,735	2,575,592,953	78.1678	21.8322	0.860350	1.500000	0.983242	1.06000
Russell	2019	20,669,081	144,611,048	85.7071	14.2929	0.916617	1.500000	0.979900	1.12053
Plainville	2019	390,180,567	1,456,022,952	73.2023	26.7977	0.816961	1.500000	0.954200	1.12511
Adams	2019	89,274,940	514,186,928	82.6377	17.3623	0.894949	1.500000	0.968467	1.15008
Auburn	2019	606,582,429	2,155,174,184	71.8546	28.1454	0.804150	1.500000	0.933410	1.17000
Lenox	2019	246,615,054	1,248,616,460	80.2489	19.7511	0.876938	1.500000	0.955700	1.17999
North Attleborough	2019	679,711,057	3,968,994,290	82.8745	17.1255	0.896678	1.500000	0.962800	1.18002
Florida	2019	115,612,663	178,416,316	35.2006	64.7994	0.650000	1.500000	0.650200	1.19002
Foxborough	2019	704,745,516	3,207,684,970	78.0295	21.9705	0.859216	1.500000	0.944000	1.19889
Wrentham	2019	435,988,453	2,221,323,306	80.3726	19.6274	0.877897	1.500000	0.946300	1.21990
Monroe	2019	16,161,532	26,012,258	37.8696	62.1304	0.638966	1.220057	0.638966	1.22006
Lynnfield	2019	438,466,012	3,119,457,061	85.9442	14.0558	0.918227	1.500000	0.960740	1.24006
Mansfield	2019	883,424,013	3,863,301,202	77.1329	22.8671	0.851768	1.500000	0.927360	1.24502
Acushnet	2019	113,954,029	1,214,592,162	90.6179	9.3821	0.948232	1.500000	0.974111	1.25005
Raynham	2019	563,539,060	2,296,906,346	75.4653	24.5347	0.837443	1.500000	0.915471	1.26000
Chelmsford	2019	1,048,826,580	5,857,450,090	82.0942	17.9058	0.890944	1.500000	0.941100	1.27004
Walpole	2019	601,560,912	4,592,827,380	86.9022	13.0978	0.924641	1.500000	0.958600	1.27468
Bellingham	2019	705,885,682	2,540,338,208	72.2129	27.7871	0.807602	1.500000	0.890000	1.28587
Montague	2019	296,156,067	890,247,418	66.7333	33.2667	0.750748	1.500000	0.850400	1.30010

ALL FY 2019 MUNICIPALITIES WITH A SHIFTED TAX RATE

Municipality	Fiscal Year	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
Lincoln	2019	73,418,272	2,115,606,172	96.5297	3.4703	0.982024	1.500000	0.989200	1.30041
Maynard	2019	150,388,820	1,434,578,056	89.5169	10.4831	0.941446	1.500000	0.962500	1.32022
Attleboro	2019	825,228,442	4,844,469,649	82.9656	17.0344	0.897341	1.500000	0.932245	1.33000
Sudbury	2019	331,554,958	4,728,363,583	92.9880	7.0120	0.962296	1.500000	0.975100	1.33021
North Andover	2019	631,391,830	5,218,232,450	87.9003	12.0997	0.931173	1.500000	0.950500	1.35960
Avon	2019	353,335,693	816,576,541	56.7296	43.2704	0.650000	1.500000	0.717783	1.37000
West Bridgewater	2019	394,696,961	1,251,614,536	68.4650	31.5350	0.769700	1.500000	0.825000	1.37994
Littleton	2019	425,139,951	1,925,528,215	77.9209	22.0791	0.858323	1.500000	0.891670	1.38231
Danvers	2019	1,210,567,703	5,164,067,719	76.5579	23.4421	0.846899	1.500000	0.877500	1.40006
Freetown	2019	279,528,045	1,393,111,270	79.9350	20.0650	0.874492	1.500000	0.892100	1.42985
Marlborough	2019	1,851,142,289	5,961,083,109	68.9462	31.0538	0.774797	1.500000	0.806300	1.43006
Berlin	2019	161,873,987	640,169,720	74.7139	25.2861	0.830780	1.500000	0.847700	1.44195
Carver	2019	238,013,544	1,376,330,660	82.7066	17.2934	0.843179	1.500000	0.905908	1.45000
Weymouth	2019	1,193,395,389	8,122,807,360	85.3081	14.6919	0.913889	1.500000	0.922500	1.45000
Dartmouth	2019	940,158,296	5,802,701,510	83.7979	16.2021	0.895071	1.542697	0.909127	1.47000
West Springfield	2019	894,287,447	2,837,521,199	68.4835	31.5165	0.769896	1.500000	0.775419	1.48800
Hopedale	2019	91,442,434	760,080,924	87.9694	12.0306	0.931621	1.500000	0.931621	1.50000
Milton	2019	244,032,471	6,117,978,804	96.0112	3.9888	0.968841	1.750000	0.979200	1.50066
Stoughton	2019	793,923,671	4,021,541,014	80.2582	19.7418	0.837239	1.661688	0.872100	1.51996
Swansea	2019	319,881,027	2,186,283,983	85.3687	14.6313	0.871458	1.750000	0.909200	1.52979
Ayer	2019	411,826,370	1,231,751,070	66.5658	33.4342	0.623295	1.750000	0.728773	1.54000
Clinton	2019	277,252,700	1,429,744,627	80.6082	19.3918	0.819573	1.750000	0.870093	1.54000
Tewksbury	2019	826,775,762	4,903,541,270	83.1392	16.8608	0.847898	1.750000	0.888500	1.54980
Worcester	2019	3,526,507,345	13,525,814,903	73.9276	26.0724	0.735494	1.750000	0.803412	1.55742
Agawam	2019	740,570,345	3,068,482,071	75.8653	24.1347	0.782066	1.685056	0.818700	1.56990
Chicopee	2019	970,711,058	3,965,972,567	75.5240	24.4760	0.813741	1.574727	0.815300	1.56992

ALL FY 2019 MUNICIPALITIES WITH A SHIFTED TAX RATE

Municipality	Fiscal Year	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
Andover	2019	1,495,380,731	8,321,337,426	82.0296	17.9704	0.835696	1.750000	0.874034	1.57172
Springfield	2019	2,225,322,140	8,212,646,840	72.9037	27.0963	0.721246	1.750000	0.787300	1.57228
Milford	2019	719,560,786	3,437,207,108	79.0655	20.9345	0.801419	1.750000	0.846400	1.58012
Holyoke	2019	597,953,216	2,156,750,637	72.2753	27.7247	0.712301	1.750000	0.771758	1.59500
Burlington	2019	2,558,307,928	6,612,790,072	61.3127	38.6873	0.561455	1.695018	0.618061	1.60531
Norwood	2019	1,462,387,579	5,311,229,730	72.4661	27.5339	0.750828	1.655792	0.768200	1.61007
Haverhill	2019	926,652,082	6,661,940,690	86.0904	13.9096	0.878823	1.750000	0.898200	1.63007
Cambridge	2019	19,558,252,737	48,977,140,090	60.0666	39.9334	0.575386	1.638691	0.575386	1.63869
Dighton	2019	142,512,674	1,058,646,370	86.5382	13.4618	0.883330	1.750000	0.898900	1.64991
Pittsfield	2019	820,222,384	3,581,365,272	77.0975	22.9025	0.777205	1.750000	0.805100	1.65610
Canton	2019	1,164,838,773	4,989,073,070	76.6522	23.3478	0.788713	1.693668	0.798968	1.66000
Westfield	2019	568,606,051	3,263,372,594	82.5761	17.4239	0.841747	1.750000	0.860700	1.66018
Holbrook	2019	170,686,269	1,293,261,079	86.8019	13.1981	0.885963	1.750000	0.898100	1.67018
Westwood	2019	728,582,389	4,577,082,771	84.0820	15.9180	0.858014	1.750000	0.871300	1.67982
Melrose	2019	255,750,850	5,303,351,640	95.1775	4.8225	0.961998	1.750000	0.965545	1.68001
Nantucket	2019	1,653,150,715	23,871,393,115	93.0748	6.9252	0.944197	1.750000	0.947916	1.69915
Swampscott	2019	213,120,086	3,016,007,254	92.9337	7.0663	0.942973	1.750000	0.946775	1.70000
Salem	2019	863,650,876	5,470,468,285	84.2125	15.7875	0.859396	1.750000	0.868770	1.70000
North Adams	2019	168,492,984	725,324,333	76.7700	23.2300	0.773056	1.750000	0.785200	1.70987
Seekonk	2019	594,202,103	2,490,457,125	76.1408	23.8592	0.777423	1.710300	0.777500	1.71005
Somerset	2019	309,316,000	2,177,540,610	85.7952	14.2048	0.875825	1.750000	0.882400	1.71029
Beverly	2019	930,579,425	6,981,237,905	86.6703	13.3297	0.884651	1.750000	0.890342	1.71237
Fall River	2019	1,218,624,458	5,597,916,105	78.2307	21.7693	0.791297	1.750000	0.799645	1.72000
Brookline	2019	2,664,774,563	25,120,408,409	89.3920	10.6080	0.910999	1.750000	0.914559	1.72000
Framingham	2019	2,231,910,250	9,787,816,255	77.1970	22.8030	0.778459	1.750000	0.787300	1.72007
Brockton	2019	1,346,843,440	7,843,495,461	82.8285	17.1715	0.844515	1.750000	0.848700	1.72981

