

**BOARD OF SELECTMEN
MEETING AGENDA**

**Fuller Meadow School
Nathan Media Room
143 South Main Street, Middleton, MA 01949
Tuesday, September 26, 2017
7:00 PM**

This meeting is being recorded

1. 7:00 PM Warrant
Minutes
Town Administrator
2. 7:05 PM Continuation of September 12, 2017 Roadway Layout Public Hearing - Vote to lay out the following roads as public ways in accordance with Massachusetts General Laws, Chapter 82§§ 21 through 23 and Chapter 383-3 of the Middleton Town Code: Name of Road: Norma Way, Location: Off of East Street (70R), Owner: Olde Boxford Estates, LLC, 9 Broadway, Wakefield, MA 01880; Name of Road: Kassiotis Lane, Location: Off of East Street (70R), Owner: Olde Boxford Estates, LLC, 9 Broadway, Wakefield, MA 01880; The Board of Selectmen will review the Street Acceptance layout plans and consider laying out the road as a public Town way
3. 7:15 PM Vote to appoint Judy Schneider to the Middleton Cultural Council through June 30, 2020
4. 7:20 PM Vote to reappoint Tom Fallon as Town Counsel
5. 7:25 PM Vote to ratify Fiscal Year 2018 through Fiscal Year 2020 contract agreement with the Middleton Permanent Firefighters, Local #3097
6. 7:30 PM Overview of November 7, 2017 Special Town Meeting and vote to close the warrant for the November 7, 2017 Special Town Meeting
7. 7:55 PM New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed

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.

PUBLIC NOTICE

BOARD OF SELECTMEN

MIDDLETON, MASSACHUSETTS

ROADWAY LAYOUT

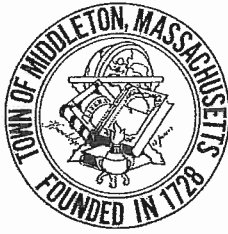
In accordance with Massachusetts General Laws, Chapter 82§§ 21 through 23, Chapter 41,§81I and Chapters 250 and 383-3 of the Middleton Town Code, the Board of Selectmen will hold a public meeting on Tuesday, September 9, 2017 at 7:00PM, in the Fuller Meadow School, 143 S. Main St., Middleton, MA, to discuss the layout of the following roads:

NAME OF ROAD	LOCATION	OWNER
1. Norma Way	Off East Street	Olde Boxford Estates LLC
2. Kassiotis Lane	Off East Street	Olde Boxford Estates LLC

The Board of Selectmen will review the Street Acceptance layout plans and consider laying out the road as a public Town way. The owner of the layout and abutters are invited to provide input. Copies of the petitions for roadway acceptance are available at the Town Administrator's office, 48 South Main Street, Middleton, MA, 01949.

Send by mail to all residents owning land with frontage on the roads listed. Send by certified mail to owner of roads.

Owner's address: Ray Falite, Manager
Olde Boxford Estates LLC
9 Broadway
Wakefield, MA 01880



Town of Middleton
Planning Board
195 North Main Street
Middleton, Massachusetts
01949

978-777-8917

FAX 978-774-0718

www.townofmiddleton.org

PUBLIC NOTICE

PLANNING BOARD ROADWAY LAYOUT

In accordance with Massachusetts General Laws, Chapter 41, §81I and Chapter 383-3 of the Middleton Town Code, the Planning Board will hold a public meeting on Wednesday, August 9, 2017 at 7:00 PM, in the Fuller Meadow School, 143 S. Main St., Middleton, MA, to discuss the layout of the following roads:

NAME OF ROAD	LOCATION	OWNER
1. Norma Way	Off East Street	Olde Boxford Estates LLC
2. Kassiotis Lane	Off East Street	Olde Boxford Estates LLC

The Planning Board will review the As-Built plans and make a recommendation to the Board of Selectmen on accepting this road as a public Town way. Copies of the petitions for roadway acceptance are available at the Planning Office, 195 North Main Street, Middleton, MA, 01949.

Owner Name	Co-Owner Name	Owner Address	Owner Address 2
BASILE PAOLO		36 VILLAGE RD # 704	
CHAO JASON	LOW MICHELLE	193 ELM #514	
DALEY NANCY F		70 EAST ST	
DAMICO BRIAN		23 WATER STREET	
DECOTIS JAMES	DECOTIS LYNITA	4 NORMA WAY	
FITZGERALD JOHN TR	11 NORMA WAY RLTY TR	116 MILL ST	
MAIURI LISA	MAIURI PAUL	5 KASSIOTIS LANE	
MCCARTHY JOHN J TR	MCCARTHY CATHY M TR	3 KASSIOTIS LANE	
MCCORMICK THOMAS O	LEON-MCCORMICK CHERYL	9 KASSIOTIS LANE	
MIDDLETON REAL		69 NORTH MAIN STREET	
ESTATE GROUP LL			
OLDE BOXFORD ESTATES		9 BROADWAY	
LLC			
PISANO DOUGLAS J	PISANO PATTI A	172 PINE STREET	
SWANSBURG III DONALD	SWANSBURG GINA M	40 COMPASS LANE	
E			
THOMAS FINE HOMES&		5 EMERSON LN	
CUSTOM LLC			
TRUPIANO ANTHONY	TRUPIANO LAURA	3 NORMA WAY	
ZENGA MICHAEL	ZENGA DANIELLE PANNETON	9 NORMA WAY	
ZIRPOLO JOHN TR	MZX3 REALTY TRUST	12 NORMA WAY	

MCCANN & MCCANN, P.C.

