

**BOARD OF SELECTMEN
MEETING AGENDA**

**Fuller Meadow School
Nathan Media Room
143 South Main Street, Middleton, MA 01949
Tuesday, October 24, 2017
7:00 PM**

This meeting is being recorded

1. 7:00 PM Warrant
Minutes
Assistant Town Administrator
2. 7:10 PM Public Hearing: Transfer of All-Alcohol Beverages Liquor License and Victualler License, currently held by Tara Thai Inc., d/b/a Siam Grill 88, manager Kitchanan Wong, located at 242 South Main Street Middleton, on the petition of Tung's Taste, Inc., d/b/a Tung's Taste by owner Jing Zang
3. 7:20 PM Vote to appoint Natasha Bansfield to the Recreation Commission through June 30, 2019
4. 7:25 PM Vote to reappoint Tom Fallon as Town Counsel
5. 7:30 PM Vote to accept a donation of \$1,110 from the North Shore Bank to the Middleton Food Pantry
6. 7:35 PM Vote to approve application for Junk Dealer (including Precious Metals) or Junk Collector License from Robert T. Holland, owner of d/b/a Route 114 Coin and Jewelry, with a proposed location of 297 North Main Street
7. 7:40 PM Review of final November 7, 2017 Special Town Meeting Warrant and vote to make recommendations to Town Meeting on selected warrant articles
8. 8:00 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.

**Board of Selectmen Meeting
September 12, 2017
7:00 p.m.
Fuller Meadow School
Nathan Media Room**

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Call to Order – Chairman Brian Cresta called the meeting to order at 7:07 p.m. Also present were Mr. Timothy Houten, Mr. Kosta Prentakis, Mr. Rick Kassiotis, Town Administrator Mr. Andrew Sheehan and Assistant Town Administrator Mr. Ryan Ferrara. Chairman Cresta announced the meeting is being recorded.

Warrant

1805 - The Payroll Warrant totaled \$534,211. The Payables Warrant totaled \$2,999,841 and included \$70,345 for payroll deductions, \$524,131 for purchase of power and \$2,310,496 for Masconomet Assessment.

1806 - The Payroll Warrant totaled \$595,401. The Payables Warrant totaled \$657,384 and included \$70,875 for payroll deductions, \$112,979 for purchase of power, \$88,559 for paving and granite curbing for River Street, Mill Street, Peabody Street and East Street, \$7,744 new gear washer and dryer for the fire department and \$70,827 for the new science programs at the elementary schools.

Mr. Prentakis made a motion to approve the Warrants for Warrant Number 1805 and 1806. Mr. Houten seconded the motion and all were in favor.

Minutes – ***Mr. Houten made a motion to accept the Open and Executive session Minutes for August 15, 2017 as written. Mr. Kassiotis seconded the motion and all were in favor.***

Town Administrator's Report

- **Planning Board meeting has been canceled-** The meeting was canceled for September 13, 2017. Agenda items will be heard at the following meeting.
- **Citizenserve Permitting Software-** Scott Fitzpatrick and Lisa Brown have made great progress in getting the building permit module up and running. The system is being tested and the building permit module is up and running. Thanks and congratulations to Lisa Brown, Scott Fitzpatrick and Derek Fullerton for their hard work and to all involved in launching the new site.
- **Middleton Police Department–** Detective Adam Mancini was commended for his work along with the detectives from Beverly and Danvers. With the cooperation of Beverly and Danvers Police Departments this led to an arrest and confiscation of thousands in cash, weapons and drugs.
- **Attorney General by-laws approved** – The zoning and general bylaws prohibiting recreational marijuana were approved as voted; the moratorium was approved with one exception. We had included an automatic extension of the moratorium period if the Cannabis Control Commission had not issued its regulations by January 1, 2018. There was discussion of the length of the moratorium, but were the prohibition was accepted, this is a moot point.
- **House Bill 3725 Progress-** Town Meeting also authorized, under Article 11, to change the term of the Moderator from 1 year to 3 years and to change the day of the annual elections from

Monday to Tuesday. A hearing has not yet been scheduled so we will continue to track the progress of the bill.

- **Memorial Hall and Town Counsel Bill-** We will receive bids beginning on Thursday for the repairs to Memorial Hall and Town Counsel. There has been a lot of interest on these bids. Memorial Hall bids will be chosen by lowest responsive and responsible bidder. A staff working group will be convened to narrow down the candidates for Town Counsel and bring them to the Board for interviews.
- **Volunteers** - The Town is still looking for volunteers for numerous openings on various boards and committees.

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.

Mr. Sheehan reminded the Board that the Planning Board was scheduled to have their hearing the following day. The Planning Board is still waiting for more information, it is recommended that the Board postpone any vote on this item until their September 26th meeting. Mr. Cresta agreed this will be postponed until September 26th.