ALL FY 2019 MUNICIPALITIES WITH A SHIFTED TAX RATE

Municipality	Fiscal Year	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
Randolph	2019	451,035,235	3,742,481,150	87.9482	12.0518	0.897225	1.750000	0.898600	1.73997
New Bedford	2019	1,210,839,828	6,256,407,460	80.6464	19.3536	0.820014	1.750000	0.822414	1.74000
Taunton	2019	1,088,899,853	5,213,932,467	79.1156	20.8844	0.802020	1.750000	0.803320	1.74508
Everett	2019	2,505,330,013	6,560,521,555	61.8120	38.1880	0.536643	1.750000	0.539500	1.74538
Peabody	2019	1,604,116,369	7,971,857,119	79.8778	20.1222	0.811065	1.750000	0.811949	1.74649
Newton	2019	3,055,522,368	30,424,847,600	89.9571	10.0429	0.916269	1.750000	0.916381	1.74900
Lawrence	2019	805,071,138	4,220,032,142	80.9226	19.0774	0.823188	1.750000	0.823299	1.74953
Waltham	2019	4,202,615,796	12,236,679,434	65.6556	34.3444	0.607676	1.750000	0.607703	1.74995
Fairhaven	2019	315,386,331	2,136,841,096	85.2405	14.7595	0.870137	1.750000	0.870137	1.75000
Hudson	2019	395,197,121	2,744,523,500	85.6005	14.3995	0.873837	1.750000	0.873837	1.75000
Chelsea	2019	909,956,020	3,476,745,117	73.8274	26.1726	0.734116	1.750000	0.734116	1.75000
Bedford	2019	839,773,887	3,956,755,977	78.7762	21.2238	0.797935	1.750000	0.797935	1.75000
Stoneham	2019	399,723,491	4,176,894,746	90.4301	9.5699	0.920630	1.750000	0.920630	1.75000
Saugus	2019	884,410,283	4,715,509,007	81.2447	18.7553	0.826863	1.750000	0.826863	1.75000
Wilmington	2019	1,077,638,707	4,716,375,686	77.1511	22.8489	0.777881	1.750000	0.777881	1.75000
Dedham	2019	934,394,625	5,087,529,640	81.6336	18.3664	0.831261	1.750000	0.831261	1.75000
Wakefield	2019	637,583,613	5,091,946,774	87.4786	12.5214	0.892647	1.750000	0.892647	1.75000
Methuen	2019	769,105,406	5,571,226,722	86.1951	13.8049	0.879881	1.750000	0.879881	1.75000
Revere	2019	782,795,805	6,382,600,900	87.7355	12.2645	0.895158	1.750000	0.895158	1.75000
Billerica	2019	1,735,878,627	6,966,099,537	75.0811	24.9189	0.751080	1.750000	0.751080	1.75000
Braintree	2019	1,525,766,953	7,207,325,707	78.8303	21.1697	0.798589	1.750000	0.798589	1.75000
Woburn	2019	2,263,186,297	7,938,105,520	71.4896	28.5104	0.700896	1.750000	0.700896	1.75000
Watertown	2019	1,616,183,553	7,998,921,648	79.7950	20.2050	0.810091	1.750000	0.810091	1.75000
Lowell	2019	1,294,082,017	8,187,814,400	84.1950	15.8050	0.859210	1.750000	0.859210	1.75000
Lynn	2019	921,561,804	8,318,577,009	88.9216	11.0784	0.906560	1.750000	0.906560	1.75000
Needham	2019	1,321,890,369	10,168,817,191	87.0005	12.9995	0.887936	1.750000	0.887936	1.75000

ALL FY 2019 MUNICIPALITIES WITH A SHIFTED TAX RATE

Municipality	Fiscal Year	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
Lexington	2019	1,351,761,195	11,922,400,015	88.6620	11.3380	0.904091	1.750000	0.904091	1.75000
Somerville	2019	2,151,236,078	15,656,512,018	86.2598	13.7402	0.880533	1.750000	0.880533	1.75000
Quincy	2019	2,322,390,295	15,941,086,982	85.4314	14.5686	0.872102	1.750000	0.872102	1.75000
Boston	2019	56,885,522,400	164,514,120,730	65.4221	34.5779	0.603599	1.750000	0.603599	1.75000
Malden	2019	880,333,739	7,693,456,104	88.5574	11.4426	0.903091	1.750000	0.903091	1.75001
Medford	2019	1,140,653,384	10,801,891,710	89.4402	10.5598	0.911450	1.750000	0.911450	1.75001

Average Tax Bills
In Essex County

<u>Community</u>	<u>Average</u> <u>Single Family</u> <u>Home 19</u>	<u>Average Tax</u> <u>Bill 2018</u>	<u>Average</u> <u>Single Family</u> <u>Home 20</u>	<u>% change</u> <u>valuation</u>	<u>FY19</u> <u>tax rate</u>	<u>FY20</u> <u>tax rate</u>	<u>% Change</u> <u>tax rate</u>	<u>Net result</u>	<u>Average Tax</u> <u>Bill FY 2020</u>	<u>Average Tax</u> <u>Bill %</u> <u>change</u>	<u>Average Tax Bill</u> <u>change</u>
<u>Middleton</u>	<u>\$ 608,116</u>	<u>\$ 8,325.11</u>	<u>\$ 630,279</u>	<u>3.64%</u>	<u>\$ 13.69</u>	<u>\$ 13.62</u>	<u>-0.51%</u>	<u>3.13%</u>	<u>\$ 8,584.40</u>	<u>3.11%</u>	<u>\$ 259.29</u>
<u>Topsfield*</u>	<u>\$ 599,950</u>	<u>\$ 10,199.15</u>	<u>\$ 609,298</u>	<u>1.56%</u>	<u>\$ 17.00</u>	<u>\$ 17.42</u>	<u>2.47%</u>	<u>4.03%</u>	<u>\$ 10,613.97</u>	<u>4.07%</u>	<u>\$ 414.82</u>
<u>Boxford</u>	<u>\$ 643,408</u>	<u>\$ 10,474.68</u>	<u>\$ 668,394</u>	<u>3.88%</u>	<u>\$ 16.28</u>	<u>\$ 16.17</u>	<u>-0.68%</u>	<u>3.21%</u>	<u>\$ 10,807.92</u>	<u>3.18%</u>	<u>\$ 333.24</u>

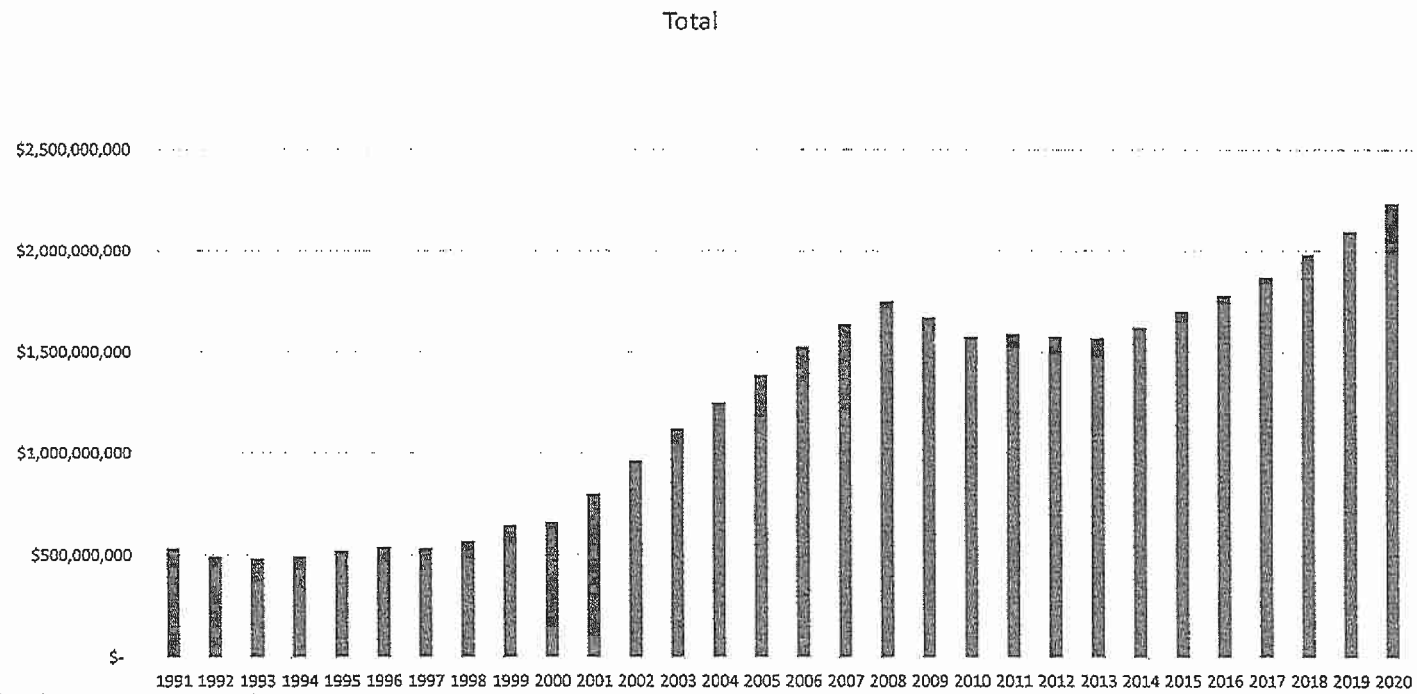
* Topsfield's tax rate is estimated for this exercise as they are not finalized.

