

**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>

# MANN & MANN, P.C.

COUNSELLORS AT LAW

4

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

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

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](http://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](http://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

**070400037**

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

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	
<input type="checkbox"/> Other	<input type="checkbox"/>		

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

MIDDLETON

August 7, 2017

ABCC License Number

City/Town

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

**\$12 General On-Premises**

**Annual**

**All Alcoholic Beverages**

If Yes, Chapter  
of the Acts of (year)

**Type**  
(i.e. restaurant, package store)

**Class**  
(Annual or Seasonal)

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

Please indicate what days and hours  
the licensee will sell alcohol: **Sunday through Saturday  
10:00 am - 1:00 am**

**LOCAL LICENSING AUTHORITY DECISION**

Please indicate the decision of the  
Local Licensing Authority:

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**

Indoor Area  
Total Square Footage

Floor Number	Square Footage	Number of Rooms

Patio/Deck/Outdoor Area  
Total Square Footage

Number of Entrances

Seating Capacity

Number of Exits

Abutters Notified: Yes  No

Date of Abutter  
Notification

Date of  
Advertisement

Please add any  
additional remarks or  
conditions here:

<input type="checkbox"/> 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](http://www.mass.gov/abcc)*

**AMENDMENT 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](http://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:
ABCC License Number: (If existing licensee)	070400037	Phone Number of Premise:	978-539-8725	

#### 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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please describe:		
C. Have you ever been the Manager of Record of a license that was issued by this Commission?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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

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 <input type="text" value="Mr."/>	First Name <input type="text" value="Eric"/>	Middle Name <input type="text" value="Christopher"/>	Last Name <input type="text" value="Karpinski"/>	Suffix <input type="text"/>
Social Security Number <input type="text" value="132-72-3417"/>		Date of Birth <input type="text" value="12/25/1987"/>		
Primary Phone: <input type="text" value="978-434-7043"/>	Email: <input type="text" value="eric.karp@theclubhousege.com"/>			
Mobile Phone: <input type="text" value="978-808-9063"/>	Place of Employment <input type="text" value="The Clubhouse, Golf and Entertainment LLC"/>			
Alternative Phone: <input type="text"/>	Fax Number <input type="text"/>			

#### Citizenship / Residency / Background Information of Proposed Manager

<p>Are you a U.S. Citizen? <input checked="" type="radio"/> Yes <input type="radio"/> No</p> <p>Have you ever been convicted of a state, federal, or military crime? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>If yes, attach an affidavit that lists your convictions with an explanation for each</p> <p>Have you ever been Manager of Record of a license to sell alcoholic beverages? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>If yes, please list the licenses for which you are the <u>current</u> or <u>proposed</u> manager: <input type="text"/></p>	<p>Do you have direct, indirect, or financial interest in this license? <input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p>If yes, percentage of interest <input type="text"/></p> <p>If yes, please indicate type of interest (check all that apply):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><input type="checkbox"/> Officer</td> <td style="width: 50%;"><input type="checkbox"/> Sole Proprietor</td> </tr> <tr> <td><input type="checkbox"/> Stockholder</td> <td><input type="checkbox"/> LLC Manager</td> </tr> <tr> <td><input type="checkbox"/> LLC Member</td> <td><input type="checkbox"/> Director</td> </tr> <tr> <td><input type="checkbox"/> Partner</td> <td><input type="checkbox"/> Landlord</td> </tr> <tr> <td><input type="checkbox"/> Contractual</td> <td><input type="checkbox"/> Revenue Sharing</td> </tr> <tr> <td><input type="checkbox"/> Management Agreement</td> <td><input type="checkbox"/> Other</td> </tr> </table>	<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
<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 Entert	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](http://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 ENTERTAINMENT LLC	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
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
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

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:



Date: August 7, 2017

Title:

Manager



*The Commonwealth of Massachusetts*  
*Alcoholic Beverages Control Commission*  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

**PETITION FOR CHANGE OF LICENSE**

070400037

MIDDLETON

ABCC License Number

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

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. Fawcett*

(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

KIM S. GAINSBORO, ESQ.  
CHAIRMAN

CORI REQUEST FORM

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
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**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**

