

**BOARD OF SELECTMEN
MEETING AGENDA**

**Fuller Meadow School
Nathan Media Room
143 South Main Street, Middleton, MA 01949
Tuesday, August 15, 2017
6:30 PM (Executive Session)/7:00 PM (Open Session)
*This meeting is being recorded***

6:30 PM Executive Session under Massachusetts General Laws Chapter 30A, Sections 21(a) 2, conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel (Town Administrator)

Open Session

1. 7:00 PM Vote on Town Administrator's employment contract
2. 7:05 PM Warrant
 Minutes
 Town Administrator
3. 7:15 PM Update on Commonwealth of Massachusetts final compromise recreational marijuana law
4. 7:20 PM Request from Attorney Jill Mann, on behalf of The Clubhouse, Golf and Entertainment LLC, located at 216-220 South Main Street, for a Liquor License Change of Manager from Joseph Piemonte to Eric Karpinski
5. 7:25 PM Vote to appoint John Erickson, Richard Gregorio, Paul Pellicelli to the Cable Television Advisory Committee for terms through June 30, 2019
6. 7:30 PM Finalize date for Fall Special Town Meeting and vote to open the warrant; discuss procurement of Natsue Way Recreational Area
7. 7:45 PM Vote to appoint Gerry Gove as an Alternate member of the Council on Aging through June 30, 2018
8. 7:50 PM Vote to appoint Ron Beauregard and Leo Cormier as Assistant Health Agents through June 30, 2018
9. 7:55 PM New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed
10. 8:00 PM Executive Session under Massachusetts General Laws Chapter 30A, Sections 21(a) 2, conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel; and 6, to consider the purchase, exchange, lease or value of real property

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: 08/03/2017
Warrant Number: #1803
Payroll Warrant Total: \$ 460,078

| <u>Department</u> | <u>Amount</u> | <u>Detail of Expenses</u> | |
|---------------------|---------------|---|----------|
| Board of Health | \$8,305.63 | | |
| COA | \$6,700.19 | | |
| Election | \$0.00 | | |
| Electric Light | \$56,636.36 | \$6226.29 Overtime; \$1,715.31 Call Out | |
| Fire | \$67,806.56 | \$10,368.04 Overtime; \$30,880.11 Part time | 10368.04 |
| Inspections | \$9,460.86 | | |
| Library | \$12,863.23 | | |
| Memorial Hall | \$34,504.25 | | |
| Planning | \$3,324.04 | | |
| Police | \$50,599.42 | \$1,816.63; \$2,037.22 Reserves | |
| Police Details | \$7,432.36 | | |
| Public Works | \$30,768.13 | \$0 Snow Overtime; \$572.36 Overtime; \$4,220.92 Summer Pay | 572.36 |
| Recreation | \$6,555.66 | | |
| School | \$162,669.48 | | |
| Teacher Balloon Pay | \$0.00 | | |
| Town Officers | \$2,451.49 | | |

Bills Payable Warrant Total: \$ 767,582

| <u>Department/Expense Category</u> | <u>Amount</u> | <u>Detail of Expenses</u> |
|------------------------------------|---------------|---|
| All Payroll Deductions | \$133,519 | |
| Administrator | \$30,100 | \$11,516 LED Streetlights; \$15,000 Attorney Fees |
| Accounting | \$40 | Various Expenses |
| Assessor | \$695 | Various Expenses |
| Clerk | \$1,810 | \$790 Annual Database Maintenance |
| Cultural Council | \$0 | |
| COA | \$1,571 | Various Expenses |
| DPW | \$0 | |
| Fire | \$3,196 | Various Expenses |
| Health Director / IT | \$0 | |
| Historical Commission | \$309 | Various Expenses |
| Inspections | \$0 | |
| Library | \$0 | |
| MELD | \$530,642 | \$481,127 Purchase Power |
| Planning | \$153 | Various Expenses |
| Police | \$8,457 | \$4,750 NEMLEC Annual Dues |
| Recreation | \$4,092 | Various events and activities |
| School | \$39,507 | \$10,342 SPED Tuition |
| Treasurer | \$9,752 | \$5,154 FY18 Refunds |
| Veterans Agent | \$3,738 | |



Published on *Massachusetts Municipal Association* (<https://www.mma.org>)

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Governor signs reworked recreational marijuana law ^[1]

July 31, 2017

On July 28, Gov. Charlie Baker signed legislation to change the tax rates, local opt-out process and regulatory structure for recreational marijuana commerce in Massachusetts.