TOWN OF MIDDLETON

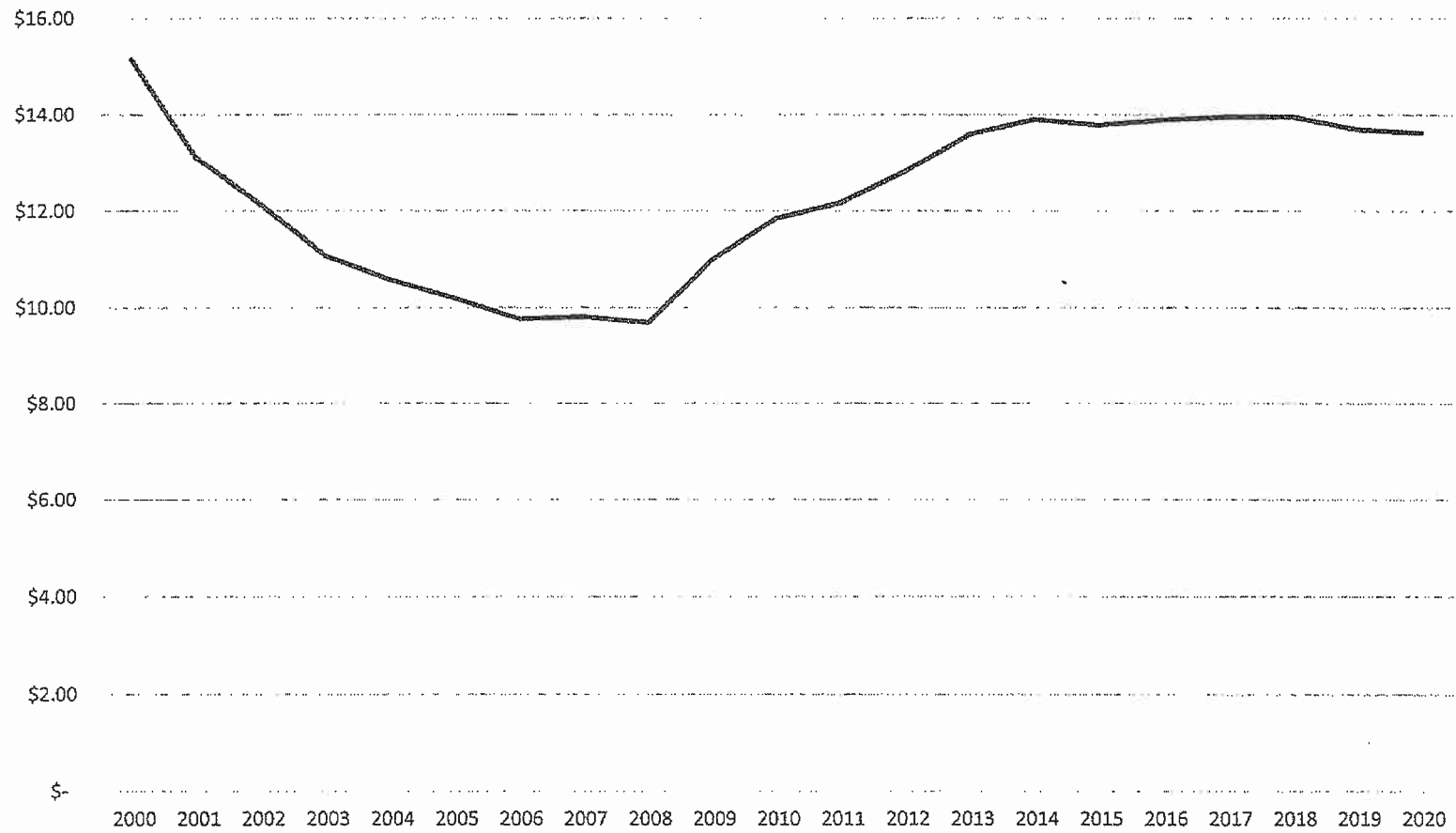
TOTAL VALUES BY CLASS HISTORICALLY

FY	Residential	Commercial	Industrial	Personal Property	Total	RES % of Total	C I P % of Total	Exempt Valuation	Total Town Valuation
1991	\$ 383,561,059	\$ 105,943,367	\$ 38,610,030	\$ 4,438,994	\$ 532,553,450	72.0	28.0		
1992	\$ 345,340,872	\$ 104,248,112	\$ 34,357,100	\$ 8,264,907	\$ 492,210,991	70.2	29.8		
1993	\$ 339,604,010	\$ 103,748,194	\$ 30,956,440	\$ 8,177,547	\$ 482,486,191	70.4	29.6		
1994	\$ 348,722,071	\$ 105,145,323	\$ 30,352,710	\$ 8,469,065	\$ 492,689,169	70.8	29.2		
1995	\$ 360,619,688	\$ 105,825,635	\$ 30,324,340	\$ 24,100,310	\$ 520,869,973	69.2	30.8		
1996	\$ 399,156,455	\$ 99,892,939	\$ 27,168,390	\$ 10,504,310	\$ 536,722,094	74.4	25.6		
1997	\$ 403,909,749	\$ 93,176,267	\$ 25,664,650	\$ 10,874,090	\$ 533,624,756	75.7	24.3		
1998	\$ 429,637,276	\$ 97,505,941	\$ 27,062,410	\$ 11,377,110	\$ 565,582,737	76.0	24.0		
1999	\$ 493,721,578	\$ 109,778,183	\$ 32,858,480	\$ 11,752,250	\$ 648,110,491	76.2	23.8		
2000	\$ 510,647,683	\$ 107,787,274	\$ 32,118,893	\$ 12,431,485	\$ 662,985,335	77.0	23.0		
2001	\$ 638,533,308	\$ 115,263,085	\$ 33,808,819	\$ 12,727,770	\$ 800,332,982	79.8	20.2	\$ 88,183,800	\$ 888,516,782
2002	\$ 776,039,716	\$ 130,673,551	\$ 38,153,810	\$ 16,510,730	\$ 961,377,807	80.7	19.3	\$ 96,153,800	\$1,057,531,607
2003	\$ 928,028,503	\$ 139,563,942	\$ 41,544,570	\$ 16,728,580	\$ 1,125,865,595	82.4	17.6	\$115,890,100	\$1,241,755,695
2004	\$ 1,048,574,320	\$ 141,225,273	\$ 41,732,670	\$ 19,310,250	\$ 1,250,842,513	83.8	16.2	\$120,575,000	\$1,371,417,513
2005	\$ 1,158,469,389	\$ 150,731,878	\$ 45,050,570	\$ 32,140,330	\$ 1,386,392,167	83.6	16.4	\$131,250,300	\$1,517,642,467
2006	\$ 1,302,816,103	\$ 145,008,136	\$ 45,491,130	\$ 32,681,560	\$ 1,525,996,929	85.4	14.6	\$135,493,300	\$1,661,490,229
2007	\$ 1,395,799,970	\$ 159,954,858	\$ 46,547,070	\$ 34,882,740	\$ 1,637,184,638	85.3	14.7	\$153,349,800	\$1,790,534,438
2008	\$ 1,466,783,487	\$ 191,497,302	\$ 54,237,400	\$ 37,901,380	\$ 1,750,419,569	83.8	16.2	\$139,258,800	\$1,889,678,369
2009	\$ 1,372,474,315	\$ 198,205,068	\$ 53,933,700	\$ 44,584,640	\$ 1,669,197,723	82.2	17.8	\$142,072,400	\$1,811,270,123
2010	\$ 1,268,424,640	\$ 196,849,217	\$ 59,579,100	\$ 50,591,580	\$ 1,575,444,537	80.5	19.5	\$128,834,800	\$1,704,279,337
2011	\$ 1,293,728,667	\$ 192,903,411	\$ 57,095,800	\$ 46,150,348	\$ 1,589,878,226	81.4	18.6	\$117,211,000	\$1,707,089,226
2012	\$ 1,296,726,278	\$ 177,190,183	\$ 58,113,600	\$ 46,347,793	\$ 1,578,377,854	82.2	17.8	\$151,017,300	\$1,729,395,154
2013	\$ 1,298,546,821	\$ 169,439,889	\$ 57,347,800	\$ 44,049,599	\$ 1,569,384,109	82.7	17.3	\$151,064,500	\$1,720,448,609
2014	\$ 1,339,427,196	\$ 177,093,210	\$ 57,348,600	\$ 46,806,572	\$ 1,620,675,578	82.6	17.4	\$162,113,000	\$1,782,788,578
2015	\$ 1,415,175,272	\$ 181,829,713	\$ 57,600,100	\$ 47,042,134	\$ 1,701,647,219	83.2	16.8	\$170,302,000	\$1,871,949,219
2016	\$ 1,483,941,972	\$ 187,537,809	\$ 60,162,200	\$ 47,930,565	\$ 1,779,572,546	83.4	16.6	\$174,841,500	\$1,954,414,046
2017	\$ 1,559,356,526	\$ 202,236,252	\$ 62,273,200	\$ 47,768,045	\$ 1,871,634,023	83.3	16.7	\$223,345,600	\$2,094,979,623
2018	\$ 1,644,695,469	\$ 218,433,004	\$ 70,957,400	\$ 46,394,707	\$ 1,980,480,580	83.0	17.0	\$227,589,100	\$2,208,069,680
2019	\$ 1,741,339,205	\$ 222,709,558	\$ 87,882,600	\$ 45,528,272	\$ 2,097,459,635	83.0	17.0	\$228,951,600	\$2,326,411,235
2020	\$ 1,822,954,152	\$ 244,852,278	\$ 115,611,800	\$ 50,713,687	\$ 2,234,131,917	81.6	18.4	\$229,479,900	\$2,463,611,817