Request from Attorney Albert DeNapoli, of Tarlow Breed, Hart and Rodgers, P.C., on behalf of Interstate Management Company, LLC d/b/a DoubleTree, Middleton, for the: 1) Transfer of the All Alcohol Beverages Liquor License; 2) Change of Manager and; 3) Change of Officers from licenses currently held by TPG Hotels & Resorts Contract Services, LLC, d/b/a Double Tree by Hilton Hotel North Shore, 51 Village Rd, Middleton MA 01949 - Atty. DeNapoli spoke on behalf of the management company and clarified that the manager will remain the same but the change is requested due to a requirement of the ABCC to transfer the license. Mr. Cresta and Mr. Houten spoke to the importance of immediate notification to the Board of Selectmen of a true change of manager, as failure to do so could jeopardize the validity of the license. Mr. Prentakis also requested further information regarding the sale of the property be provided to Mr. Sheehan.

Mr. Houten made a motion to approve the transfer of an 1) Transfer of the All Alcohol Beverages Liquor License; 2) Change of Manager and; 3) Change of Officers from licenses currently held by TPG Hotels & Resorts Contract Services, LLC, d/b/a Double Tree by Hilton Hotel North Shore, 51 Village Rd, Middleton MA 01949.

Mr. Prentakis seconded the motion and all were in favor.

Request from Attorney Albert DeNapoli, of Tarlow Breed, Hart and Rodgers, P.C., on behalf of Interstate Management Company, LLC d/b/a DoubleTree, Middleton, for the transfer of the Common Victualler and Entertainment Licenses from licenses currently held by TPG Hotels & Resorts Contract Services, LLC, d/b/a Double Tree by Hilton Hotel North Shore, 51 Village Rd, Middleton MA 01949

Mr. Houten made a motion for the transfer of the Common Victualler and Entertainment Licenses from licenses currently held by TPG Hotels & Resorts Contract Services, LLC, d/b/a Double Tree by Hilton Hotel North Shore, 51 Village Rd, Middleton, MA 01949.

Mr. Prentakis seconded the motion and all were in favor.

Acceptance of \$1,000 donation to the Middleton Food Pantry from the Essex Agricultural Society
Mr. Prentakis made a motion to accept, with thanks, the \$1,000 donation to the Middleton Food Pantry. Mr. Kassiotis seconded the motion and all were in favor.

Vote to appoint Dianna Jackson to the Middleton Cultural Council through June 30, 2020.
Mr. Prentakis made a motion to appoint Dianna Jackson as a Member of the Middleton Cultural Council through June 30, 2020. Mr. Kassiotis seconded the motion and all were in favor.

Vote to appoint Jeffrey Garber, serving in his capacity as the Chairman of the Board of Assessors, to the Municipal Tax Relief Committee through June 30, 2018.
Mr. Houten made a motion to appoint Jeffrey Garber, serving in his capacity as the Chairman of the Board of Assessors, to the Municipal Tax Relief Committee through June 30, 2018. Mr. Kassiotis seconded the motion and all were in favor.

Review of November 7, 2017 Special Town Meeting- Mr. Sheehan provided a review of the articles for the Special Town Meeting scheduled for November 7, 2017 at 7:00 p.m. Mr. Sheehan gave a detailed description of the Special Town Meeting Warrant Articles as follows:

1. On petition of the Board of Selectmen to see if the Town will vote to accept Kassiotis Lane as a Town Street 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.
2. On petition of the Board of Selectmen to see if the Town will vote to accept Norma Way as a Town Street 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.
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 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.

4. 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.

5. 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 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.

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 pay for pre-acquisition costs of land to be acquired for the future construction of public facilities.

Purpose- The Town is working to acquire land for public facilities. Prior to closing, the Town will need to engage professionals to conduct pre-acquisition assessments, such as appraisal, environmental assessment, and survey. Funds appropriated under this article would not be used for the acquisition of any real property.

8. On petition of 200 or more registered voters, to see if the Town will vote to:
 - A. 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;
 - B. Authorize the Board of Selectmen to act as Park Commissioners pursuant to Massachusetts General Law Chapter 45, Section 2;
 - C. 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;

- D. 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;
- E. 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;
- F. 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.

The Board discussed on Article 3 about setting parameters. Mr. Sheehan suggested that this would be better handled as a financial policy than in the warrant article.

Several residents including Mr. Barry Doyle, Mr. Frank Frongillo and Mr. Anthony Belmonte, voiced their concerns in regards to the Natsue Way project. Items raised included:

- Access to the citizen's petition once it has been filed with the Town.
- The financial impact of the project and new Town projects will be funded.
- What strain would there be on the Town services to maintain the property?
- A traffic study to better understand the impact of additional traffic on River Street.

Mr. Cresta stated that Natsue Way is part of a regular routine police patrol. Speed on the road and volume of the traffic has also been taken into consideration. Mr. Cresta also suggested that if a citizen would like to amend an article or make a suggestion, it would be best to contact the Town Administrator and Town Moderator beforehand so the amendment can be reviewed by Town Counsel and the Town Moderator.