ATTORNEYS AT LAW
89 NEWBURY STREET, SUITE 302
DANVERS, MASSACHUSETTS 01923
TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM

February 9, 2017

Middleton Board of Selectmen
Town Hall
48 South Main Street
Middleton, MA 10949

RE: Roadway Acceptance Petition – Norma Way and Kassiotis Lane

Dear Board Members:

Olde Boxford Estates, LLC hereby petitions the Selectmen to lay out Norma Way and Kassiotis Lane as Town ways in accordance with M.G.L. ch. 82, sections 21-24, and place on the Warrant of the 2017 Annual Town Meeting Articles to accept Norma Way and Kassiotis Lane as a public ways. Submitted with this Petition, please find three copies, plus plan mylars, of the following as required under the Middleton Roadway Acceptance Procedures:

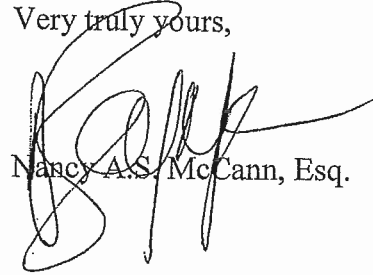
- a. Title Certification;
- b. Deed into Petitioner and Deeds out of each lot within the Olde Boxford Estates Subdivision;
- c. Proposed Deed and Grant of Easements
- d. As-Built Plan;
- e. Roadway Acceptance Plan with metes and bounds of roadway and easement areas (Layout Plan);
- f. Legal Description with metes and bounds of road and easement areas are legibly shown on the Roadway Acceptance Plan (Layout Plan);
- g. Draft Warrant Articles

The Petitioner understands that this filing is not being made at least 120 days prior to Town Meeting, however the Petitioner requests the Board's consideration in waiving that filing requirement to allow this Petition to be placed on the May 2017 Town Meeting Warrant. In the alternative, the Petitioner requests that this matter be placed on the next Special Town meeting should one be held in the fall.

Middleton Board of Selectmen
February 9, 2017
Page 2 of 2

On behalf of Raymond Falite, Manager Olde Boxford Estates, LLC, thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Nancy A.S. McCann', with a long horizontal flourish extending to the right.

Nancy A.S. McCann, Esq.

NASM/kjl
Enclosure

MCCANN & MCCANN, P.C.

ATTORNEYS AT LAW
89 NEWBURY STREET, SUITE 302
DANVERS, MASSACHUSETTS 01923
TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM

September 21, 2017

Middleton Board of Selectmen
Town Hall
48 South Main Street
Middleton, MA 10949

RE: Roadway Acceptance Petition – Olde Boxford Estates
Norma Way and Kassiotis Lane and Right of Way

Dear Board Members:

As a supplement to the Roadway Acceptance Petition filed with the Board of Selectmen on February 10, 2017, the Petitioner, Olde Boxford Estates, LLC is requesting the laying out and acceptance of all of the streets within the Olde Boxford Estates Subdivision, and enclosing three copies of each of the following additional documents, plus the plan mylar:

- a. Proposed Deed and Grant of Easements, revised to include the stub road shown as "Right of Way";
- b. Roadway As-Built Plan, revised to include the stub road shown as Right of Way (Layout Plan) dated December 8, 2016, revised through 9-14-17.;
- c. Legal Description with metes and bounds of road and easement areas are legibly shown on the Roadway Acceptance Plan (Layout Plan);
- d. Revised Draft Warrant Article.
- e. Executed Confirmatory Deed relative to Lot 1
- f. Executed Release Deed relative to Lot 2

On behalf of Raymond Falite, Manager Olde Boxford Estates, LLC, thank you for your consideration.

Very truly yours,



Nancy A.S. McCann, Esq.

This space reserved for the Registry of Deeds

QUITCLAIM DEED
And
GRANT OF EASEMENTS

Olde Boxford Estates, LLC (the "Grantor"), a Massachusetts limited liability company, having an address of Olde Boxford Estates, LLC, of 9 Broadway, Wakefield, MA 01880 for consideration of One Dollar (\$1.00) paid, hereby conveys and grants to the Inhabitants of the Town of Middleton (the "Town"), a Massachusetts municipal corporation acting by and through its Board of Selectmen, having an address of 48 South Main Street, Middleton Massachusetts, with Quitclaim Covenants,

All right, title, and interest in and for all purposes for which public ways are used in the Town of Middleton, in, on, and under two parcels of land shown as "NORMA WAY" and "KASSIOTIS LANE" and "RIGHT OF WAY" on the plan entitled ""Roadway Acceptance Plan of Land Norma Way/Kassiotis Lane, Middleton, Mass. 01949, Prepared for Olde Boxford Estates, LLC, by Otte & Dwyer, Inc. Land Surveyors", dated February 2, 2017, consisting of two sheets, recorded herewith (the "Plan"), including with respect to such rights of way, all improvements thereon and appurtenances thereto, including without implied limitation, all utilities that are located under, on, or above such Ways.

The aforementioned conveyance is made together with the benefit of, and subject to, any and all easements, agreements, restrictions, and rights of record, including the following perpetual rights and easements to the Town of Middleton:

1. A perpetual easement to construct, inspect, repair, remove, replace, operate and forever maintain and abandon in place (a) a sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, (b) pipes, conduits and their appurtenances for the conveyance of water, and (c) a covered surface and ground water drain or drains with any manholes, pipes, conduits and their appurtenances, and to do all other acts incidental to the foregoing, in, over, under, through, across, upon and along said NORMA WAY, KASSIOTIS LANE and RIGHT OF WAY, including the right to pass along and over the Premises conveyed hereunder for the aforesaid purposes.
2. A perpetual easement to construct, inspect, repair, remove, replace, operate and forever maintain and abandon in place a drain or drains with any manholes, pipes,

conduits, basins, detention ponds, retention pond, and other drainage facilities, and to do all other acts incidental to the foregoing, in, on, and under the parcels of land shown on the Plan as "Drain Easement A" and "Drain Easement B" on Lot 1, and "Drain Easement C" on Lots 7, 8, 9, and 10, (collectively "the Drainage Easements").