TOWN OF MIDDLETON
TOTAL VALUES BY CLASS HISTORICALLY



Middleton Tax Rates



TAX RATE vs TOTAL VALUATION



TOWN OF MIDDLETON

MEDIAN SINGLE FAMILY TAX BILL HISTORICALLY

Fiscal Year	Median Value	Tax Rate	Median Tax Bill
2002	\$ 290,700	\$ 12.13	\$ 3,526.19
2003	\$ 351,100	\$ 11.06	\$ 3,883.17
2004	\$ 386,100	\$ 10.58	\$ 4,084.94
2005	\$ 424,950	\$ 10.19	\$ 4,330.24
2006	\$ 454,100	\$ 9.77	\$ 4,436.56
2007	\$ 479,800	\$ 9.81	\$ 4,706.84
2008	\$ 503,000	\$ 9.69	\$ 4,874.07
2009	\$ 463,250	\$ 10.99	\$ 5,091.12
2010	\$ 432,200	\$ 11.84	\$ 5,117.25
2011	\$ 433,400	\$ 12.17	\$ 5,274.48
2012	\$ 419,050	\$ 12.81	\$ 5,368.03
2013	\$ 422,100	\$ 13.59	\$ 5,736.34
2014	\$ 430,200	\$ 13.90	\$ 5,979.78
2015	\$ 453,600	\$ 13.78	\$ 6,250.61
2016	\$ 479,700	\$ 13.89	\$ 6,663.03
2017	\$ 505,450	\$ 13.95	\$ 7,051.03
2018	\$ 557,250	\$ 13.96	\$ 7,779.21
2019	\$ 567,800	\$ 13.69	\$ 7,773.18
2020	\$ 576,400	\$ 13.62	\$ 7,850.57
<i>average</i>	\$ 453,908		\$ 5,452.26