Mr. Sheehan also mentioned the warrant will be closing at the September 26th meeting. Mr. Houten said there maybe another petition added to the warrant regarding the issuance of additional liquor licenses.

New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed

Citizen Feedback - Mr. Prentakis indicted there will be a Citizen Feedback Session on Thursday September 28 6:30-7:30 at the Flint Public Library.

Support a Soldier - Saturday September 23th there will be an event "Be a Soldier Help a Soldier. It's a family boot camp challenge. There will be a free food as well as a pushup contest. The event will take place behind Memorial Hall. This is sponsored by Flynn's Home Improvement.

Michele Nowak - Michele Nowak has submitted her resignation from the Recreation Commission. Mr. Cresta thanked Ms. Nowak her for her great work and contributions on the commission.

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.

Mr. Prentakis using a roll call vote with the following voting in favor: Chairman Cresta, Mr. Prentakis and Mr. Kassiotis. Also, Invited were Town Administrator Andrew Sheehan and Assistant Town Administrator Ryan Ferrara. The meeting went into executive session at 8:15 pm. and did not return to open session.

Respectfully Submitted,

Michelle Creasi

Michelle Creasi, Recording Secretary

Kosta Prentakis, Clerk

Board of Selectmen and Finance Committee Joint Meeting
Fuller Meadow School
October 3, 2017
7:00 p.m.

Board of Selectmen Members Present: Brian Cresta (BOS Chairman), Kosta Prentakis, Todd Moreschi and Rick Kassiotis

Board of Selectmen Members Absent: Tim Houten

Finance Committee Members Present: John Erickson, John Mahoney, George E. Dow, Sr., Michelle Cresta, Richard S. Gregorio (Co-Chair), Steve Cocciardi (Co-Chair) and Toni Mertz

Others Present: Town Administrator, Andy Sheehan and Assistant Town Administrator, Ryan Ferrara

Call to Order – Mr. Cresta, serving in his capacity as Chairman of the Board of Selectmen, called the joint meeting to order at 7:04 p.m.

Mr. Sheehan explained that the purpose of the meeting was to finalize the source of funds for various articles and make final decisions on whether to keep articles in the Town Meeting Warrant. The group worked from the Draft November 7, 2017 Special Town Meeting Warrant dated September 27, 2017.

Article 4, Special Education (SPED) Stabilization Fund and Article 5, Special Education Reserve Fund: Mr. Dow commented that he supported the creation of a SPED Stabilization Fund to fund peaks for special education needs. We need to account for in our financial policies when the Town will spend out of the fund and how the fund will be replenished. Mr. Cresta stated that he wanted the SPED Stabilization Fund funding level to be tied to both in-district and out-of-district expenses and transportation costs. Mr. Erickson suggested that the trick is to utilize the SPED Stabilization Fund so that the tax rate will not be hit. We should be targeting the average volatility of our SPED spending. Mr. Sheehan recommended that any under spending on SPED expenses in one fiscal year could go to Free Cash and that the balance at the ensuing annual town meeting could be directed to the SPED Stabilization Fund. Mr. Cresta commented that if a contribution is made to the Special Education Reserve, the School Committee should confine spending for unbudgeted SPED needs from either the pre-payment of SPED tuition or the SPED Reserve. Mr. Prentakis made a suggestion to fund the SPED Reserve at \$135,000, per the request of the Assistant Superintendent of Operations, Mr. Greenberg. Both boards expressed general support to fund Article #5 SPED Reserve at \$135,000. The Finance Committee requested additional information from Mr. Greenberg regarding SPED spending and committed to recommend whether to fund the SPED Stabilization Fund (Article 4) at a later meeting of the Finance Committee.

Article 1, acceptance of Norma Way and Kassiotis Lane: There were no questions regarding Article 1

Article 2, establishment of a Retirement Stabilization Fund: Mr. Sheehan explained that the establishment of a Retirement Stabilization Fund was recommended by the Town's Auditor as a means to fund the Town's pension liability. The liability is currently scheduled to be fully funded by 2035. Mr. Prentakis suggested funding a token amount since the scope of the liability is vague. Mr. Dow was unsure why a Retirement Stabilization Fund was necessary with the existence of the Town's Stabilization Fund. The group expressed a general consensus agreeing to remove Article 2

(establishment of Retirement Stabilization Fund) from the Special Town Meeting warrant.

Article 3, establishment of a Capital Stabilization Fund: Mr. Sheehan explained that the establishment of a Capital Stabilization Fund would allow the Town to segregate funds for capital needs. This would be separate from the general Stabilization Fund. Mr. Prentakis stated that the Town already has reserves and this proposal would target specific categories of need. The group eventually reached a consensus to establish a Capital Stabilization Fund but refrain from adding funds to the reserve.

Article 6, transfer funds to the Stabilization Fund: The group agreed to remove the article from the Special Town Meeting Warrant.

Article 7, transfer funds to the Other Post Employment Benefits (OPEB) Liability Irrevocable Trust Fund: The group agreed to remove the article from the Special Town Meeting Warrant.