3. A perpetual easement to construct, inspect, repair, remove, replace, operate and forever maintain the sight line and to do all other acts incidental to the foregoing, in, on, and under the parcels of land shown on the Plan as "Site Line Easement A", Site Line Easement B" and "Site Line Easement C" (collectively the "Site Line Easements").

The Grantor also hereby conveys to the Town the sewer, water and drainage facilities within the Roadway Easement Premises, except that the Grantor does not convey and the Town does not accept the sewer laterals, that is, the particular sewers from the sewer main to the individual lots in the subdivision.

The Town shall have the right of entry upon and passage over said Roadways "NORMA WAY", "KASSIOTIS LANE" and "RIGHT OF WAY", the Drain Easements and the Site Line Easements (collectively, the "Easement Premises"), together with all reasonable rights of ingress and egress across the Easement Premises for all purposes stated herein and uses incidental thereto, by, without limitation, foot, motor vehicle, and heavy equipment.

The Grantor may grant any easements, leases or licenses to the Easement Premises to others provided that as the use of the Easement Premises by others will not interfere with the Town's rights and easements on the Easement Premises or result in the Town incurring any additional cost or expense. Any easements, leases or licenses granted in violation of this provision shall be null and void.

The Grantor agrees that the Town may assign the rights granted pursuant to this Quitclaim Deed and Grant of Easements.

For the Grantor's title, see deed recorded with the Southern Essex Registry of Deeds in Book 31331, Page 67.

The Grantor entity is not classified as a corporation for federal tax purposes for the current fiscal year. This conveyance does not constitute a sale of all or substantially all of Grantor's assets in Massachusetts.

The Town's Acceptance of this Quitclaim Deed and Grant of Easement is attached hereto and recorded herewith.

Executed as a sealed instrument as of this _____ day of _____, 2017.

Olde Boxford Estates, LLC

By: _____
Raymond S. Falite, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this ____ day of _____, 2017, before me, the undersigned notary public personally appeared Raymond S. Falite, Manager of Olde Boxford Estates, LLC (name of doc. Signer) proved to me through satisfactory evidence of identification, which was _____ (source of identification) 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 Public
My commission expires:

ACCEPTANCE BY SELECTMEN

We, the undersigned Board of Selectmen hereby certify that we accept the foregoing deed as authorized and directed pursuant to Article 29 of the 2017 Annual Town Meeting, _____, a certified copy of which is attached hereto.

Middleton Board of Selectmen

By: _____
Rick Kassiotis

By: _____
Kosta E. Prentakis

By: _____
Brian M. Cresta

By: _____
Timothy P. Houten

By: _____
Todd Moreschi

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this _____ day of _____, 2017, before me, the undersigned notary public, personally appeared the above members of the Board of Selectmen for the Town of Middleton, who personally known to me to be the individuals whose name is signed above, acknowledged to me that each signed it voluntarily for its stated purpose.

Notary Public

My commission expires:

Draft Warrant Article – Olde Boxford Estates Street Acceptance

To see if the Town will vote to accept as public ways the three ways comprising the streets in the Olde Boxford Estates Subdivision shown as Norma Way, Kassiotis Lane, and Right of Way on a plan entitled "Roadway Acceptance Plan of Land Norma Way/Kassiotis Lane, Middleton, Mass. 01949, Prepared for Olde Boxford Estates, LLC, by Otte & Dwyer, Inc. Land Surveyors", dated February 2, 2017, consisting of two sheets.

CONFIRMATORY QUITCLAIM DEED

Olde Boxford Estates, LLC, a Massachusetts limited liability company with an address of 9 Broadway, Wakefield, MA,

For consideration paid, and in full consideration of Three Hundred Forty-Five Thousand and 00/100 (\$345,000.00) Dollars

grants to: **Anthony Trupiano and Laura Trupiano, husband and wife,
 as tenants by the entirety,
 of 106 Lowell Road, Apt. 203, North Reading, MA 01864**

WITH QUITCLAIM COVENANTS

the land in Middleton, Massachusetts having an address of 3 Norma Way, Middleton, Massachusetts and being shown as Lot 1 on a plan entitled "Definitive Subdivision Plan for the Residential Subdivision At 70R East Street (Tax Map 14 Lots 12 and 13) Middleton, Massachusetts" prepared by Engineering Alliance, Inc., 194 Central Street, Saugus, MA 01906 dated October 4, 2010, and revised through January 4, 2012, and recorded with the Southern Essex Registry of Deeds in Plan Book 433, Plan 22, and containing 249,148 s.f. according to said Plan.

Subject to Declaration of Common Scheme Restrictions for the Olde Boxford Estates Subdivision dated January 29, 2013 and recorded with said Deeds in Book 32169, Page 64.

Subject to a Site Line Easement, Drainage Easements and a Temporary Construction Easement all as shown on said Plan.

Together with the right to pass and repass over Kassiotis Lane and Norma Way and "Right of Way Area = 6,674 s.f." as shown on the above-referenced plan for all purposes for which ways are used in the Town of Middleton, but reserving to the Grantor the fee in Kassiotis Lane in its entirety and reserving to the Grantor the fee in Norma Way in its entirety and reserving to the Grantor the fee in "RIGHT OF WAY AREA = 6,674 S.F." as shown on the above referenced Plan.

Subject to a restriction pursuant to 314 CMR 9.04(3) that the cumulative amount of fill of bordering vegetated wetland for the entire and complete Olde Boxford Estates subdivision shown on the above-referenced Definitive Subdivision Plan is limited to less than 5,000 square feet.

Subject to all easements and restrictions of record as the same are now in force and applicable

For Grantor's title see Deed of Sonja E. Nathan a/k/a Sonja N. Bradstreet a/k/a Sonja Nathan Bradstreet and Sarah J. Nathan dated May 9, 2012, and recorded with said Deeds in Book 31331, Page 67.