The Legislature passed a final compromise bill, written by a six-member House-Senate conference committee, and sent it to the governor on July 20. The delay in finishing the legislation reflected deep divisions between the House and the Senate on how best to regulate the new industry, which was legalized by passage of a ballot question last fall.

Local control

The law signed by the governor establishes an unusual two-tiered system for banning businesses that either sell, grow, manufacture or test recreational marijuana products based on how a community voted on the ballot question in November.

Communities where voters rejected Question 4 have until Dec. 31, 2019, to ban recreational marijuana businesses through their standard ordinance or bylaw process. This provision will apply to the 91 communities where Question 4 did not pass – about one-quarter of the municipalities in the Commonwealth.

In communities where Question 4 passed, the municipal government must prepare an ordinance or bylaw, which must then be reviewed and summarized by municipal counsel. Following this review, the question – by a vote of the board of selectmen or by the city or town council with the approval of the mayor – must be placed on the ballot at a regular or special municipal election.

After Dec. 31, 2019, this ballot requirement will apply to every city and town.

The new law also provides language for the local ballot question, as had been requested by the MMA.

The MMA's analysis shows that about 30 cities and towns thus far have voted to ban recreational marijuana businesses, with the majority being cities and towns where voters rejected Question 4. These bans are "grandfathered" under the new law.

About 80 cities and towns have adopted a local moratorium in order to have time to take the

pulse of residents on zoning and siting issues and come back later with recommendations. Moratoriums were also intended to give cities and towns adequate time to review the expected changes to the law and the regulations that will follow.

The new law eliminates a prior provision requiring municipalities to allow recreational marijuana establishments in any "area" where a medical marijuana treatment center is already located. Instead, the law protects only the conversion of an existing registered marijuana dispensary to a recreational marijuana establishment engaged in the same type of activity.

Tax rate

The law approved in November set the state tax rate at 10 percent (a 3.75 percent marijuana excise tax plus the state sales tax of 6.25 percent), plus a local-option tax of up to 2 percent, for a maximum of 12 percent.

The law signed by the governor increases the marijuana excise to 10.75 percent and increases the local-option tax cap to 3 percent, for a new total rate of up to 20 percent.

The law also creates a more confining structure for communities entering into host community agreements, requiring that they be renegotiated every five years and limiting community impact fees paid to the municipality by the licensee to 3 percent of the establishment's gross sales.

Regulatory structure

The law also makes changes to the Cannabis Control Commission and Cannabis Advisory Board, both of which were established by the ballot question.

The CCC, charged with direct oversight over the new industry, will expand from three members to five. The governor, attorney general and treasurer will each appoint one commissioner, and the other two will be chosen by a majority vote of the three state officials.

The law expands the CAB to 25 members, with a seat added for the MMA as well as social justice and patient groups. The CAB, which will make recommendations on regulating cannabis, will need to be appointed by Aug. 1.

Governance of both recreational and medical marijuana will be consolidated under the same regulatory authority.

The CCC is charged with "promulgating regulations, guidelines and protocols necessary for the issuance of licenses" no later than March 15, 2018, and to begin accepting license applications by April 1, 2018.

Additional provisions

The law includes a number of criminal justice reforms. Several possessory offenses that remained criminal under the original ballot measure are reclassified as civil. And individuals with prior convictions for possession can have those records sealed.

The law also raises the noncriminal threshold for personal possession outside the home from

one ounce to two.

Finally, the law strengthens penalties for underage possession and use of marijuana, and places limits on advertising.