Article 8, acquisition or disposal of real property: The Finance Committee and Board of Selectmen expressed support to fund the costs associated with the acquisition or disposal of real property in the amount of \$20,000.

Articles 9-11, Payment in Lieu of Taxes (PILOT) for solar proposals: Mr. Sheehan stated the Middleton Electric Light Department (MELD) is partnering with a solar developer to propose new electricity generation facilities. The multiple solar themed articles were inserted for three distinct solar proposals. Two of the roof based projects were deemed financially non-viable and can be removed from the warrant. The group agreed to delete two of the warrant articles and withheld support for the remaining land based solar proposal until further information regarding the PILOT was available.

Article 12, Repairs to Memorial Hall: Mr. Sheehan explained that the Town went out to bid for the Memorial Hall Repairs Project and supplemental funds are being requested in the amount of \$25,000 for ceiling and flooring work. Both groups expressed support for the \$25,000 in supplemental funding.

Article 13, citizen petition for two additional liquor licenses: Mr. Cresta commented that seeking two additional liquor licenses would not be in the best interest of the town. Both the BOS and Finance Committee intend to defer offering an opinion on Article 13.

Article 14, citizen petition for development of Natsue Way Recreation Area: Mr. Sheehan informed the group that various parties have indicated they intend to amend the Natsue Way Article. The Town Administrator's Office is working with Town Counsel, Bond Counsel and the Massachusetts Department of Revenue (DOR) Counsel to understand the impacts of the potential voting scenarios. This is a unique situation where Town Meeting refrained from allowing the Town to fund the Natsue Way Recreation Area project but the following week approved of the Proposition 2½ debt exclusion override. If Town Meeting rejects funding of a project, the override will typically fail. This did not happen in this instance. Mr. Sheehan committed to report to both boards once the Town Administrator's Office receives guidance from Bond and DOR Counsel regarding the options associated with the likely voting scenarios.

Mr. Dow asked if Town Meeting would be allowed to increase the amount of the project as an amendment. Mr. Sheehan responded that the Town Moderator has indicated that she will seek the opinion of Town Meeting should this question come up. There is no firm rule stipulating whether the warrant dollar amount can be either decreased or increased.

Mr. Erickson and Mr. Cocciardi reflected their collective opinion that if the Natsue Way Recreation Area proposal were to fail at the Special Town Meeting, the Town still needs to identify an alternative use for the site.

Financial Management Policies

The group then transitioned to review the proposed revisions to the Town's Financial Management Policies.

Mr. Sheehan explained that as part of the Fiscal Year 2016 audit, the Town's auditor, Roselli, Clark & Associates (RSA), recommended the Town update its existing financial policies. The auditing firm provided the Town with model financial policies from other communities which the Town finance team utilized to develop the updated policies. Rating agencies expect municipalities to have thorough financial policies and the Town hopes that with these changes, the Town will be better positioning itself for a bond rating upgrade.

Mr. Prentakis commented that the current financial policies contain targets for the general Stabilization Fund. It would be useful to see how the current financial policy targets compare to the proposed targets. Mr. Sheehan and Mr. Ferrara agreed to provide a comparison between the current and proposed financial policies and report back to the BOS and Finance Committee.

The group went on to discuss the Capital Stabilization Fund and agreed to work toward funding a target goal of 3% of the current year budgeted general fund operating appropriation. Eventually, the difference between the annual certified Free Cash figure and the Capital Stabilization Fund target of 3% could be utilized to fund capital projects via the Town Meeting.

Mr. Cresta, serving in his role as Chair of the Board of Selectmen, proceeded to open the meeting to comments from the public.

Mr. Frank Frongillo, of 43 Peachey Circle, spoke against the proposed Natsue Way Recreational Area project commenting that there are higher priority projects the Town should be addressing. The proposed project will generate additional traffic and doesn't address the issues at the intersection of River Street and Natsue Way. Mr. Frongillo indicated that he would be submitting a number of amendments to the Natsue Way article.

Mr. Frongillo requested that the Board of Selectmen consider reordering the Special Town Meeting Warrant agenda to place the Natsue Way Recreational Area earlier in the Warrant. Many of the voters who are against the Natsue Way project are senior citizens and typically refrain from partaking in late evening activities. Mr. Prentakis explained that the Natsue Way project was purposefully placed at the end of the Town Meeting Warrant agenda to ensure a quorum for the entire meeting. The Board of Selectmen would thus refrain from changing the order of the warrant articles.

Both boards were then asked by Mr. Frongillo what their respective positions are on the Natsue Way project. Chairman Cresta expressed his support for a smaller project and indicated he may submit an amendment to the Natsue Way warrant article to this effect. Co-Chairman Gregorio stated the Finance Committee would make a recommendation to Town Meeting regarding the Natsue Way project at their next scheduled meeting.