The foregoing conveyance is given to confirm title in the Grantees in the above-described parcel of land, and the reservation of the Grantor of the fee in the "Right of Way Area", which was omitted in a Deed from the Grantor to the Grantees dated November 20, 2014, and recorded with said Deeds in Book 33683, Page 439. No Documentary Stamp Taxes are due.

Witness my hand and seal this 22nd day of September, 2017.

Olde Boxford Estates, LLC

By: Raymond S. Falite, its Manager

COMMONWEALTH OF MASSACHUSETTS

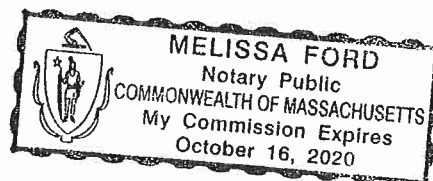
Essex, ss.

On this 22nd day of September, 2017, before me, the undersigned notary public personally appeared Raymond S. Falite as Manager of Olde Boxford Estates, LLC, proved to me through satisfactory evidence of identification, which was a driver's license (source of identification) 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.

Melissa Ford

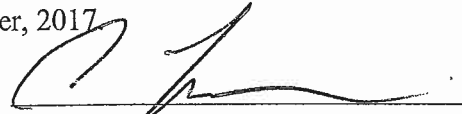
Notary Public

My commission expires:



The Grantees hereunder hereby acknowledge and accept the terms of the Confirmatory Deed as stated herein and release to the Grantor any fee interest they may have to the Right of Way Area described herein.

WITNESS our hands and seals, this 22nd day of September, 2017



Anthony Trupiano

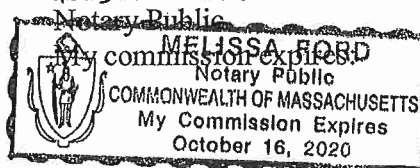
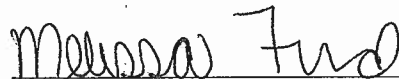


Laura Trupiano

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

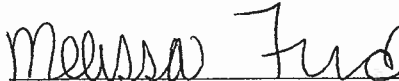
On this day of September, 2017, before me, the undersigned notary public personally appeared Anthony Trupiano, proved to me through satisfactory evidence of identification, which was a driver's license (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose



COMMONWEALTH OF MASSACHUSETTS

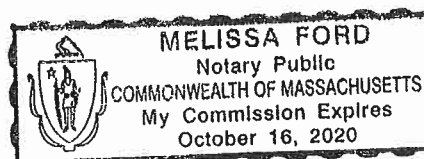
Essex, ss.

On this 22nd day of September, 2017, before me, the undersigned notary public personally appeared Laura Trupiano, proved to me through satisfactory evidence of identification, which was a driver's license (source of identification) 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 Public

My commission expires:



Release Deed

Michael J. Bonacorso and Sandra I. Bonacorso, husband and wife Tenants by the Entirety of 5 Norma Way, Middleton, Massachusetts

For nominal consideration

Grant and release to Olde Boxford Estates, LLC a Massachusetts limited liability company with an address of 9 Broadway, Wakefield, MA,

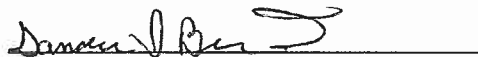
All of our right, title and interest in the fee to the land shown as "RIGHT OF WAY AREA = 6,674 S.F." on a plan entitled "Definitive Subdivision Plan for the Residential Subdivision At 70R East Street (Tax Map 14 Lots 12 and 13) Middleton, Massachusetts" prepared by Engineering Alliance, Inc., 194 Central Street, Saugus, MA 01906 dated October 4, 2010, and revised through January 4, 2012, and recorded with the Southern Essex Registry of Deeds in Plan Book 433, Plan 22, and shown also as "RIGHT OF WAY" on a plan entitled "Plan of land in Middleton, MA" prepared by Williams & Sparages, dated March 1, 2017 recorded with said Deeds in Plan Book 458, Plan-88, but reserving the right to pass and repass over the "RIGHT OF WAY AREA" for all purposes for which ways are used in the Town of Middleton.

For our title see Deed of Thomas Fine Homes and Custom Builders, LLC dated March 28, 2017, recorded with said Deeds in Book 35870, Page 453.

Witness our hands and seals this 22nd day of September, 2017.



Michael J. Bonacorso



Sandra I. Bonacorso

COMMONWEALTH OF MASSACHUSETTS

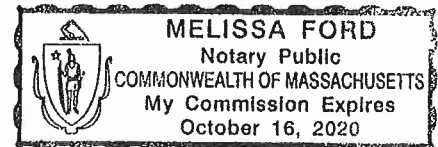
Essex, ss.

On this 22nd day of September, 2017, before me, the undersigned notary public personally appeared **Michael J. Bonacorso**, proved to me through satisfactory evidence of identification, which was a driver's license (source of identification) 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.

Melissa Ford

Notary Public

My commission expires:



COMMONWEALTH OF MASSACHUSETTS

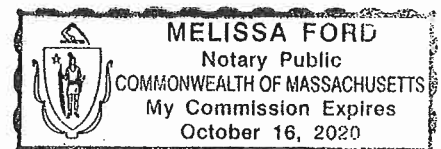
Essex, ss.

On this 22nd day of September, 2017, before me, the undersigned notary public personally appeared **Sandra I. Bonacorso**, proved to me through satisfactory evidence of identification, which was a driver's license (source of identification) 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.

Melissa Ford

Notary Public

My commission expires:



Judy Schneider

52 Maple St, Middleton MA 01949 |

September 11, 2017

Dear Board of Selectmen:

I am requesting appointment to the Middleton Cultural council. I have been a Middleton resident for many years now and would like to contribute time to the town in addition to my other volunteer work at other organizations. I would like to encourage local cultural opportunities for our citizens.