- [View the text of the law](#) ^[3]

Written by MMA Legislative Analyst David Lakeman

Source URL: <https://www.mma.org/governor-signs-reworked-recreational-marijuana-law>

August 8, 2017

Board of Selectmen
48 South Main Street
Middleton, Massachusetts 01949

Attention: Andrew Sheehan, Town Administrator

RE: Change of Manager – The Clubhouse, Golf and Entertainment LLC

Dear Mr. Sheehan:

With reference to the above, please find enclosed one (1) original and seven (7) copies of a Change of Manager application, which includes the following documents:

- Monetary Transmittal Form
- Check in the amount of \$200.00 covering filing fee
- Local License Authority Review Record
- Amendment Application for Change of Manager
- CORI Authorization Form
- Proof of Citizenship (US Passport)
- Consent of Sole Manager and Sole Member of The Clubhouse, Golf and Entertainment LLC

Thank you for your attention to this matter and I look forward to hearing from you.

Very truly yours,
MANN & MANN, P.C.



Jill Elmstrom Mann

Enclosures



*The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc*

AMENDMENT APPLICATION FOR A CHANGE OF MANAGER

The following documentation is required as a part of your retail license application.

ABCC investigators reserve the right to request additional documents as a part of their investigation.

- ☒ Monetary Transmittal Form with \$200 fee
You can **PAY ONLINE** or include a \$200 check made out to the ABCC
- ☒ Change of Manager Amendment Application (this packet)
- ☒ CORI Authorization Form
For the manager of record AND any individual with direct or indirect interest in the proposed licensee. **This form must be notarized with a stamp***
- ☒ Proof of Citizenship for proposed manager of record
Passport, US Birth Certificate, Naturalization Papers, Voter Registration
- ☒ Vote of the Corporate Board
A corporate vote appointing the manager of record, signed by an authorized signatory for the proposed licensed entity
- ☐ Additional Documents Required by the Local Licensing Authority



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

Print Form

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

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

ECRT CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: \$200.00

(CHECK MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL)

CHECK NUMBER

14393

IF USED EPAY, CONFIRMATION NUMBER

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

070400037

LICENSEE NAME

THE CLUBHOUSE, GOLF AND ENTERTAINMENT LLC

ADDRESS

216-220 SOUTH MAIN STREET

CITY/TOWN

MIDDLETON

STATE

MA

ZIP CODE

01949

TRANSACTION TYPE (Please check all relevant transactions):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> New Officer/Director | <input type="checkbox"/> Transfer of License |
| <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Issuance of Stock | <input type="checkbox"/> New Stockholder | <input type="checkbox"/> Transfer of Stock |
| <input type="checkbox"/> Change of License Type | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Wine & Malt to All Alcohol |
| <input type="checkbox"/> Change of Location | <input type="checkbox"/> More than (3) \$15 | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> 6-Day to 7-Day License |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> New License | <input type="checkbox"/> Seasonal to Annual | |

☐ Other

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

ALCOHOLIC BEVERAGES CONTROL COMMISSION
P. O. BOX 3396
BOSTON, MA 02241-3396



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

☐ For Reconsideration

LOCAL LICENSING AUTHORITY REVIEW RECORD

070400037

ABCC License Number

MIDDLETON

City/Town

August 7, 2017

Date Filed with LLA

TRANSACTION TYPE (Please check all relevant transactions):

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

APPLICANT INFORMATION

Name of Licensee THE CLUBHOUSE, GOLF AND ENTERTAINMENT LLC

D/B/A

ADDRESS: 216-220 SOUTH MAIN STREET

CITY/TOWN: MIDDLETON

STATE

MA

ZIP CODE 01949

Manager ERIC C. KARPINSKI

Granted under Special Legislation? Yes ☐ No ☒

If Yes, Chapter

of the Acts of (year)

\$12 General On-Premises

Type

(i.e. restaurant, package store)

Annual

Class

(Annual or Seasonal)

All Alcoholic Beverages

Category

(i.e. Wines and Malts / All Alcohol)

LOCAL LICENSING AUTHORITY DECISION

Please indicate the decision of the
Local Licensing Authority:

Please indicate what days and hours
the licensee will sell alcohol:

Sunday through Saturday
10:00 am - 1:00 am

If **Approving With Modifications**, please indicate below what changes the LLA is making:

Please indicate if the LLA is
downgrading the License
Category (approving only Wines
and Malts if applicant applied for All
Alcohol):

No

Changes to the Premises Description

Patio/Deck/Outdoor Area

Total Square Footage

Seating Capacity

Indoor Area

Total Square Footage

Number of Entrances

Number of Exits

Floor Number

Square Footage

Number of Rooms

Abutters Notified: Yes ☐ No ☒

Date of Abutter
Notification

Date of
Advertisement

Please add any
additional remarks or
conditions here:

☐ Check here if you are attaching additional documentation

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

Date APPROVED by LLA



*The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc*

AMENDEMENT APPLICATION FOR A CHANGE OF MANAGER

Please complete this entire application, leaving no fields blank. If field does not apply to your situation, please write N/A.

1. NAME OF LICENSEE (Business Contact)

The Clubhouse, Golf and Entertainment LLC

ABCC License Number

070400037

City/Town of Licensee

Middleton

2. APPLICATION CONTACT

The application contact is required and is the person who will be contacted with any questions regarding this application.

First Name:

Jill

Middle:

Elmstrom

Last Name:

Mann

Title:

Attorney

Primary Phone:

978-762-6238

Email:

jill@mannpc.com

3. BUSINESS CONTACT

Please complete this section **ONLY** if there are changes to the Licensee phone number, business address (corporate headquarters), or mailing address.

Entity Name:

Primary Phone:

Fax Number:

Alternative Phone:

Email:

Business Address (Corporate Headquarters)

Street Number:

Street Name:

City/Town:

State:

Zip Code:

Country:

Mailing Address

☒ Check here if your Mailing Address is the same as your Business Address

Street Number:

Street Name:

City/Town:

State:

Zip Code:

Country:



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

MANAGER APPLICATION

All proposed managers are required to complete a Personal Information Form,
and attach a copy of the corporate vote authorizing this action and appointing a manager.

1. LICENSEE INFORMATION:

Legal Name of Licensee: THE CLUBHOUSE, GOLF AND ENTERTAINMENT Business Name (dba):
Address: 216-220 SOUTH MAIN STREET
City/Town: MIDDLETON State: MA Zip Code: 01949
ABCC License Number: 070400037 Phone Number of Premise: 978-539-8725
(If existing licensee)

2. MANAGER INFORMATION:

A. Name: ERIC C. KARPINSKI B. Cell Phone Number: 978-808-9063
C. List the number of hours per week you will spend on the licensed premises: 55+

3. CITIZENSHIP INFORMATION:

A. Are you a U.S. Citizen: Yes ☒ No ☐ B. Date of Naturalization: C. Court of Naturalization:
(Submit proof of citizenship and/or naturalization such as U.S. Passport, Voter's Certificate, Birth Certificate or Naturalization Papers)

4. BACKGROUND INFORMATION:

A. Do you now, or have you ever, held any direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages? Yes ☐ No ☒
If yes, please describe:
B. Have you ever been the Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled? Yes ☐ No ☒
If yes, please describe:
C. Have you ever been the Manager of Record of a license that was issued by this Commission? Yes ☐ No ☒
If yes, please describe:
D. Please list your employment for the past ten years (Dates, Position, Employer, Address and Telephone):
SEE ATTACHED RESUME

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature

Eric C. Karpinski

Date

August 8, 2017

APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

4. MANAGER CONTACT

The Manager Contact is required and is the individual who will have day-to-day, operational control over the liquor license.