Mindy Wogan, of 145 River Street, commented that the community has repeatedly asked for this

project. This is a unique opportunity to utilize Community Preservation Act (CPA) funding as a supplemental source of support to reduce the impact on the tax rate. The other capital projects the town is contemplating are complicated and are not going to happen next year. The community should be able to support the Natsue Way project and any public safety facility projects in the future.

Anthony Belmonte of 49 Peachey Circle asked whether the Town could make some smaller scale investments at Natsue Way as opposed to proposing a larger project. Mr. Belmonte went on to cite traffic concerns and later commented that the town does not have the capacity to fund this project as proposed.

The joint meeting of the Board of Selectmen and Finance Committee adjourned at 9:50 pm.

Respectfully submitted,

Richard Gregorio

Ryan Ferrara

Ryan Ferrara

Rick Kassiotis, Clerk



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

2

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

3610

IF USED EPAY, CONFIRMATION NUMBER

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

00030-RS-0704

LICENSEE NAME

Tung's Taste, Inc.

ADDRESS

242 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 checked="" 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 | | | |

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

ALCOHOLIC BEVERAGES CONTROL COMMISSION
239 CAUSEWAY STREET
BOSTON, MA 02241-3396

Employment

BUSINESS OPPORTUNITIES

NOTICE

Some advertisements running in this category may require an investment

CHILD CARE

ATTENTION CAREGIVERS!

If you are a PCA, CNA, Nurse or offer personal care services please go to the business and service directory and check out the category for Adult Care. Your services are needed!

DRIVERS

CLASS A TRUCK DRIVER WANTED.
Apply at Miles River Sand & Gravel,
64 Paradise Road, Ipswich
or call Steve at 978-807-2900

<http://copperdoorrestaurant.com/careers>

Location:

Salem T-BONES
311 S Broadway, Salem, NH 03079

Dates:

Tuesday Oct 10th, 8:00am - 11:00am
Wednesday Oct 11, 8:00am - 11:00am
and 3:00pm - 5:00pm
Thursday Oct 12th, 8:00am - 11:00am



WANT YOUR AD HERE?
CALL 978-946-2300

The Salem News

PUBLIC NOTICES

PUBLIC NOTICES

TOWN OF MIDDLETON, MA. LEGAL NOTICE

The Board of Selectmen will hold a Public Hearing on Tuesday, October 24, 2017 at 7:00 PM in the Nathan Media Center, Fuller Meadow School, 143 So. Main St, Middleton on the petition of Tung's Taste, Inc. d/b/a Tung's Taste, by Owner Jing Zhang for Transfer and Ownership of the All Alcohol Beverages Restaurant Liquor License, and Victualler License currently held by Tara Thai Inc., d/b/a Siam 88, 242 So. Main Street, Middleton MA 01949.

Andrew J. Sheehan
Town Administrator
SN - 10/13/17

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT

PROBATE AND FAMILY COURT
ESSEX PROBATE AND
FAMILY COURT

FOR YOUR COMMUNITY
fect you!

PUBLIC NOTICES

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

PUBLIC NOTICES



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

APPLICATION FOR A RETAIL ALCOHOLIC BEVERAGES LICENSE

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

1. NAME OF PROPOSED LICENSEE (Business Contact) Tung's Taste, Inc.

This is the corporation or LLC which will hold the license, **not** the individual submitting this application. If you are applying for this license as a sole proprietor, not an LLC, corporation or other legal entity, you may enter your personal name here.

2. RETAIL APPLICATION INFORMATION

There are two ways to obtain an alcoholic beverages license in the Commonwealth of Massachusetts, either by obtaining an existing license through a transfer or by applying for a new license.

Are you applying for a new license ☐ New ☒ Transfer
or the transfer of an existing license?

If transferring, please indicate the
current ABCC license number you
are seeking to obtain:

00030-RS-0704

If applying for a new license, are you applying for this license
pursuant to special legislation?

If transferring, by what method
is the license being transferred?

Purchase

☐ Yes ☐ No

Chapter

Acts of

3. LICENSE INFORMATION / QUOTA CHECK

City/Town

Middleton

On/Off-Premises

On-Premises

TYPE

\$12 Restaurant

CATEGORY

All Alcoholic Beverages

CLASS

Annual

4. APPLICATION CONTACT

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

First Name:

Andrea

Middle:

Last Name:

Kor

Title:

Authorized Representative

Primary Phone:

617-350-6188

Email:

attorneycoleman@gmail.com

5. OWNERSHIP Please list all individuals or entities with a direct or indirect, beneficial or financial interest in this license.

An individual or entity has a direct beneficial interest in a license when the individual or entity owns or controls any part of the license. For example, if John Smith owns Smith LLC, a licensee, John Smith has a direct beneficial interest in the license.

An individual or entity has an indirect beneficial interest if the individual or entity has 1) any ownership interest in the license through an intermediary, no matter how removed from direct ownership, 2) any form of control over part of a license no matter how attenuated, or 3) otherwise benefits in any way from the license's operation. For Example, Jane Doe owns Doe Holding Company Inc., which is a shareholder of Doe LLC, the license holder. Jane Doe has an indirect interest in the license.