Thank you for your consideration,

Sincerely,

Judy Schneider

Judith Schneider, RN, MS
52 Maple Street
Middleton MA 01949

Education

University of Denver Coursework in MBA program
University of Colorado MS Nursing
University of Vermont BS Nursing

Honors and Awards

Partners in Excellence awards in recognition of outstanding performance and commitment to excellence
1996, 1998, 1999, 2003, 2005, 2006, 2007, 2008, 2009
-The ethics consult team members were recipients of the award in 2007.
Nursing Leadership award May 2011

Ethics Experience

Member Ethics and Human Values committee at Rose Medical Center, Denver CO for 10 years; chairman 1986-1987
Member Ethics Advisory Committee at NSMC, Salem MA for 15 years. Co-chair for 7 years.
Member Partners Ethics Leaders Group 2004 through 2009.
Member Harvard Teaching Hospitals Ethics Leaders group 2007 through 2009.

Professional Experience

1993 to present North Shore Medical Center Salem MA
August 2015 to present: Per Diem Project Director, Patient Care Services

2010 to August 2012 senior Project Director, Patient Care Services

- Responsible for multiple improvement projects to support the division and VP Patient Care as well as oversight of Quadramed acuity system.
- Applied for entrance to (at AONE) and led Care Innovation and Transformation Initiative team at NSMC

2003 to 2010 Associate Chief Nurse

- Responsible for patient care operations, practice oversight and quality for critical care, respiratory therapy, emergency department, pediatrics, psychiatry, medical surgical inpatient care and maternal child services.
- Budget management responsibility for areas of responsibility.
- NSMC representative on Partners Compass Advisory Committee
- Key member of facility development planning teams (renovations and design of new facility units)
- Oversight for nursing peer review, JCAHO compliance

1999-2002 Director of Nursing/Chief Nurse for Salem Hospital

Page Two

- 1998-1999 Director of Nursing

- 1995-1998 Administrator for Pediatrics and Interdisciplinary Practice

- 1993-1995 Administrator for Women's Health

- 1991 - 1993 Rose Medical Center Denver, CO

Director of Nursing for Women, Family and Community Services

- Responsible for program development, operations, and quality improvement of the obstetrical, pediatric, neonatal, social services, breast center, and hospital based home health services.
- Developed expanded perinatal program, NICU parent support program, and case management concept in obstetrical and pediatric areas
- Implemented comprehensive breast center

Page Three

Associate Vice President Patient Care Services

- Shared overall responsibility for division with Vice president. Included Nursing units, Surgery, Home Health, Pharmacy, Food Service, Environmental Services, and Social Services.
- Introduced and implemented a nursing case management model
- Provided leadership for development and success of nursing self-governance model

Assistant Director of Critical Care, Assistant Manager, and other roles

- Progressive promotion from staff nurse to other responsibilities

Staff nurse Medical ICU

Staff nurse Medical ICU

Publications

"Hopelessness and Helplessness", *Journal of Psychiatric Nursing*, March 1980

Presentations

- May 2013 : Values: Nurse-Patient-Organization presented during Faulkner Hospital Nurses' week programming.
- Summer 1993 "What men need to know about women's health issues" presented to Salem Hospital auxiliary and several local Rotary Clubs
- 1991-1992 "Ethics in ICU nursing" presented to ICU Access Program, in Denver CO
- 1984 "Ethics on the Front line of Medical Care" Case presentation as part of the Value of Many voices ethics conference in Denver CO
- 1983 Critical Care Issues of the 80's presented at Rose Medical Center in Denver CO
- 1982-1983 "Making Sense of Ethical Dilemmas" for nurses throughout the Denver CO area
- 1978 "Hopelessness and Helplessness, Altered states of consciousness" presented at Chautaugua conference Vail CO

Recent Ethics Continuing Education and Participation

- Partners Ethics Retreat May 15, 2001 Keynote topic “Ethics, Economics and Patient Care: How do they relate?”
- Partners Ethics Retreat May 15, 2002 Keynote topic “Setting limits fairly”
- Partners Ethics Retreat May 7, 2003 Keynote topic “Institutionalizing Ethics”
- Partners Ethics/Patient Safety Retreat May 24, 2004 Keynote topic “Are trusting relationships still possible in today’s medical system?”
- Planning committee member and co-facilitated case discussion “The Jazz Band as a metaphor for the health care team”
- Harvard Medical School-Division of Medical Ethics Program September 20, 2007 “Ethics Consultation in Health Care”
- Harvard Medical School-Division of Medical Ethics Program November 16, 2007 “What ethics committee members need to know about Law”
- Harvard Medical School-Division of Medical Ethics Program Organizational Ethics
- Member of planning committee for Partner’s Ethics retreat May 2008, “A walk in the woods”
- Ethics Coding at the Clinical Ethics and Public Policy program in July 2013
- Harvard Ethics Course review days annually
- NSMC Ethics consult training 2014

Volunteer Experience

- School Advisory Committee- Howe Manning School 1994
- Girl Scout “cookie Mom” and camping leader in 1990s
- Odyssey of the Mind Team Coach (Team won local competition) 1999