Salutation First Name Middle Name Last Name Suffix

Social Security Number Date of Birth

Primary Phone: Email:

Mobile Phone: Place of Employment

Alternative Phone: Fax Number

Citizenship / Residency / Background Information of Proposed Manager

Are you a U.S. Citizen? ☒ Yes ☐ No

Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No

If yes, attach an affidavit that lists your convictions with an explanation for each

Have you ever been Manager of Record of a license to sell alcoholic beverages? ☐ Yes ☒ No

If yes, please list the licenses for which you are the current or proposed manager:

Do you have direct, indirect, or financial interest in this license? ☐ Yes ☒ No

If yes, percentage of interest

If yes, please indicate type of interest (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Officer | <input type="checkbox"/> Sole Proprietor |
| <input type="checkbox"/> Stockholder | <input type="checkbox"/> LLC Manager |
| <input type="checkbox"/> LLC Member | <input type="checkbox"/> Director |
| <input type="checkbox"/> Partner | <input type="checkbox"/> Landlord |
| <input type="checkbox"/> Contractual | <input type="checkbox"/> Revenue Sharing |
| <input type="checkbox"/> Management Agreement | <input type="checkbox"/> Other |

Please indicate how many hours per week you intend to be on the licensed premises

Employment Information of Proposed Manager

Please provide your employment history for the *past 10 years*

| Date(s) | Position | Employer | Address | Phone |
|--------------|------------------------|-------------------------------|-----------------------------------|--------------|
| 2005-2012 | Bag Room Attendant | Vesper Country Club | 185 Pawtucket Blvd, Tyngsboro, MA | 978-458-8731 |
| 2013 | Asst Golf Professional | Vesper Country Club | 185 Pawtucket Blvd. Tyngsboro, MA | 978-458-8731 |
| 2014-present | General Manager | The Clubhouse, Golf and Enter | 220 South Main St, Middleton, MA | 978-539-8725 |
| | | | | |
| | | | | |

Prior Disciplinary Action of Proposed Manager

Have you ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following:

| Date of Action | Name of License | State | City | Reason for suspension, revocation or cancellation |
|----------------|-----------------|-------|------|---|
| | | | | |
| | | | | |
| | | | | |



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

PERSONAL INFORMATION FORM

Each individual listed in Section 10 of this application must complete this form.

1. LICENSEE INFORMATION:

| | | | |
|----------------------------|-----------------------------|--|-------------------|
| A. Legal Name of Licensee | THE CLUBHOUSE, GOLF AND ENT | B. Business Name (dba) | |
| C. Address | 216-220 SOUTH MAIN STREET | D. ABCC License Number (If existing licensee) | 070400037 |
| E. City/Town | MIDDLETON | State | MA Zip Code 01949 |
| F. Phone Number of Premise | 978-539-8725 | G. EIN of License | 27-4342119 |

2. PERSONAL INFORMATION:

| | | | |
|---------------------------|---|----------------------|-------------------|
| A. Individual Name | ERIC C. KARPINSKI | B. Home Phone Number | 978-434-7043 |
| C. Address | 21 Emerson Avenue | | |
| D. City/Town | Lowell | State | MA Zip Code 01850 |
| E. Social Security Number | 132-72-3417 | F. Date of Birth | 12/25/1987 |
| G. Place of Employment | THE CLUBHOUSE, GOLF AND ENTERTAINMENT LLC | | |

3. BACKGROUND INFORMATION:

Have you ever been convicted of a state, federal or military crime? Yes ☐ No ☒

If yes, as part of the application process, the individual must attach an affidavit as to any and all convictions. The affidavit must include the city and state where the charges occurred as well as the disposition of the convictions.

4. FINANCIAL INTEREST:

Provide a detailed description of your direct or indirect, beneficial or financial interest in this license.

NONE

IMPORTANT ATTACHMENTS (8): For all cash contributions, attach last (3) months of bank statements for the source(s) of this cash.

***If additional space is needed, please use the last page**

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature

E. Karpinski

Date

August 8, 2017

Title

Manager

(If Corporation/LLC Representative)

APPLICANT'S STATEMENT

I, Wayne E. Pasanen the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP member
Authorized Signatory

of The Clubhouse, Golf and Entertainment LLC, hereby submit this application for Change of Manager
Name of the Entity/Corporation Transaction(s) you are applying for

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

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

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises does not violate any requirement of the ABCC or other state law or local ordinances;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the Application information as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of, the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.