- A. All individuals listed below are required to complete a Beneficial Interest Contact - Individual form.
B. All entities listed below are required to complete a Beneficial Interest Contact - Organization form.
C. Any individual with any ownership in this license and/or the proposed manager of record must complete a CORI Release Form.

Name	Title / Position	% Owned	Other Beneficial Interest
Jing Zhang	Pres/Treas/Sec/Director	100	Officer of the Corporation

APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

5. OWNERSHIP (continued)

Name	Title / Position	% Owned	Other Beneficial Interest

6. PREMISES INFORMATION

Please enter the address where the alcoholic beverages are sold.

Premises Address

Street Number: Street Name: Unit:

City/Town: State: Zip Code:

Country:

Description of Premises

Please provide a complete description of the premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage.

Floor Number	Square Footage	Number of Rooms
1st	1,400	3

Patio/Deck/Outdoor Area Total Square Footage

Indoor Area Total Square Footage

Number of Entrances

Number of Exits

Proposed Seating Capacity

Proposed Occupancy

Occupancy of Premises

Please complete all fields in this section. Documentation showing proof of legal occupancy of the premises is required.

Please indicate by what right the applicant has to occupy the premises Landlord Name

Lease Beginning Term Landlord Phone

Lease Ending Term Landlord Address

Rent per Month

Rent per Year

If leasing or renting the premises, a signed copy of the lease is required.

If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.

Please indicate if the terms of the lease include payments based on the sale of alcohol: ☐ Yes ☒ No

APPLICANT'S STATEMENT

I, Jing Zhang the: ☐ sole proprietor; ☐ partner; ☒ corporate principal; ☐ LLC/LLP member
Authorized Signatory

of Tung's Taste, hereby submit this application for Common Victualler With All Alcohol
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:

[Handwritten Signature]

Date:

08/28/2017

Title:

President

TUNG'S TASTE, INC

CORPORATE VOTE

At a meeting of the Board of Directors of the **TUNG'S TASTE, INC.**, held at Middleton, Massachusetts on July, 2017. It was duly voted that the Corporation apply to the Town of Middleton a Common Victualler with All Alcohol License, to be exercised on the premises located at: 282 South Main Street, Middleton, Massachusetts

"VOTED; That the Tung's Taste, Inc. purchase the restaurant assets located at 282 South Main St, Middleton, Massachusetts, including without limitation of the transfer of All Alcohol Beverages License from Tara Thai, Inc., at the purchase price of \$60,000.00"

"VOTED; To authorize Jing Zhang to sign the Purchase and Sale Agreement and any necessary documents in the name and on behalf of the Tung's Taste, Inc. required relative to the purchase of restaurant assets."

"VOTED; To authorize Jing Zhang to sign the application for the license in the name of Tung's Taste, Inc. and to execute in its behalf any necessary papers, and to do all things required relative to the granting of the license."

"VOTED; To appoint Jing Zhang of 21 French Ave, Braintree, MA, as its manager or principal representative with as full authority and control of the premises described in the license of the Corporation and of the conduct of all business therein relative to alcoholic beverages as the license itself could in any way have and exercise if it were a natural person resident in the Commonwealth of Massachusetts and that a copy of this vote duly certificated by the Clerk of the Corporation and delivered to said manager or principal representative shall constitute the written authority required by Sec. 26, Chapter 138, G.L."

This is to certify that a majority of the Directors of Tung's Taste, Inc., a Corporation duly organized under the laws of the Commonwealth of Massachusetts and citizens of the United States.

This Corporation has not been dissolved as of the date of this certificate.


Jing Zhang, Secretary

This is your official TIPS certification card. Carry it with you as proof of your TIPS certification.

Congratulations!

This card certifies that you have successfully completed the TIPS (Training for Intervention ProcedureS) program. We value your participation and dedication to the responsible sale, service, and consumption of alcohol.

By using the techniques you have learned, you will help to provide a safer environment for your patrons, peers, and colleagues and reduce the tragedies resulting from intoxication, underage drinking, and drunk driving.

If you have any information you think would enhance the TIPS program, or if we can assist you in any way, please contact us at 800-438-8477.



Sincerely,

A handwritten signature in black ink, appearing to read "Adam Chafetz".