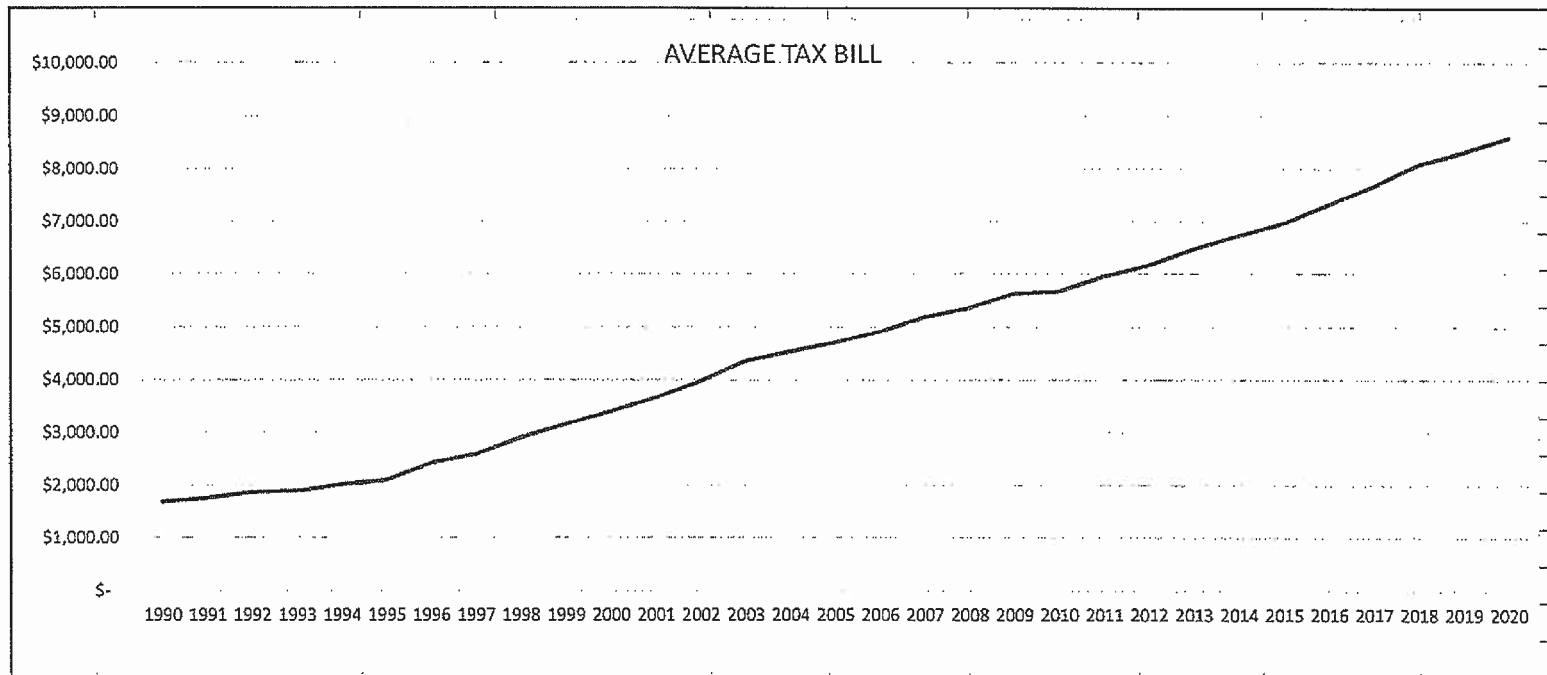
TOWN OF MIDDLETON

AVERAGE SINGLE FAMILY TAX BILL HISTORICALLY

FY	Total Assessed Value	Parcels	Average Value	% change	Tax Rate	Average Tax Bill	% change	Tax dollar change	Tax Rate Change %
1990	\$ 223,188,500	1,218	\$ 183,242	0.49%	\$ 9.18	\$ 1,682.16	7.26%	\$ 113.89	6.74%
1991	\$ 230,427,075	1,238	\$ 186,128	1.58%	\$ 9.42	\$ 1,753.33	4.23%	\$ 71.17	2.61%
1992	\$ 216,243,490	1,256	\$ 172,168	-7.50%	\$ 10.85	\$ 1,868.03	6.54%	\$ 114.70	15.18%
1993	\$ 216,669,960	1,279	\$ 169,406	-1.60%	\$ 11.16	\$ 1,890.57	1.21%	\$ 22.54	2.86%
1994	\$ 230,494,960	1,338	\$ 172,268	1.69%	\$ 11.70	\$ 2,015.54	6.61%	\$ 124.97	4.84%
1995	\$ 246,056,570	1,410	\$ 174,508	1.30%	\$ 12.00	\$ 2,094.10	3.90%	\$ 78.56	2.56%
1996	\$ 275,104,630	1,472	\$ 186,892	7.10%	\$ 12.90	\$ 2,410.90	15.13%	\$ 316.80	7.50%
1997	\$ 281,264,120	1,523	\$ 184,678	-1.18%	\$ 13.98	\$ 2,581.79	7.09%	\$ 170.89	8.37%
1998	\$ 303,952,070	1,592	\$ 190,925	3.38%	\$ 15.18	\$ 2,898.24	12.26%	\$ 316.44	8.58%
1999	\$ 353,609,170	1,625	\$ 217,606	13.97%	\$ 14.48	\$ 3,150.93	8.72%	\$ 252.69	-4.61%
2000	\$ 372,723,195	1,662	\$ 224,262	3.06%	\$ 15.14	\$ 3,395.32	7.76%	\$ 244.39	4.56%
2001	\$ 474,416,800	1,700	\$ 279,069	24.44%	\$ 13.10	\$ 3,655.80	7.67%	\$ 260.48	-13.47%
2002	\$ 565,527,100	1,728	\$ 327,273	17.27%	\$ 12.13	\$ 3,969.82	8.59%	\$ 314.02	-7.40%
2003	\$ 694,426,400	1,768	\$ 392,775	20.01%	\$ 11.06	\$ 4,344.09	9.43%	\$ 374.28	-8.82%
2004	\$ 773,648,300	1,809	\$ 427,666	8.88%	\$ 10.58	\$ 4,524.71	4.16%	\$ 180.62	-4.34%
2005	\$ 849,153,100	1,843	\$ 460,745	7.73%	\$ 10.19	\$ 4,694.99	3.76%	\$ 170.28	-3.69%
2006	\$ 938,938,300	1,870	\$ 502,106	8.98%	\$ 9.77	\$ 4,905.58	4.49%	\$ 210.58	-4.12%
2007	\$ 1,007,340,800	1,908	\$ 527,956	5.15%	\$ 9.81	\$ 5,179.25	5.58%	\$ 273.68	0.41%
2008	\$ 1,062,068,700	1,921	\$ 552,873	4.72%	\$ 9.69	\$ 5,357.34	3.44%	\$ 178.09	-1.22%
2009	\$ 991,316,600	1,934	\$ 512,573	-7.29%	\$ 10.99	\$ 5,633.18	5.15%	\$ 275.84	13.42%
2010	\$ 932,230,800	1,946	\$ 479,050	-6.54%	\$ 11.84	\$ 5,671.95	0.69%	\$ 38.77	7.73%
2011	\$ 952,586,500	1,949	\$ 488,757	2.03%	\$ 12.17	\$ 5,948.17	4.87%	\$ 276.22	2.79%
2012	\$ 944,580,300	1,962	\$ 481,437	-1.50%	\$ 12.81	\$ 6,167.21	3.68%	\$ 219.05	5.26%
2013	\$ 939,391,200	1,973	\$ 476,123	-1.10%	\$ 13.59	\$ 6,470.52	4.92%	\$ 303.30	6.09%
2014	\$ 966,055,500	1,994	\$ 484,481	1.76%	\$ 13.90	\$ 6,734.29	4.08%	\$ 263.77	2.28%
2015	\$ 1,017,513,500	2,011	\$ 505,974	4.44%	\$ 13.78	\$ 6,972.32	3.53%	\$ 238.03	-0.86%
2016	\$ 1,075,006,100	2,040	\$ 526,964	4.15%	\$ 13.89	\$ 7,319.53	4.98%	\$ 347.21	0.80%
2017	\$ 1,132,670,200	2,060	\$ 549,840	4.34%	\$ 13.95	\$ 7,670.27	4.79%	\$ 350.74	0.43%
2018	\$ 1,199,490,000	2,072	\$ 578,904	5.29%	\$ 13.96	\$ 8,081.51	5.36%	\$ 411.24	0.07%
2019	\$ 1,266,097,600	2,082	\$ 608,116	5.05%	\$ 13.69	\$ 8,325.11	3.01%	\$ 243.60	-1.93%
2020	\$ 1,317,940,900	2,091	\$ 630,292	3.65%	\$ 13.62	\$ 8,584.58	3.12%	\$ 259.47	-0.51%

TOWN OF MIDDLETON

AVERAGE SINGLE FAMILY TAX BILL HISTORICALLY



TOWN OF MIDDLETON

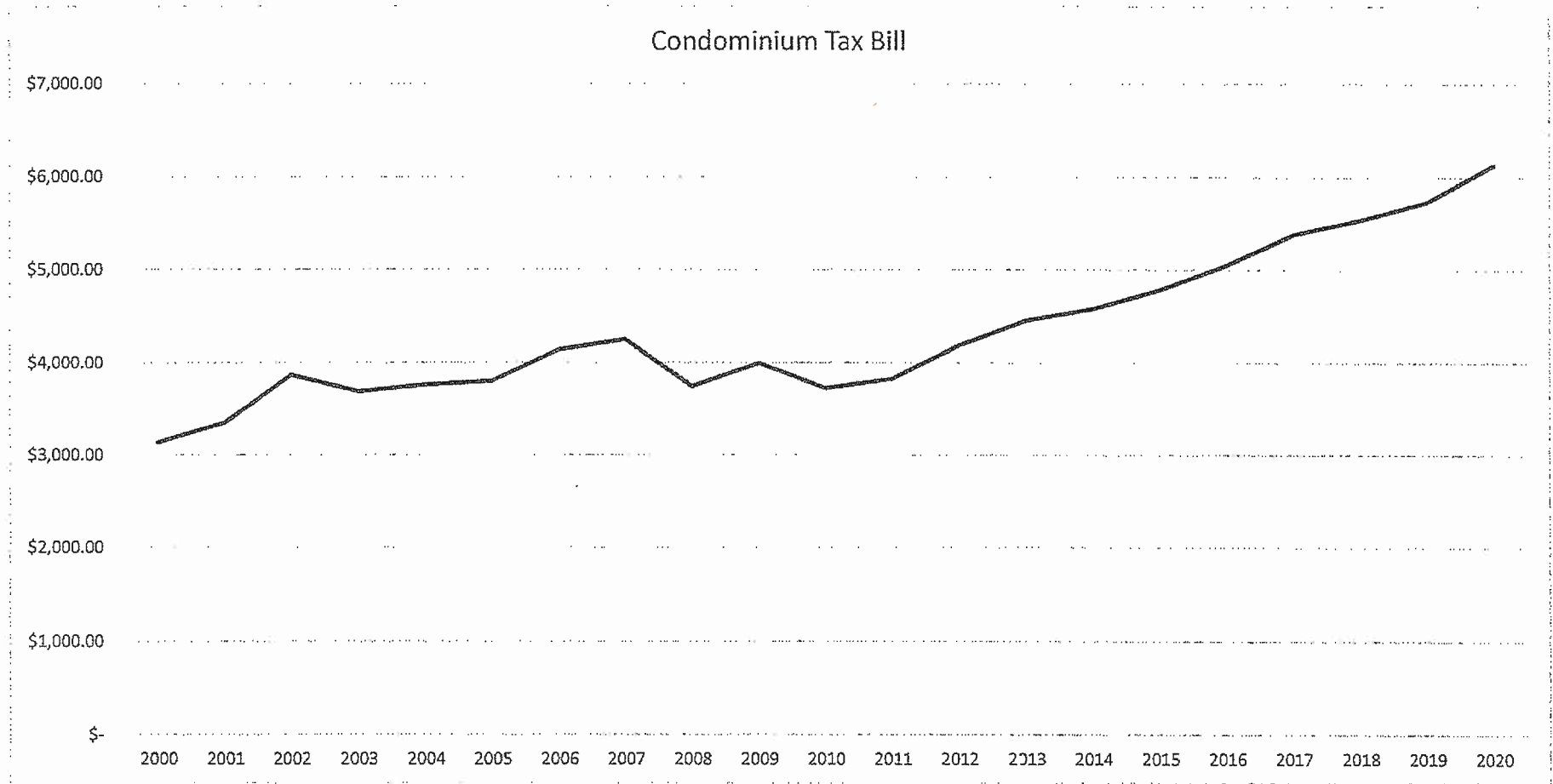
SINGLE FAMILY RANGE OF VALUES HISTORICALLY

Single Family		FY16		FY17		FY18		FY19		FY20	
Range		Number	%	Number	%	Number	%	Number	%	Number	%
\$ -	\$ 99,999	2	0.10%	1	0.05%	1	0.05%	1	0.05%	1	0.05%
\$ 100,000	\$ 199,999	1	0.05%	2	0.10%	0	0.00%	0	0.00%	0	0.00%
\$ 200,000	\$ 299,999	123	6.03%	118	5.75%	73	3.52%	45	2.16%	38	1.82%
\$ 300,000	\$ 399,999	493	24.17%	456	22.23%	435	20.99%	260	12.49%	235	11.24%
\$ 400,000	\$ 499,999	468	22.94%	435	21.21%	419	20.22%	505	24.26%	497	23.77%
\$ 500,000	\$ 599,999	301	14.75%	276	13.46%	261	12.60%	313	15.03%	355	16.98%
\$ 600,000	\$ 699,999	331	16.23%	325	15.85%	324	15.64%	314	15.08%	252	12.05%
\$ 700,000	\$ 799,999	159	7.79%	214	10.43%	287	13.85%	348	16.71%	308	14.73%
\$ 800,000	\$ 899,999	80	3.92%	122	5.95%	133	6.42%	137	6.58%	188	8.99%
\$ 900,000	\$ 999,999	34	1.67%	45	2.19%	57	2.75%	50	2.40%	83	3.97%
\$ 1,000,000	\$ 1,099,999	18	0.88%	21	1.02%	28	1.35%	35	1.68%	43	2.06%
\$ 1,100,000	\$ 1,199,999	7	0.34%	11	0.54%	20	0.97%	25	1.20%	20	0.96%
\$ 1,200,000	\$ 1,299,999	6	0.29%	6	0.29%	8	0.39%	15	0.72%	13	0.62%
\$ 1,300,000	\$ 1,399,999	4	0.20%	4	0.20%	7	0.34%	11	0.53%	23	1.10%
\$ 1,400,000	\$ 1,499,999	4	0.20%	5	0.24%	6	0.29%	6	0.29%	12	0.57%
\$ 1,500,000	\$ 1,599,999	3	0.15%	2	0.10%	5	0.24%	6	0.29%	11	0.53%
\$ 1,600,000	\$ 1,999,999	5	0.25%	6	0.29%	5	0.24%	8	0.38%	8	0.38%
\$ 2,000,000	\$ 2,999,999	1	0.05%	2	0.10%	3	0.14%	3	0.14%	4	0.19%
\$ 3,000,000		0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
		2040	100.00%	2051	100.00%	2072	100.00%	2082	100.00%	2091	100.00%