Signature: Wayne E. Pasanen

Date: August 7, 2017

Title: Manager



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

PETITION FOR CHANGE OF LICENSE

070400037

ABCC License Number

MIDDLETON

City/Town

The licensee **THE CLUBHOUSE, GOLF AND ENTERTAINMENT** respectfully petitions the Licensing Authorities to approve the following transactions:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Premises |
| <input type="checkbox"/> Pledge of License/Stock | <input type="checkbox"/> Cordial & Liqueurs |
| <input type="checkbox"/> Change of Corporate Name/DBA | <input type="checkbox"/> Change of Location |
| <input type="checkbox"/> Change of License Type (\$12 ONLY, e.g. "club" to "restaurant") | |

☒ Change of Manager

Last-Approved Manager: JOSEPH PIEMONTE

Requested New Manager: ERIC C. KARPINSKI

☐ Pledge of License /Stock

Loan Principal Amount: \$ Interest Rate:

Payment Term: Lender:

☐ Change of Corporate Name/DBA

Last-Approved Corporate Name/DBA:

Requested New Corporate Name/DBA:

☐ Change of License Type

Last-Approved License Type:

Requested New License Type:

☐ Alteration of Premises: (must fill out attached financial information form)

Description of Alteration:

☐ Change of Location: (must fill out attached financial information form)

Last-Approved Location:

Requested New Location:

Signature of Licensee

Wayne E. Pomeroy

(If a Corporation/LLC, by its authorized representative)

Date Signed

August 8, 2017



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114

STEVEN GROSSMAN
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

KIM S. GAINSBORO, ESQ.
CHAIRMAN

The Alcoholic Beverages Control Commission has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information. For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

| | | | | | |
|--|----------|----------------|---|------------|-----------|
| ABCC NUMBER: (IF EXISTING LICENSEE) | 70400037 | LICENSEE NAME: | THE CLUBHOUSE, GOLF AND ENTERTAINMENT LLC | CITY/TOWN: | MIDDLETON |
|--|----------|----------------|---|------------|-----------|

APPLICANT INFORMATION

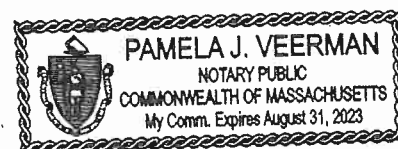
| | | | | | | | | |
|---------------------------------------|-------------------|---------------------|---------------|-------------------------------------|---------------|-----|------------|-------|
| LAST NAME: | KARPINSKI | FIRST NAME: | ERIC | MIDDLE NAME: | CHRISTOPHER | | | |
| MAIDEN NAME OR ALIAS (IF APPLICABLE): | N/A | PLACE OF BIRTH: | Johnstown, NY | | | | | |
| DATE OF BIRTH: | 12/25/1987 | SSN: | 132-72-3417 | ID THEFT INDEX PIN (IF APPLICABLE): | | | | |
| MOTHER'S MAIDEN NAME: | TALCOTT | DRIVER'S LICENSE #: | S14539128 | STATE LIC. ISSUED: | Massachusetts | | | |
| GENDER: | MALE | HEIGHT: | 6 | 1 | WEIGHT: | 190 | EYE COLOR: | GREEN |
| CURRENT ADDRESS: | 21 EMERSON AVENUE | | | | | | | |
| CITY/TOWN: | LOWELL | STATE: | MA | ZIP: | 01850 | | | |
| FORMER ADDRESS: | 366 FOURTH AVENUE | | | | | | | |
| CITY/TOWN: | DRACUT | STATE: | MA | ZIP: | 01826 | | | |

PRINT AND SIGN

| | | | |
|---------------|----------------------------|-------------------------------|--|
| PRINTED NAME: | ERIC CHRISTOPHER KARPINSKI | APPLICANT/EMPLOYEE SIGNATURE: | |
|---------------|----------------------------|-------------------------------|--|

NOTARY INFORMATION

| | | | | |
|---|--------|--------|---|----------------------|
| On this | August | , 2017 | before me, the undersigned notary public, personally appeared | ERIC C. KARPINSKI |
| (name of document signer), proved to me through satisfactory evidence of identification, which were | | | | his driver's license |
| to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose. | | | | |
| | | | | NOTARY |



DIVISION USE ONLY

| | |
|---------------------------------------|--|
| REQUESTED BY: | |
| SIGNATURE OF CORI-AUTHORIZED EMPLOYEE | |

The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-4614.



