

MIDDLETON SELECT BOARD
MEETING AGENDA **Actions Taken**
FULLER MEADOW SCHOOL, NATHAN MEDIA CENTER
143 SOUTH MAIN STREET, MIDDLETON, MA 01949
TUESDAY, NOVEMBER 30, 2021
6:00 PM

This meeting is being recorded

This meeting will be a hybrid of in-person and remote via Zoom. To join the meeting remotely, go to:

<https://us02web.zoom.us/j/84423280418?pwd=bE5yS2pkeHZDaU1uNFFWdDJXdlcxQT09>

- 1 6:00 Warrants: 2211 and 2212 **APPROVED 4-0-0**

Minutes: Open Session: November 2, 2021 and November 16, 2021 **APPROVED 4-0-0**

Town Administrator updates and reports **NO ACTION TAKEN**
 - **Turkey Trot on Thanksgiving morning had highest turnout and donations yet. Presentation to be made at SB meeting on 12/14.**
 - **Update from Mary Aicardi at the Collins Center. Work expected to be finished on Comp and Class in December with presentation to the SB in early January.**
 - **Charter Review Committee met on 11/17. Next meeting is 12/14. Waiting to hear back from Chair George Dow.**
 - **Transfer for DCAMM parcels continues. Legislation was approved Wednesday of Thanksgiving week.**
 - **MA DOT – Maple Street Bridge – replacement still scheduled for 2024. DOT confirmed that there will be some kind of pedestrian bridge access which will connect Rail Trail**
 - **Rail Trail – Maple to Highland to Oak is connected. MA DOT bridge will connect Oak to Perkins. Safety signage is being added in their first section noted. Perkins to Danvers line will be looked at in the Spring.**
- 2 6:20 Public Comment Period **NO PUBLIC COMMENT**
- 3 6:30 Recognize the Trash Queens so-called for their continuing efforts to keep Middleton clean: Claudia Johnson, Pam Hartman, Judy Reynolds, Susan Piccole **So-called Trash Queens were recognized by the Board for their efforts and presented with tiaras. Trash Queens thanked the DPW for the support.**
- 4 6:35 Review and vote to accept the Curtis Brothers' Sawmill Commemorative from the Middleton Stream Team; Sandy Rubchinuk, Pike Messenger **APPROVED 4-0-0**
- 5 6:40 Review and vote to support the application of the Middleton Historical Commission to adorn traffic control boxes with historic scenes of Middleton: Anne Cote **APPROVED 4-0-0**
- 6 6:45 Review and comment on draft Memorandum of Understanding for Establishment and Maintenance of the Essex County Tri-Town Shared Health Initiative between Middleton, Topsfield, and Boxford **APPROVED 3-0-1 (Abstain – Kosta)**
- 7 6:50 Vote to accept the recommendation of the Town Building Committee and Town Administrator to award a contract for owner's project management services to PCA360 **APPROVED 4-0-0**

- 8 7:00 Debt Issuance:
- Review S&P Global Ratings' action on Town's bond rating
 - Review and vote to approve bond results for issuance of \$66,135,000 in debt associated with the public facilities project at 105 South Main Street and the FY22 capital budget **APPROVED 4-0-0**
 - **Interest rate for total borrowing: 2.049588%. AA+ rating was reaffirmed in September 2021. This is the second highest rating (below AAA)**
- 9 7:20 FY2022 Tax Classification Hearing - **DOR Certification was not received prior to the meeting so all votes below are preliminary and a follow up meeting will be required to affirm the votes once the certification is received.**
- Review of Fiscal Year 2022 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) **0% exemption APPROVED 4-0-0**
 2. To adopt up to a 20% Residential Exemption (Yes or No, and if Yes, at what %) **0% exemption APPROVED 4-0-0**
 3. To adopt up to a 10% Small Commercial Exemption (No, as there are no eligible parcels) **0% exemption APPROVED 4-0-0**
 4. To determine the percentage of the tax levy to be borne by the two main property classes: **APPROVED 3-1-0 to retain unity for both classes (1 tax rate)**
Residential and CIP (Commercial, Industrial and Personal):
 1. 100% factor or unity for both classes
 2. A CIP factor between 100-150% of Residential factor as shown on options chart
- 10 7:30 Review and vote on the petition of MMS Hospitality, Inc. d/b/a Stefanelli for the transfer of the on-premises restaurant all alcohol liquor license, change of manager to Marco Stefanelli, and change of common victualler and entertainment licenses held by North Shore Cantina, Inc. d/b/a Chanco's at 119 South Main Street: Marco Stefanelli
APPROVED 4-0-0 (follow up on 12/14 regarding fee request from Jill Mann)
- 11 7:40 Review and vote on petitions of the Members Lounge, 19th Hole Restaurant, and Halfway House Snack Bar, all located at the Ferncroft Country Club, 8-10 Village Road, for change of manager from Ronald E. Rice to Danielle Arnson Gentile: Mann & Mann
All three APPROVED 4-0-0
- 12 7:45 Review and vote to accept the following donations:
- \$500 from Abhishek Ranjan to the Middleton Food Pantry
 - \$500 from PTC Custodial IRA on Behalf of David Conley to the Middleton Food Pantry
- APPROVED 4-0-0**
- 13 7:50 Review and approve FY2023 Budget and May 10, 2022 Annual Town Meeting calendar
No action needed. No issues were identified.
- 14 8:00 Review and vote to adopt holiday schedule for 2022 **No action needed. No issues were identified. Will be published.**
- 15 8:05 New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed

Upcoming Meetings: December 14 & 28
 January 11 & 25

Regular SB Meetings
Regular SB Meetings

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.

Select Board “Actions Taken” are provided for informational purposes only. They are not a substitute for minutes.