TOWN OF MIDDLETON
AVERAGE CONDOMINIUM TAX BILL HISTORICALLY

FY	Total Assessed Value	Parcels	Average Value	Value % change	Tax Rate	Condominium Tax Bill	Tax Dollar Change	% bill change
2000	\$ 80,797,080	390	\$ 207,172		\$ 15.14	\$ 3,136.58		
2001	\$ 99,945,400	391	\$ 255,615	23.38%	\$ 13.10	\$ 3,348.55	\$ 211.97	7%
2002	\$ 129,073,900	405	\$ 318,701	24.68%	\$ 12.13	\$ 3,865.84	\$ 517.29	15%
2003	\$ 135,206,300	405	\$ 333,843	4.75%	\$ 11.06	\$ 3,692.30	\$ (173.54)	-4%
2004	\$ 156,870,800	441	\$ 355,716	6.55%	\$ 10.58	\$ 3,763.48	\$ 71.18	2%
2005	\$ 172,028,400	461	\$ 373,164	4.90%	\$ 10.19	\$ 3,802.54	\$ 39.06	1%
2006	\$ 210,937,200	498	\$ 423,569	13.51%	\$ 9.77	\$ 4,138.27	\$ 335.73	9%
2007	\$ 266,538,400	615	\$ 433,396	2.32%	\$ 9.81	\$ 4,251.61	\$ 113.35	3%
2008	\$ 279,522,300	723	\$ 386,615	-10.79%	\$ 9.69	\$ 3,746.29	\$ (505.32)	-12%
2009	\$ 265,055,044	729	\$ 363,587	-5.96%	\$ 10.99	\$ 3,995.82	\$ 249.53	7%
2010	\$ 232,015,241	737	\$ 314,810	-13.42%	\$ 11.84	\$ 3,727.35	\$ (268.47)	-7%
2011	\$ 238,042,684	757	\$ 314,455	-0.11%	\$ 12.17	\$ 3,826.92	\$ 99.57	3%
2012	\$ 252,582,516	773	\$ 326,756	3.91%	\$ 12.81	\$ 4,185.75	\$ 358.83	9%
2013	\$ 260,502,427	795	\$ 327,676	0.28%	\$ 13.59	\$ 4,453.12	\$ 267.37	6%
2014	\$ 270,968,527	822	\$ 329,645	0.60%	\$ 13.90	\$ 4,582.07	\$ 128.95	3%
2015	\$ 291,257,466	839	\$ 347,148	5.31%	\$ 13.78	\$ 4,783.70	\$ 201.63	4%
2016	\$ 305,591,746	841	\$ 363,367	4.67%	\$ 13.89	\$ 5,047.17	\$ 263.46	6%
2017	\$ 326,600,946	847	\$ 385,597	6.12%	\$ 13.95	\$ 5,379.08	\$ 331.91	7%
2018	\$ 345,396,648	871	\$ 396,552	2.84%	\$ 13.96	\$ 5,535.86	\$ 156.78	3%
2019	\$ 368,109,264	880	\$ 418,306	8.48%	\$ 13.69	\$ 5,726.61	\$ 190.75	6%
2020	\$ 406,662,818	904	\$ 449,848	13.44%	\$ 13.62	\$ 6,126.93	\$ 400.32	11%

TOWN OF MIDDLETON AVERAGE CONDOMINIUM TAX BILL HISTORICALLY



TOWN OF MIDDLETON

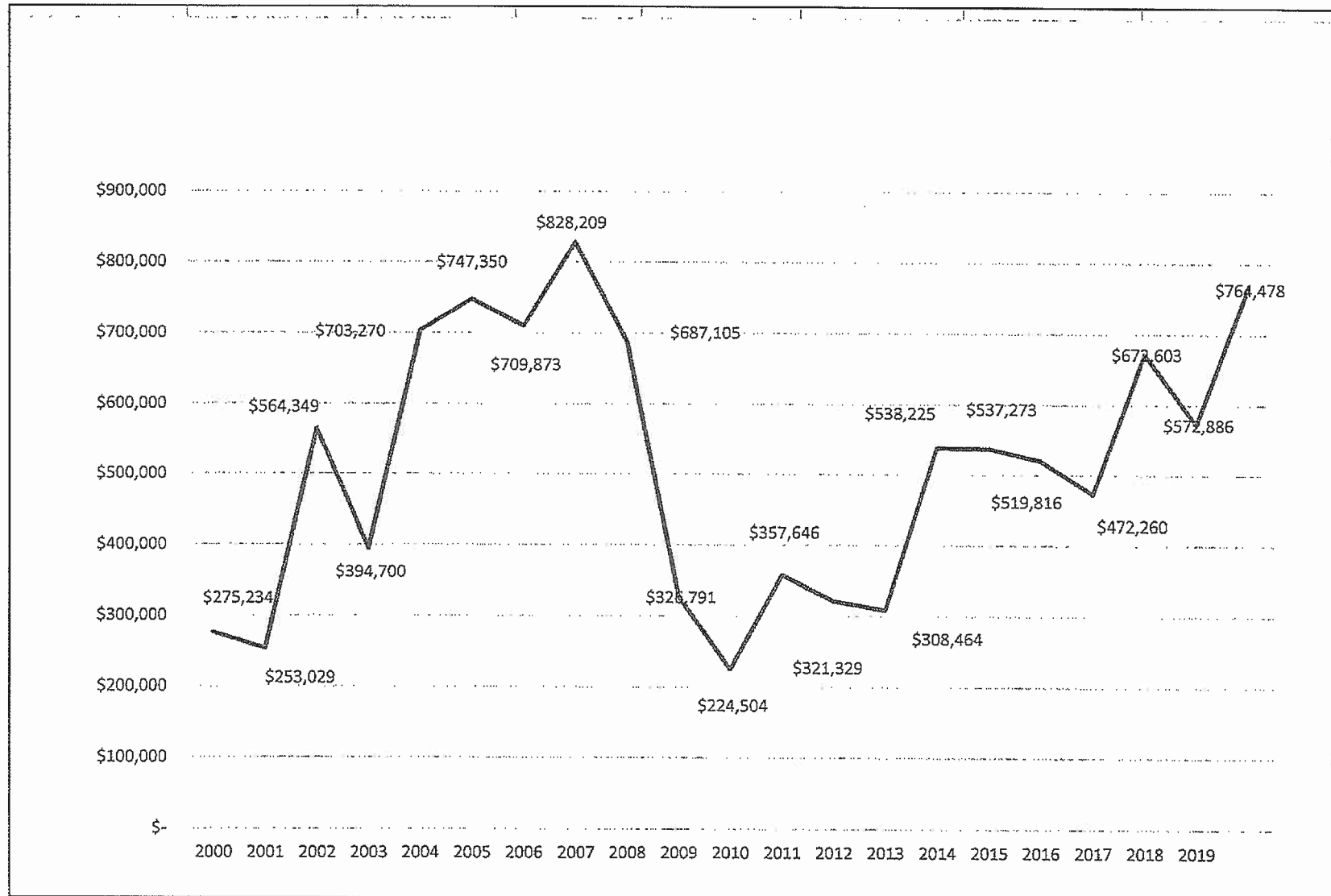
CONDOMINIUM RANGE OF VALUES HISTORICALLY

Condominium		FY16		FY17		FY18		FY19		FY20	
Range		Number	%	Number	%	Number	%	Number	%	Number	%
\$ -	\$ 99,999	0	0.00%	0	0.00%	2	0.23%	0	0.00%	0	0.00%
\$ 100,000	\$ 199,999	42	4.99%	9	1.06%	10	1.15%	14	1.59%	11	1.22%
\$ 200,000	\$ 299,999	285	33.89%	229	27.07%	258	29.69%	200	22.73%	117	12.94%
\$ 300,000	\$ 399,999	228	27.11%	287	33.92%	207	23.82%	220	25.00%	291	32.19%
\$ 400,000	\$ 499,999	160	19.02%	157	18.56%	205	23.59%	212	24.09%	164	18.14%
\$ 500,000	\$ 599,999	90	10.70%	105	12.41%	112	12.89%	146	16.59%	207	22.90%
\$ 600,000	\$ 699,999	26	3.09%	40	4.73%	45	5.18%	33	3.75%	41	4.54%
\$ 700,000	\$ 799,999	10	1.19%	19	2.25%	26	2.99%	50	5.68%	51	5.64%
\$ 800,000	\$ 899,999	0	0.00%	0	0.00%	4	0.46%	5	0.57%	13	1.44%
\$ 900,000	\$ 999,999	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.11%
\$ 1,000,000	\$ 1,300,000	0		0		0		0		8	1%
		841	100.00%	846	100.00%	869	100.00%	880	100.00%	904	100.00%