Adam F. Chafetz
HCI President

ID#: 4529261 Name: JING ZHANG

Exam Date: 5/10/2017 Expiration Date: 5/10/2020



On Premise

CERTIFIED

Issued: 5/18/2017

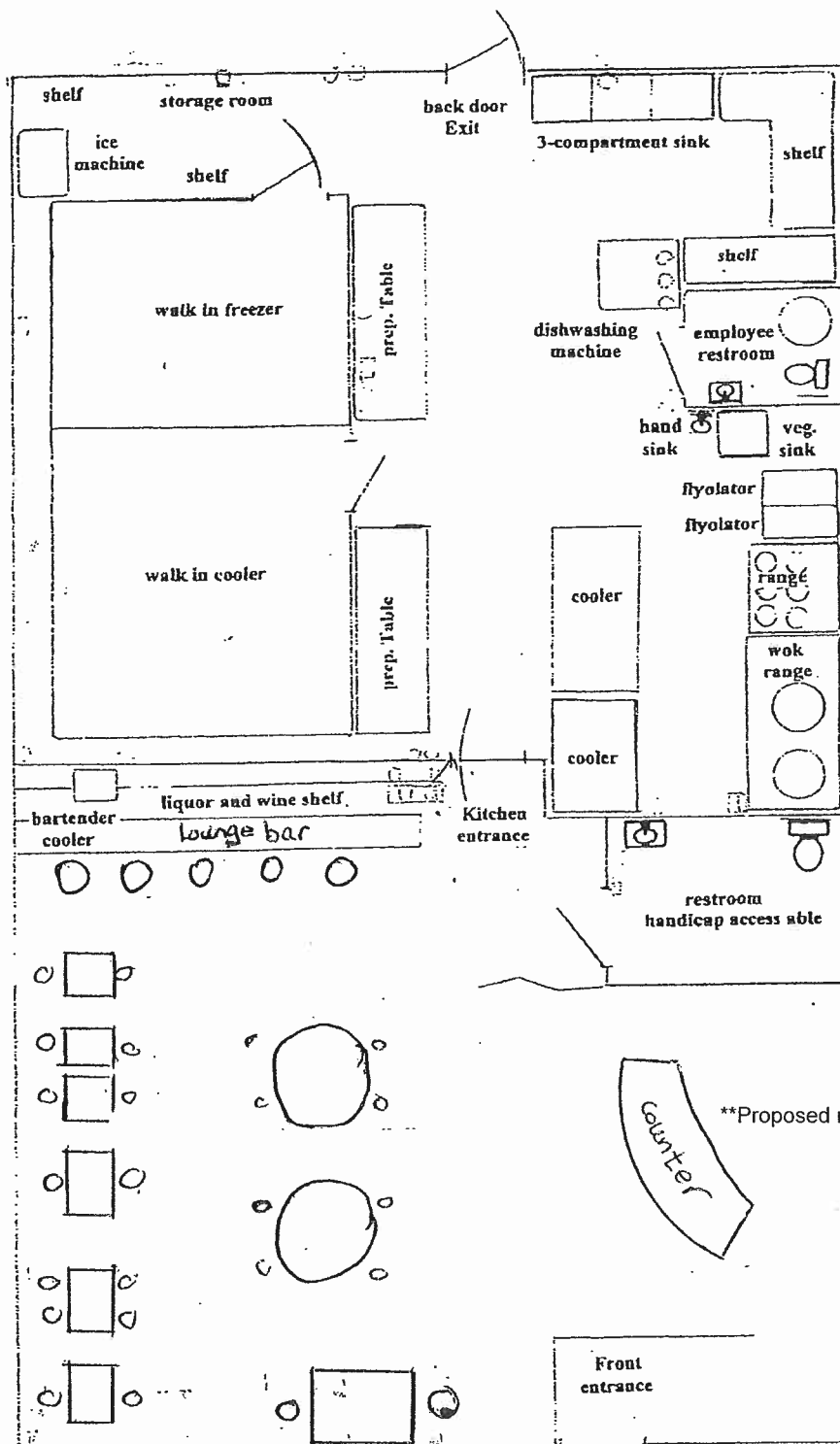
Expires: 5/10/2020

ID#: 4529261

JING ZHANG

For service visit us online at www.gettips.com

TIPS Trainer: Jim Chlebeczek, 34956



**Proposed remodeling the front counter

Floor Plan Tung's Taste, Inc. d/b/a Tung's Taste
 242 South Main St.
 Middleton, MA 01904

September 7, 2017

Dear Middleton Recreation Committee,

I hope to be considered for one of the available positions on the Board. First, I would like to introduce myself and explain why I believe that I would be a strong addition to your team.

I grew up in central Massachusetts and graduated from Colorado State University with a B.S. in Horticulture. I went on to earn my M.B.A. in Marketing from Suffolk University in 2001.

I have worked in Corporate Events/Corporate Philanthropy as well as IT Sales and Medical Sales. I am a people person and I enjoy creating event plans and watching those plans come together. I have experience organizing Corporate Events as well as smaller events like a charity golf tournament for a friend stricken with cancer and a dog walk to raise money for the Northeast Animal Shelter.

I am a stay at home Mom to my 3 children: Brendan, Grade 1—Catelyn, Kindergarten—Ryan, Pre-School. We are newcomers to Middleton, having just moved here from Peabody in February. I believe that having a board member that is new to town would be beneficial because I can offer a fresh set of eyes and I bring with me ideas that may not have been explored previously in Middleton.

I appreciate your consideration.