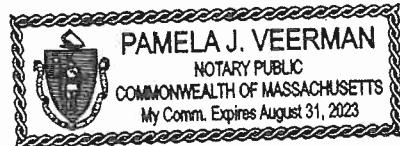
PRINTED NAME:	ERIC CHRISTOPHER KARPINSKI	APPLICANT/EMPLOYEE SIGNATURE:	
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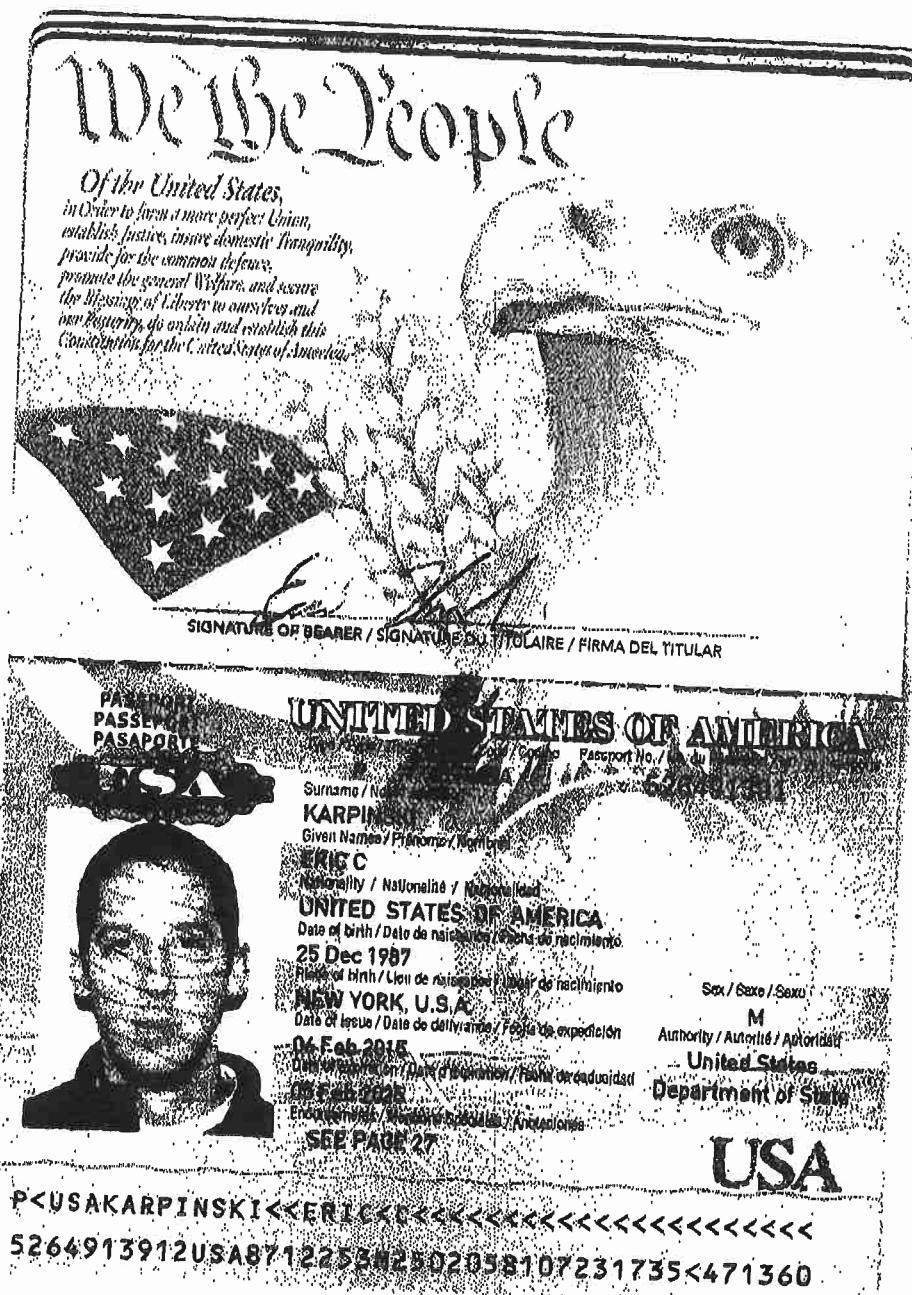
**NOTARY INFORMATION**

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.			
<p style="text-align: right;">NOTARY PAMELA J. VEERMAN</p>			

**DIVISION USE ONLY**

REQUESTED BY:	<input type="text"/>
SIGNATURE OF CORI-AUTHORIZED EMPLOYEE	
The DCII Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCII. 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 DCII via mail or by fax to (617) 660-4614.	





# 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

**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 Tues., Nov. 21, 2017	Annual Town Meeting at Howe Manning School gym Deadline for owner to update title certification per Section 383-8
Wed., March 7, 2018	<b>All dates tentative</b> 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