TOWN OF MIDDLETON
ANNUAL GROWTH COMPARISON

FISCAL YEAR	GROWTH IN VALUE	RES %	CIP %	RES. GROWTH DOLLARS	C.I.P. GROWTH DOLLARS	GROWTH IN TAX DOLLARS	% FROM PREV. YR
2000	\$ 19,007,843	88.53%	11.47%	\$ 243,677.71	\$ 31,555.86	\$ 275,234	
2001	\$ 16,712,583	94.75%	5.25%	\$ 239,737.55	\$ 13,290.95	\$ 253,029	-8.1%
2002	\$ 43,080,111	80.54%	19.46%	\$ 454,512.39	\$ 109,837.07	\$ 564,349	123.0%
2003	\$ 32,539,120	88.22%	11.78%	\$ 348,209.85	\$ 46,489.68	\$ 394,700	-30.1%
2004	\$ 63,586,770	84.44%	15.56%	\$ 593,867.81	\$ 109,401.87	\$ 703,270	78.2%
2005	\$ 70,637,983	64.71%	35.29%	\$ 483,595.56	\$ 263,754.30	\$ 747,350	6.3%
2006	\$ 69,663,680	94.50%	5.50%	\$ 670,846.42	\$ 39,026.48	\$ 709,873	-5.0%
2007	\$ 84,770,650	87.97%	12.03%	\$ 728,549.88	\$ 99,659.37	\$ 828,209	16.7%
2008	\$ 70,041,297	63.19%	36.81%	\$ 434,198.45	\$ 252,906.68	\$ 687,105	-17.0%
2009	\$ 33,724,530	54.38%	45.62%	\$ 177,696.62	\$ 149,094.08	\$ 326,791	-52.4%
2010	\$ 20,427,997	55.84%	44.16%	\$ 125,351.91	\$ 99,151.78	\$ 224,504	-31.3%
2011	\$ 30,206,572	80.27%	19.73%	\$ 287,067.04	\$ 70,578.77	\$ 357,646	59.3%
2012	\$ 26,403,375	66.55%	33.45%	\$ 213,834.38	\$ 107,494.69	\$ 321,329	-10.2%
2013	\$ 24,079,969	93.36%	6.64%	\$ 287,989.44	\$ 20,474.97	\$ 308,464	-4.0%
2014	\$ 39,604,506	84.43%	15.57%	\$ 454,401.08	\$ 83,824.15	\$ 538,225	74.5%
2015	\$ 38,652,728	84.53%	15.47%	\$ 454,152.78	\$ 83,120.14	\$ 537,273	-0.2%
2016	\$ 37,722,469	63.09%	36.91%	\$ 327,930.71	\$ 191,884.92	\$ 519,816	-3.2%
2017	\$ 34,000,021	58.84%	41.16%	\$ 277,866.67	\$ 194,393.62	\$ 472,260	-9.1%
2018	\$ 48,215,287	60.22%	39.78%	\$ 405,072.41	\$ 267,530.84	\$ 672,603	42.4%
2019	\$ 41,037,699	61.10%	38.90%	\$ 350,056.87	\$ 222,829.41	\$ 572,886	-14.8%
2020	\$ 55,842,065	49.33%	50.67%	\$ 377,095.16	\$ 387,382.71	\$ 764,478	33.4%
AVERAGE	\$ 42,205,760	75.47%	24.53%	\$ 377,930.78	\$ 122,814.98	\$ 500,746	11%

TOWN OF MIDDLETON ANNUAL GROWTH COMPARISON






OFFICE OF THE TOWN ADMINISTRATOR

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



MEMORANDUM

TO: Board of Selectmen

FROM: Andrew J. Sheehan, Town Administrator 

SUBJ.: Verizon Cable Franchise Renewal

DATE: November 15, 2019

Over the past several months Special Counsel Bill Hewig of KPLaw and I have been negotiating with Verizon for the renewal of Verizon's cable franchise agreement. We have approached these negotiations with the ascertainment adopted by the Board of Selectmen on November 10, 2018. This ascertainment evolved out of the work done by the Cable Television Advisory Committee (CTAC). CTAC members have been informed of the terms of the renewal and have individually expressed support.

The highlights of the renewal are as follows:

- Franchise Fee:
 - \$0.50/subscriber per year
 - 4.5% of gross annual revenues, payable quarterly
- Capital payments
 - \$35,000 (\$7,000 per year; 1st payment within 45 days of effective date)
 - 0.4% of gross revenues, payable quarterly
- Term: Five (5) years
- Gross annual revenues includes home shopping and advertising revenues
- Level playing field: Verizon will be treated the same as other licensees.

The agreement as negotiated is consistent with the ascertainment. I recommend approval of the renewal.

Maria Schena

TEACHER

8.



PROFILE

Creative, engaging, teacher with over 12 years of experience teaching students from diverse cultural, economic, and ability backgrounds. My areas of strength are my high classroom standards, strong classroom management skills, and my repetitive, strategic, targeted instruction that is informed by student data. As a lifelong learner, and through a multi-sensory approach, I aspire to encourage the love of learning in every student.

EDUCATION

Salem State College/2009

C.A.G.S. / Educational Leadership

Salem State College/1994

M.E. / Early Childhood Education

University of Massachusetts/1989

B.F.A. / Dance

LICENSURES

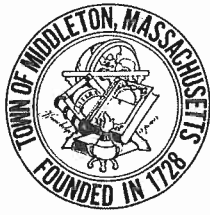
- ▶ English as a Second Language K-6, *Certification # 291201*
- ▶ Early Childhood Education K-3, *Certification #291201*
- ▶ Dance Teacher Certification 5-12, *Certification #291201*
- ▶ SEI Endorsement, *Spring 2015*
- ▶ Teacher Certification Kindermusik, *1997*

EXPERIENCE

Kindergarten/First Grade Teacher | Revere Public Schools

Garfield Elementary School, 2006-2009, A. C. Whelan School 2009- 2019

- ▶ Planned and implemented Message Time Plus after school program.
- ▶ Wrote and received grants for classroom supplies, curriculum materials, and enrichment.
- ▶ Researched and implemented Action Research Study to improve parent teacher communication.
- ▶ Facilitated and collaborated in Grade Level Professional Learning Groups to plan core curriculum.
- ▶ Motivated students to take charge of their own learning by guiding them to set their own goals and by tracking and celebrating their progress.
- ▶ Exemplary in providing high quality instruction, designing meaningful assessments, and analyzing student performance data to improve instruction.
- ▶ Experienced in Mentoring Student Teachers in developing lessons and classroom management skills.
- ▶ Accomplished in working with students from diverse cultural, economic, and ability backgrounds through interactive, structured lessons, that employ a multisensory approach.
- ▶ Skilled in using technology and 21st Century learning activities, in all area of the curriculum, to help students improve their own instruction and personal learning.
- ▶ Adept in developing strong writers through the use of modeling, small group guided instruction and the creation of meaningful writing prompts.



BOARD OF SELECTMEN

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

9

VIDEOGRAPHY AND BROADCAST OF PUBLIC MEETINGS POLICY ADOPTED NOVEMBER 19, 2019

The Middleton Board of Selectmen hereby adopts the policy for videography and broadcast of public meetings as recommended by the Middleton Cable Television Advisory Committee.

Based on comments and Citizen's Petitions to Town Meeting, the Middleton Cable Television Advisory Committee developed recommendations for the Videography and Broadcast of public meetings in Middleton. The recommendations cover:

- Prioritization of meetings to be recorded and/or broadcast,
- Access methods for viewing the recorded meetings,
- Policy for retention of video records, and
- Methods for preserving the records.

Meeting Prioritization

Given the limited resources available for the videography of the meetings, there must be some prioritization so that the task of recording and broadcasting the meetings is clear to the Local Cable Access Department (LCAD) so they can manage the equipment and personnel necessary to do the job.

There may be different priorities for Regular Meetings and Special Meetings. There may also be different priorities for Live Broadcast and/or Recorded Streaming Broadcasts. For instance, Annual Town Meeting is a high priority for Recorded Streaming, but there are good reasons that it is not broadcast live.

Priority 1. Meetings that we believe to be very important to Broadcast Live or be Recorded and posted online get this top priority. The LCAD will provide the equipment and personnel to ensure that these meetings are handled with priority. The LCAD will plan the purchase of equipment and the hiring personnel so that this can be done on a regular basis.

Priority 2. Meetings that are desired to be Broadcast Live or be Recorded for posting on-line, but only if the LCAD has the equipment and personnel available, get priority 2. If the LCAD has the availability to broadcast or record the meeting, they should do so, but only if there is no more important meeting at the same time. Since this is desired, the LCAD should plan to have extra capacity to handle as many of these meetings as is reasonable and within the budget.

Priority 3. These meetings will be broadcast or recorded only if the Chair of the committee requests the recording and the LCAD has the availability. The LCAD does not have to plan for these meetings. If there is availability during the requested meeting, then the meeting should be recorded or broadcast.