P<USAKARPINSKI<<ERIC<<<<<<<<<<<<<<<<<<<<<<<<<<<<
5264913912USA871225B02058107231735<471360

Eric Karpinski

◆ (978)-808-9063 ◆ eric.christopher.karpinski@gmail.com ◆ Linked In

Accomplishments

- ◆ One of 300 student athletes selected to participate in the 2011 NCAA Career in Sports Forum
- ◆ Passed the PGA player ability test while working part time and enrolled as a full time student
- ◆ Never been fired from a job
- ◆ Held same position for eight years
- ◆ First in my family to graduate from a university

Education

UNIVERSITY OF MASSACHUSETTS LOWELL – LOWELL, MA

Bachelor's Degree in Business Administration with concentration in Management (2013, GPA: 3.0)

MIDDLESEX COMMUNITY COLLEGE – LOWELL, MA

Associate's Degree in Business Administration (2010, GPA: 3.5)

Employment Experience

GENERAL MANAGER, THE CLUBHOUSE GOLF & ENTERTAINMENT – MIDDLETON, MA (2014-PRESENT)

- ◆ Managed and scheduled a team of 10+ employees
- ◆ Ran day-to-day operations for a startup company
- ◆ Led company rebrand
- ◆ Oversaw facility expansion project
- ◆ Integrated new POS software
- ◆ Created inventory system
- ◆ Managed new company website and social media marketing tools
- ◆ Ran weekly golf leagues
- ◆ Generated weekly business and payroll reports

ASSISTANT GOLF PROFESSIONAL, VESPER COUNTRY CLUB – TYNGSBORO, MA (2013)

- ◆ Operated daily tee sheet maintenance and Point of Sale software
- ◆ Aided in execution of tournament setup, scoring, results and golf shop credits
- ◆ Gave golf lessons and club fittings to full members, juniors and outside clientele
- ◆ Ensured daily golf shop organization, cleanliness and merchandizing

BAG ROOM ATTENDANT, VESPER COUNTRY CLUB – TYNGSBORO, MA (2005-2012)

- ◆ Provided service to 75-100 customers per shift.
- ◆ Developed knowledge of golf equipment and products
- ◆ Maintained team communication and morale

Awards

- ◆ Dean's List six semesters (2007-2012)
- ◆ Demoulas Scholarship winner (2007-2010)
- ◆ Merrimack Valley Conference Individual Champion, Golf (2005)
- ◆ Merrimack Valley All-Conference Star, Golf (2005)
- ◆ Captain and Letterman, Dracut High School Golf (2003-2005)

Proficiencies & Certifications

- ◆ Certified in CPR/AED
- ◆ Certified in Choke Savior
- ◆ Google Power Search
- ◆ Microsoft Office
- ◆ TIPS certified

THE CLUBHOUSE, GOLF AND ENTERTAINMENT LLC
CERTIFICATE of SOLE MANAGER and SOLE MEMBER

I, WAYNE E. PASANEN, as the Sole Manager and Sole Member of THE CLUBHOUSE, GOLF AND ENTERTAINMENT LLC., a Massachusetts limited liability company (the "**Company**"), hereby certify that:

1. The Company is a business entity, duly organized and validly existing in good standing and in the full enjoyment of its powers and franchises under the laws of the Commonwealth of Massachusetts.
2. The Company owns and operates an indoor golf facility located at 216-220 South Main Street, Middleton, Massachusetts 01949 (the "**Premises**").
4. The Company is the licensed holder of an on-premises liquor license (the "**Liquor License**") for the Premises.
5. The following is a full, true and correct copy of the unanimous written consent adopted by Wayne E. Pasanen, as the Sole Manager and Sole Member of the Company, on July 31, 2017, which consent and authorizations are in full force and effect on the date hereof.