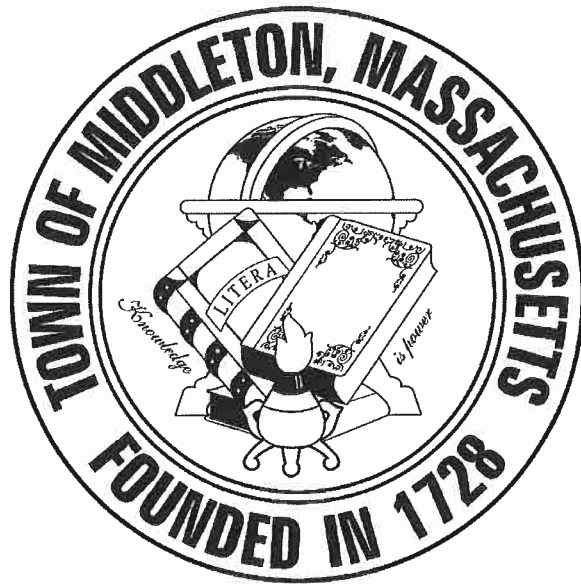
Current volunteer Work

- Middleton Stream Team since 2006, Currently Vice President of the Board, and Stream Team Photographer MiddletonStreamTeam.org
- Ethics committee with on-call for consultation 2012-present (continued after retirement)
- Ipswich River Watershed Association: Board Member IpswichRiver.org

Other Activities:

- Photography blog at <https://www.tumblr.com/blog/theseasonedeeye>

Town of Middleton Massachusetts



Special Town Meeting

Tuesday, November 7, 2017, 7:00 P.M.

Meeting to be held at Howe Manning School Gymnasium
26 Central Street, Middleton, MA

Dedication to Gimmie Sue Valacer

Middleton Board of Selectmen

Brian M. Cresta, Chairperson

Kosta E. Prentakis

Timothy P. Houten

Todd Moreschi

Rick Kassiotis

Andrew J. Sheehan, Town Administrator

**TOWN OF MIDDLETON
SPECIAL TOWN MEETING
THE COMMONWEALTH OF MASSACHUSETTS
NOVEMBER 7, 2017**

ESSEX s.s.

To the Constable of the Town of Middleton in the County of Essex.

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town qualified to vote in Elections and Town Affairs, to meet at the Howe Manning School Gymnasium at 26 Central Street in said Middleton on **Tuesday, November 7, 2017, at 7:00 p.m.**, then and there to act on the following articles:

To transact any other business that may lawfully come before this meeting.

SPECIAL TOWN MEETING WARRANT ARTICLES

1. On petition of the Board of Selectmen to see if the Town will vote to accept the ways in Olde Boxford Estates, including Kassiotis Lane, Norma Way, and Butler Lane as Town Streets as laid out by the Board of Selectmen under Massachusetts General Laws, Chapter 82, Section 22, and in compliance with the Planning Board's Subdivision Rules and Regulations for new streets; or take any other action relative thereto.

Planning Board Recommendation:

2. On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to accept the provisions of Chapter 40, Section 5B of the Massachusetts General Laws establishing a Retirement Stabilization Fund and to raise and appropriate, borrow or transfer from available funds a certain sum to said fund; or taken any action relative thereto.

Purpose: The Retirement Stabilization Fund will be a reserve fund to hold funds to make county retirement assessments that are higher than projected. The Retirement Stabilization Fund will be separate and distinct from other stabilization funds. From time to time, the Administration will ask Town Meeting to transfer funds to the Retirement Stabilization Fund from Free Cash or other sources.

3. On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to accept the provisions of Chapter 40, Section 5B of the Massachusetts General Laws establishing a Capital Stabilization Fund and to raise and appropriate, borrow or transfer from available funds a certain sum to said fund; or taken any action relative thereto.

Purpose: The Capital Stabilization Fund will be a reserve fund to hold funds for purchase of capital items or to pay debt service for capital items. The Capital Stabilization Fund will be separate and distinct from other stabilization funds. From time to time, the Administration will ask Town Meeting to transfer funds to the Capital Stabilization Fund from Free Cash or other sources.

4. On petition of the Board of Selectmen, Middleton School Committee and Finance Committee, to see if the Town will vote to raise and appropriate, borrow, or transfer from available funds a certain sum to the Special Education Stabilization Fund; or take any other action relative thereto.

Purpose: The Special Education Stabilization Fund is a reserve fund established on May 10, 2016 to be used to set aside funds to be expended at a later date to offset the impact of anticipated special education costs. The Special Education Stabilization Fund will be separate and distinct from other stabilization funds. From time to time, the Administration will ask Town Meeting to transfer funds to the Special Education Stabilization Fund from Free Cash or other sources.

5. On petition of the Board of Selectmen, Middleton School Committee and Finance Committee, to see if the Town will vote to raise and appropriate, borrow, or transfer from available funds a certain sum to the Special Education Reserve Fund; or take any other action relative thereto.

Purpose: The Special Education Reserve Fund is a fund established on May 9, 2017 to be used to set aside funds to be expended during the fiscal year to offset the impact of extraordinary and unforeseen special education expenses. The Special Education Reserve Fund may be spent under authorization of the School Committee and Board of Selectmen.

6. On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to raise and appropriate, borrow or transfer from available funds a certain sum to the Stabilization Fund; or take any other action relative thereto.

Purpose: The Stabilization Fund is a reserve fund used to set aside funds to be expended in the case of an emergency or unanticipated need. The Stabilization Fund is separate and distinct from other stabilization funds. From time to time, the Administration will ask Town Meeting to transfer funds to the Stabilization Fund from Free Cash or other sources.

7. On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to raise and appropriate, borrow or transfer from available funds a certain sum to the Other Post Employment Benefits Liability Irrevocable Trust Fund; or take any other action relative thereto.

8. On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to raise and appropriate, borrow or transfer from available funds a certain sum to pay for the costs associated with the acquisition or disposal of real property.

Purpose: The Town is working to acquire land for public facilities and to sell Town-owned land on Locust Street. The Town needs to engage professionals to conduct assessments such as appraisals, environmental assessments, and surveys. Funds appropriated under this article would not be used for the acquisition of any real property.