Priority 4. These meetings should not be broadcast live/recorded. An example might be a live broadcast of Town Meeting or a recorded version of Executive Session.

See Attachment A for a table of recommended priorities.

Scheduling of Meetings – If the BOS requires or desires a meeting to be broadcast, or if the Chair requests the meeting broadcast, then scheduling will be important. There are currently only 2 rooms that have capability of broadcasting live, although we may have the opportunity (and capital) to add that capability to additional spaces. The current system seems to be working, but we should be aware that additional workload will quickly complicate the scheduling issues. The LCAD will procure a few video systems that will be portable and will be able to record meetings in any room, which should ease some of the scheduling issues.

Accessing Video Records

The CTAC recommends that the video files be uploaded to YouTube (or similar service) and that links are placed on the Town website for easy access. Keep in mind that YouTube may decide to run advertising during the meeting, but that is the cost of a free streaming service. It is possible to load the files onto our current website (service provider) for hosting, but the costs of the space required for this service is many thousands of dollars per year.

Retention and Preservation of Video Records

There are currently no laws that require the retention of video records. Until this changes, the CTAC recommends that video recordings of public meetings be retained for at least 10 years. The recorded video may be placed on-line or if removed to save space (or money), stored on a DVD or similar media so that it can be retrieved on request.

A backup of the video file must be maintained to mitigate the potential loss of the file from a commercial video streaming service.

MIDDLETON BOARD OF SELECTMEN

Timothy P. Houten, Chairman

Richard Kassiotis, Clerk

Kosta E. Prentakis

Brian M. Cresta

Todd Moreschi

Andrew Sheehan, Town Administrator

ATTACHMENT A

Streaming Priorities for Middleton Boards and Committees		Regular		Special	
Name	Live	Recorded	Live	Recorded	
Board of Selectmen	1	1	3	3	
Masco Regional School Committee	1	1	3	3	
Master Planning Development Committee	1	1	3	3	
Middleton School Committee	1	1	3	3	
Planning Board	1	1	3	3	
Zoning Board of Appeals	1	1	3	3	
Town Meeting	4	1	4	1	
Board of Assessors	2	2	3	3	
Board of Health	2	2	3	3	
Bylaw Review Committee	2	2	3	3	
Community Preservation Committee	2	2	3	3	
Conservation Commission	2	2	3	3	
Finance Committee	2	2	3	3	
Industrial & Commercial Design Review Committee	2	2	3	3	
Master Plan Committee	2	2	3	3	
Cable Television Advisory Committee	3	3	3	3	
Complete Streets Committee	3	3	3	3	
Council on Aging	3	3	3	3	
Cultural Council	3	3	3	3	
Electric Light Commission	3	3	3	3	
Historical Commission	3	3	3	3	
Housing Authority	3	3	3	3	
Library Trustees	3	3	3	3	
Memorial Day Committee	3	3	3	3	
Municipal Tax Relief Committee	3	3	3	3	
Rails to Trails Committee	3	3	3	3	
Recreation Commission	3	3	3	3	
Scholarship Committee	3	3	3	3	
Solid Waste Study & Town Recycling Committee	3	3	3	3	
Water Advisory Committee	3	3	3	3	

Tuesday, January 28	BOS votes to open, close, and sign Special Town Meeting warrant
Saturday, February 1	FY21 Operating Budget meeting 8:30AM-4PM
Wed., February 12	Deadline to submit recommendations, exhibits, maps to TA's Office for inclusion in STM warrant book
Friday, February 14	STM Warrant book to printer
Monday, February 17	Presidents' Day; start of school vacation week
Wed., February 26*	Informational Session for Special Town Meeting hosted by MDPC and Town Administrator, Andrew Sheehan, at the Fuller Meadow Elementary School Cafeteria at 7PM*
Thurs., February 27*	BOS/FinCom/TA STM Warrant reading at Flint Public Library*
Tuesday, March 3	Presidential Primary Election, Fuller Meadow Gym, 7AM-8PM
Wednesday, March 4*	Informational Session for Special Town Meeting hosted by MDPC and Town Administrator, Andrew Sheehan, at the Fuller Meadow Elementary School Cafeteria at 7PM*
Saturday, March 7	FY21 Capital Budget meeting 8:30AM-2PM
Monday, March 9	Constable to post STM Warrant
Tuesday, March 10	Motions meeting: TA, ATA, CFO, Town Clerk, Moderator, Town Counsel
Friday, March 13	Last day to register to vote for 3/24/20 (8PM)
Friday, March 13	Warrant book to USPS for mailing to households on Saturday, March 14
Thursday, March 19*	Pre-Town Meeting at Flint Public Library 7PM*
Tuesday, March 24	Special Town Meeting: 7PM, Howe Manning Gymnasium/Other

Board of Selectmen meetings: January 14 & 28
February 11 & 25
March 10

CALENDAR
FY2021 OPERATING AND CAPITAL BUDGETS
MAY 12, 2020 ANNUAL TOWN MEETING
MAY 19, 2020 ANNUAL TOWN ELECTION

12

2019

Thursday, December 12 FY21 budget instructions distributed to departments

2020

Friday, January 3 Operating budget requests due to TA's Office

Monday, January 6 Nomination papers for elected Town offices available

January 6-15 Operating budget meetings with TA, ATA, CFO

Monday, January 20 Martin Luther King, Jr. holiday

Monday, January 27 Operating budget books/files to BOS, FinCom

Tuesday, January 28 Board of Selectmen votes to open the ATM warrant

Saturday, February 1 Operating budget summit
8:30AM-4:00PM

Monday, February 3 Capital budget requests due to TA's Office

February 10-18 Capital budget meetings with TA, ATA, CFO

Thursday, February 13 Deadline to submit legal notice to *Chronicle & Transcript* for March 11 Planning Board public hearing on zoning amendments

Monday, February 17 Presidents' Day holiday; start of school vacation week

Thursday, February 20 1st legal ad in *Chronicle & Transcript* for Planning Board public hearing on zoning amendments

Thursday, February 27 2nd legal ad in *Chronicle & Transcript* for Planning Board public hearing on zoning amendments

Saturday, February 29 Leap Day

Tuesday, March 3 Presidential Primary Election, Fuller Meadow Gym, 7AM-8PM

Tuesday, March 3 Capital budget books/files to BOS, FinCom

Friday, March 6 Deadline to submit legal ad to *Chronicle & Transcript* for 4/2/20 budget hearing

Saturday, March 7 Capital budget summit
8:30AM-2:00PM

Tuesday, March 10	Non-petition warrant articles due to BOS
Wednesday, March 11	Planning Board Hearing on Zoning Amendments
Thursday, March 12	Petition articles and zoning amendments due at Town Administrator's Office by 5:00PM
Thursday, March 19	Legal ad in <i>Chronicle & Transcript</i> for 4/2/20 budget hearing
Tuesday, March 24	Special Town Meeting to fund Fire Station/Public Safety Building design
Tuesday, March 24	BOS votes to close ATM warrant
Thursday, April 2	Budget Hearing and Warrant Reading: BOS, FinCom, Moderator at Flint Public Library
Thursday, April 2	Deadline to submit recommendations, exhibits, maps to TA's Office for inclusion in warrant book
Tuesday, April 7, Until 5PM	Last day for candidates to submit nomination papers for Annual Town Election
Tuesday, April 7	Warrant book to printer
Thursday, April 9	Joint meeting of Board of Selectmen & Finance Committee re outstanding budget issues, if needed
Wednesday, April 15	Last day for candidates to object or withdraw their candidacy for elected office
Monday, April 20	Patriots Day holiday; start of school vacation week
Wednesday, April 22 Until 8:00PM	Last day to register to vote for the Annual Town Meeting and Annual Town Election
Friday, April 24	Warrant book to USPS for mailing to households
Tuesday, April 28	Motions meeting with TA, ATA, CFO, Moderator, Town Clerk, Town Counsel
Tuesday, April 28	Target date for Constable to post warrant
Thursday, May 7, 7:00PM	Pre-Town Meeting at Flint Public Library
Tuesday, May 12	Annual Town Meeting at Howe Manning School gymnasium
Tuesday, May 19	Annual Town Election at Fuller Meadow School gymnasium

All meeting locations subject to change depending on availability of venue

Regular Board of Selectmen meetings: Unless otherwise noted, public meetings take place at the Nathan Media Room at Fuller Meadow School, 143 South Main Street

January 14 & 28

February 11 & 25

March 10 & 24

April 7 & 21

May 5 & 19



Council on Aging
Old Town Hall
38 Maple Street
Middleton, MA. 01949
978-777-4067
www.townofmiddleton.org

13.

October 30, 2019

Board of Selectmen
48 South Main Street
Middleton, MA. 01949

Re: Middleton Food Bank Donation / .

Please add the following donations to your agenda for acceptance by the Board of Selectmen for the Middleton Council on Aging, and notify me when the check has been accepted so that it can then be deposited.

Thank you,

Jillian Smith
COA Director

A donation has been made payable to the Town of Middleton Food Pantry:

Date: 9/26/19

Name:

Donation: \$2,500.00

Check Number

This donor would like to remain anonymous

☒ Yes

☐ No