RESOLVED: That Wayne E. Pasanen, as the Sole Manager and Sole Member of the Company, is hereby authorized and directed on behalf of the Company to appoint **Eric C. Karpinski** as the Manager of Record for the Premises' Liquor License in place of Joseph Piemonte subject to the approval by the Licensing Board for the City of Middleton (the "**LLA**") and the Massachusetts Alcoholic Beverages Control Commission.

RESOLVED: That Wayne E. Pasanen, as the Sole Manager and Sole Member of the Company, is hereby authorized and directed to execute and submit to the LLA an Amendment Application for Change of Manager (the "**Amendment**") and to execute and deliver such other agreements, documents, and instruments and to take such other actions as Wayne E. Pasanen deems necessary or advisable, in his sole discretion, and to consummate the transaction contemplated by the Amendment.

RESOLVED: That **Eric C. Karpinski** is hereby authorized and directed to submit the Amendment to and appear before the LLA and to execute and deliver such other agreements, documents, and instruments and to take such other actions as otherwise directed by Wayne E. Pasanen as he deems necessary or advisable in order to consummate change of Manager.

RESOLVED: That the execution and delivery of the Amendment are conclusive evidence that the same has been consented to and unanimously approved by the Sole Manager and Sole Member.

RESOLVED: That the execution and delivery of the Amendment and the performance of the transactions described therein will not contravene any law, rule, regulation or any provision of the certificate of organization, operating agreement, or other documents evidencing the Company's establishment or governing the conduct of its affairs or any agreement to which it is a party or by which it is bound.

IN WITNESS WHEREOF, I have duly executed this certificate as a sealed instrument as of August 8, 2017.

THE CLUBHOUSE, GOLF AND
ENTERTAINMENT LLC

By: Wayne E. Pasanen
Wayne E. Pasanen, Manager
Duly Authorized

CORRECTED VERSION

6

Town of Middleton Timeline for November 7, 2017 Special Town Meeting [All dates tentative]

Planning Board must
notify all abutters of
public meeting at least
7 days in advance.

| | |
|-----------------------------|---|
| Tuesday, August 15, 2017 | Board of Selectmen votes to open the warrant |
| Monday, September 4, 2017 | Labor Day holiday |
| Tuesday, September 12, 2017 | Non-petition warrant articles due to BOS. BOS hold public meeting per Section 383-5. |
| Wed., Sept. 13, 2017 | Planning Board reviews layout plan and makes recommendation at PB meeting |
| Wednesday, Sept. 20, 2017 | Rosh Hashanah (begins at sundown) |
| Tuesday, September 26, 2017 | Petition articles and zoning amendments due |
| | BOS votes to close warrant |
| Friday, September 29, 2017 | Yom Kippur (begins at sundown) |
| Friday, October 6, 2017 | Deadline to submit exhibits, maps, recommendations to TA's Office for inclusion in warrant book |
| Monday, October 9, 2017 | Columbus Day holiday |
| Tuesday, October 17, 2017 | Motions meeting with TA, ATA, CFO, Moderator, Town Clerk |
| Friday, October 13, 2017 | Warrant book to printer |
| Monday, October 23, 2017 | Deadline for Constable to post warrant |
| Friday, October 27, 2017 | Last day to register to vote for the Special Town Meeting. Until 8:00PM |
| Tues., Oct. 31, 2017 | Deadline for filing Norma/Kassiotis layout plan with Town Clerk Warrant book to USPS for mailing to households |
| Thursday, November 2, 2017 | Pre-Town Meeting at Flint Public Library |
| Tuesday, November 7, 2017 | Annual Town Meeting at Howe Manning School gym |
| Tues., Nov. 21, 2017 | Deadline for owner to update title certification per Section 383-8 |
| All dates tentative | |
| Wed., March 7, 2018 | Deadline for recording signed Norma/Kassiotis deed (by grantor) |

BOS must notify the owner (Falite) by certified mail and all abutters by regular mail of public meeting at least 7 days in advance. We can combine the PB and BOS notice to abutters in one mailing.

Regular Board of Selectmen meetings:

August 15, 2017
September 12 & 26, 2017
October 10 & 24, 2017

Unless otherwise noted, public meetings take place at the Nathan Media Room at Fuller Meadow School