9. On petition of the Board of Selectmen, Electric Light Commission and Finance Committee, to see if the Town will vote to authorize the Board of Selectmen to enter into a Payment in Lieu of Taxes (PILOT) Agreement with _____ with respect to a solar energy project located at _____; or take any other action relative thereto.

10. On petition of the Board of Selectmen, Electric Light Commission and Finance Committee, to see if the Town will vote to authorize the Board of Selectmen to enter into a Payment in Lieu of Taxes (PILOT) Agreement with _____ with respect to a solar energy project located at _____; or take any other action relative thereto.

11. On petition of the Board of Selectmen, Electric Light Commission and Finance Committee, to see if the Town will vote to authorize the Board of Selectmen to enter into a Payment in Lieu of Taxes (PILOT) Agreement with _____ with respect to a solar energy project located at _____; or take any other action relative thereto.

12. On petition of the Board of Selectmen and Finance Committee, to see if the Town will vote to raise and appropriate, borrow or transfer from available funds a certain sum to pay for repairs to Memorial Hall; or take any other action relative thereto.

13. On petition of 200 or more registered voters, to see if the Town will vote to:

1. Authorize the permanent dedication to active recreational purposes of the Natsue Way Recreation Area, Assessors map 32, parcels 6B, 6C, and portions of parcels 6A and

10, consisting of 35 acres, more or less, as shown on a plan entitled "Dedicated Recreational Area Plan of Land in Middleton, MA", made by Langdon Environmental, dated April 20, 2017, in accordance with Massachusetts General Law Chapter 45, Section 3;

2. Authorize the Board of Selectmen to act as Park Commissioners pursuant to Massachusetts General Law Chapter 45, Section 2;

3. Appropriate and authorize the Treasurer with the approval of the Board of Selectmen to borrow the sum of \$3,890,625, for the purpose of improving for recreational purposes said land, including the payment of costs incidental or related thereto; subject to the award of a grant in an amount up to \$400,000 of project costs from the proceeds of the PARC (Parkland Acquisitions and Renovations for Communities) grant;

4. Authorize the Board of Selectmen to file, on behalf of the Town of Middleton, any and all applications deemed necessary for grants and/or reimbursements from the Commonwealth of Massachusetts under the PARC (Parkland Acquisitions and Renovations for Communities) grant;

5. To authorize the Board of Selectmen to enter into all agreements and contracts and execute any and all instruments as may be necessary or convenient on behalf of the Town of Middleton to effectuate said project including any measures to mitigate any possible impacts on abutting property owners;

6. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Or take any other action relative thereto.

Planning Board Recommendation:

Master Plan Committee Recommendation:

End of Special Town Meeting Warrant

And you are directed to serve this Warrant by posting up attested copies thereof at Memorial Hall, Post Office, Store at Howe Station Market, Ferncroft Towers and Fuller Pond Village in said Town fourteen days, at least, before the time of holding said meeting.

HEREOF FAIL NOT, and make due return of this Warrant, with your doings thereof, to the Town Clerk at time and place of meeting aforesaid.

Given under our hands this _____ day of _____ in the year of our Lord Two Thousand Seventeen.

MIDDLETON BOARD OF SELECTMEN

S. _____

S. _____

S. _____

S. _____

S. _____

A true copy Attest:

S. _____

Constable of the Town of Middleton

Date Posted

September 22, 2017

TO: Scott Morrison, Superintendent of Schools
Middleton School Committee
Middleton Board of Selectmen
Middleton Finance Committee

FROM: Steven Greenberg, Assistant Superintendent of Operations

SUBJECT: Funding Recommendation for the Special Education Reserve Fund and the Special Education Stabilization Fund

Please accept this memorandum as a recommendation to fund the Special Education Reserve Fund and Special Education Stabilization Fund as listed below:

Special Education Reserve Fund = \$135,000

Special Education Stabilization Fund = \$25,000 to \$50,000

Please be advised that we are closely monitoring a confidential circumstance that may be realized during the 2017-2018 school year in Middleton. If this circumstance becomes a reality, then we may incur costs beyond what was budgeted for FY18 as well as the prepaid tuition of \$110,000.

If you have any questions, please feel free to contact me.

Special Education Analysis for the Middleton Finance Committee

Date: 9/20/17

	Actual FY07	Actual FY08	Actual FY09	Actual FY10	Actual FY11	Actual FY12	Actual FY13	Actual FY14	Actual FY15	Actual FY16	Actual FY17
Total Actual Out of District Special Education Costs	367,321.00	487,953.00	206,875.00	306,612.00	190,155.00	230,029.00	56,168.00	135,501.00	193,650.00	300,288.00	312,501.00

Total Actual Sp. Ed. Transportation Costs	178,837.00	155,874.00	165,833.00	151,681.00	118,791.00	124,513.00	80,798.00	69,726.00	97,691.00	133,463.00	146,640.00
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Number of outplaced Sp. Ed. Students Served	10	11	11	7	6	8	3	4	4	5	5
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Average Tuition Cost/per Student	36,732.10	44,359.36	18,806.82	43,801.71	31,692.50	28,753.63	18,722.67	33,875.25	48,412.50	60,057.60	62,500.20
Average Transportation Cost per Student	17,883.70	14,170.36	15,075.73	21,668.71	19,798.50	15,564.13	26,932.67	17,431.50	24,422.75	26,692.60	29,328.00

Tuition/Program Costs	Actual FY07	Actual FY08	Actual FY09	Actual FY10	Actual FY11	Actual FY12	Actual FY13	Actual FY14	Actual FY15	Actual FY16	Actual FY17
Collaborative Program	\$43,252.00	\$44,549.00	\$46,330.00	\$48,419.00	\$51,365.00	\$51,365.00	\$52,906.00	\$52,960.00	\$59,069.00	\$65,634.00	\$65,634.00
PRIVATE SpEd School Lighthouse	\$48,495.00	\$49,984.00	\$51,219.00	\$51,219.00	\$51,602.00	\$59,188.00	\$60,448.00	\$61,536.00	\$62,478.00	\$69,813.00	\$71,091.00
PRIVATE SpEd School Landmark	\$37,331.00	\$38,477.00	\$39,427.00	\$41,766.00	\$42,079.00	\$42,790.00	\$45,057.00	\$45,868.00	\$46,570.00	\$51,824.00	\$52,596.00
OTHER Public School	\$57,580.00	\$59,180.00	\$59,180.00	\$34,838.00	\$24,500.00	\$21,100.00	\$22,335.00	\$44,500.00	\$40,500.00	\$48,918.00	\$31,500.00

Private Schools include:

Other Private Public School: These were the actual costs for 1 student that year based on their needs for staffing & therapies.

Langdon Environmental LLC

Two Summer Street, Suite 300
Natick, Massachusetts 01760

MEMORANDUM

To: Andrew Sheehan and Ryan Ferrara, Town of Middleton
From: Bruce Haskell, Langdon Environmental LLC
Date: September 21, 2017
Subject: Natsue Way Recommended Appropriation Amount and
Upper/Lower Field Split

Natsue Way Recommended Appropriation Amount

As requested, Langdon reviewed the bids received for construction of the Natsue Way recreational complex this past April. As you recall, the low bidder (David W. White & Son, Inc.) was approximately 18% lower than the second bidder (David G. Roach & Son). The next four bidders were all within 4% of each other. The recommended appropriation at the May 2017 Annual Town Meeting was based on the White low-bid with a 15% contingency plus an estimate of costs for engineering during construction.

To assist in the evaluation of alternatives, Langdon has prepared the following two tables summarizing our recommended appropriation amounts for construction of the recreational complex project. Table One is for the entire project as bid in April 2017. This estimate is based on the price supplied by the fourth highest bidder (Tropeano, Inc.) who is the median of the eight bids received. We recommend that the Town utilize this higher number because (1) the low-bidder is likely to increase his price given the difference between him and the next bidder (approximately \$587,000) and (2) increases in construction prices due to inflation. The total recommended amount to be appropriated for the entire project shown on Table One is \$4.588 million.

Table One
Recommended Appropriation Amount – Entire Recreational Complex
Natsue Way Recreational Complex

Cost Item	Estimated Cost
Construction Contractor Contract	\$3,794,000
Construction Contingency (15% of Contractor Contract)	\$569,000
Engineering Services During Construction	\$225,000
TOTAL Recommended Revised Appropriation	\$4,588,000

Notes and Assumptions

1. Construction Contractor Contract based on fourth bidder for bids opened on April 25, 2017 (median bid).
2. Costs are rounded to nearest \$1,000.

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Upper Area and Lower Area Project Cost Estimate

If the Town elects to split the project into the Lower and Upper portions as shown on the plans, the cost for individual components will increase due to the relatively smaller contract value for each component. The bids received this past April included bid items for (1) Mobilization and Demobilization; (2) Construction of the Lower Area; (3) Construction of the Upper Area; and (4) Disposal of the Soil in the Berm along Natsue Way. Langdon has taken the median bid given by each bidder for items (1) through (3), inclusive, and added a 10% increase for a smaller project and the 15% contingency. The costs for engineering and item (1) are presented proportional to the total cost for the Lower and Upper Areas. The median bid for soil disposal from the berm (item (4)) was kept in the Lower Area costs. A summary of the recommended appropriation for construction of either the Upper or Lower Area is provided in Table Two.

Table Two
Recommended Appropriation Amount – Upper and Lower Portions of
Project Constructed Separately
Natsue Way Recreational Complex

Cost Item	Estimated Cost	
	Upper Area	Lower Area
Mobilization/Demobilization	\$89,000	\$61,000
Construction of Recreational Complex	\$2,303,000	\$1,415,000
Subtotal Construction Costs	\$2,392,000	\$1,476,000
10% Smaller Project Allowance	\$239,000	\$148,000
Total Direct Construction Costs	\$2,631,000	\$1,624,000
Construction Contingency (15% of Contractor Contract)	\$395,000	\$243,000
Engineering Services During Construction	\$133,000	\$92,000
TOTAL Recommended Revised Appropriation for Construction of Upper and Lower Areas	\$3,159,000	\$1,959,000

Notes and Assumptions

1. Median bids opened on April 25, 2017 (median bid for Upper and Lower Area bid items).
2. Engineering and Mobilization/Demobilization based on percentage of cost apportioned to each area.
3. Costs are rounded to nearest \$1,000.

The primary components of the Upper Area include:

1. Small rectangular field (120' by 80'), little league baseball field with overlapping rectangular field in outfield (150' by 220')
2. Pathway system providing sidewalk along driveway towards transfer station
3. Parking area for approximately 78 spots including 4-handicapped spots and additional parking near transfer station for approximately 34 spots
4. Two sun shelters (one at smaller rectangular field and one at existing parking lot between existing fields)

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5. Portable restroom shelter
6. Accessible playground structures with engineered wood-fiber playing surface
7. Trees, shrub landscaping, benches and bike racks

The primary components of the Lower Area include:

1. Two full-size basketball courts with fencing
2. Two tennis courts with fencing
3. Approximately 20-parking spots immediately adjacent to the courts and an additional parking area for approximately 55 additional vehicles
4. Multi-purpose rectangular field (130' by 225')
5. Pathway system connecting to five exercise stations and the Upper Area
6. Sun shelter
7. Accessible playground structures with engineered wood-fiber playing surface
8. Portable restroom structure
9. Trees, shrub landscaping, cross-walks and bike rack

The costs for the Lower Area can be considered to include the pathway system – taking the median of each area provides and extra contingency that will cover that cost.

Please do not hesitate to contact me if you have any questions or wish to discuss further.