Sincerely,



Natasha Bansfield

EMPLOYMENT

Natasha Bansfield Events- Peabody, MA

Owner

January 2010-May 2012

- Started an event planning company using personal contacts, social media, print advertising to gain clients
- Planned a dog walk fundraiser for the Northeast Animal Shelter which provided raised \$3,500 for the shelter
- Partnered with area wedding vendors and created a wedding give away called "Reason to Give" which provided a couple going through medical challenges with a free wedding

Covidien- Sandman Sleep Diagnostics – Peabody, MA

Sleep Diagnostics Business Manager

March 2006-January 2011

- Medical device sleep diagnostic sales representative covering 9 states
- Develop and implement territory strategy using strong communication and selling skills
- Provide in-service demonstrations on product usage and applications to Physician, Technicians and IT Staff
- Sleep Business Manager "Rookie of the Year FY2006" for exceeding FY06 plan
- Completed Mid-Atlantic School of Sleep Medicine program for Polysomnographic Training

Xerox Corporation- Washington, D.C.

Federal Account Manager

October 2004 to February 2006

- Manage Federal accounts with contract dollar amounts ranging from \$10K to over \$1 million
- Research, develop and execute the sale of document solutions (both equipment and services)
- Coordinate every step of the sale from initial appointment and demonstration to proposal and delivery
- Manage more than 200 accounts, generate leads, develop pricing and proposals, conduct demos, engage and supervise various resources to fully complete my commitment to the customer

EDUCATION

Suffolk University, Sawyer School of Management- Boston, MA

1999-2001

Master of Business Administration- Marketing

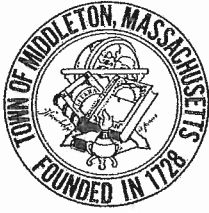
- Intensified program completed in 18 months

Colorado State University- Fort Collins, CO

1995-1999

Bachelor of Science-Horticultural Business Management

- Teaching Assistant for Greenhouse Management Course (conducted lectures and a weekly laboratory)
- Member of the Colorado State University Field Hockey Team
- Semester abroad at the University of Wales, Swansea, U.K.



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

File

5

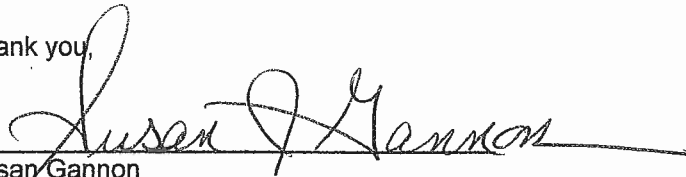
October 5, 2017

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

Re: Food Pantry/North Shore Bank

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

Thank you,


Susan Gannon
COA Director/Food Pantry Admin.

A donation has been made payable to the Middleton Food Pantry for the following:

Date: 10/4/2017

Name: North Shore Bank

Donation: \$1100.00

Check Number: 10579

This donor would like to remain anonymous

Yes

X No

Donation is in memory of or to honor:



Town of Middleton
Board of Selectmen
Memorial Hall
48 South Main Street
Middleton, Massachusetts
01949-2253
Phone: 978-774-3589

6

Application for Junk Dealer (including Precious Metals) or Junk Collector License

Date 10/17/17

Applicant information:

Applicant / licensee name ROBERT THOMAS HOLLAND

Applicant / licensee address [REDACTED]

Applicant / licensee phone number [REDACTED]

Applicant / licensee email [REDACTED]

Social security number _____

– OR –

Business FID number 453362959

Establishment information:

Establishment name RT. 114 COIN, & JEWELRY

Establishment address 297 N MAIN ST MIDDLETON MA 01949

Establishment phone 978-836-6973

On site manager / contact person ROBERT T HOLLAND

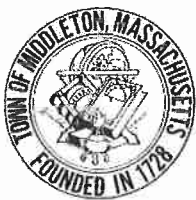
For which type of license(s) are you applying?

Check at least one of the following:

- ☒ **Junk Dealer** (any person who deals or keeps a shop for the purchase, sale, or barter of junk, old metals, or secondhand articles)
- ☐ **Junk Collector** (any person who, by going from place to place, collects by purchase or otherwise, junk, old metals, or second hand articles, whether or not by previous contract or arrangement)

Check at least one of the following:

- ☐ **Junk** (any article or material that will no longer be used for its original intended purpose, but instead will be discarded, collected, stored, or sold for salvage, recycling, or conversion to another article, product, or material)
- ☐ **Old Metals** (any metalwares, including but not limited to silverware, pewter, stainless steel, copper, or brass, or precious metals of extraordinary value such as gold, silver, etc)
- ☐ **Secondhand Articles** (any item being re-sold for use that will maintain the original intended purpose of the product. This includes but is not limited to items such as clothing, furniture, antiques, household items, appliances, collectibles, etc.)



Town of Middleton
Board of Selectmen
Memorial Hall
48 South Main Street
Middleton, Massachusetts
01949-2253
Phone: 978-774-3589

What types of articles will be purchased, stored, &/or sold? _____

COINS, WATCHES, JEWELRY, ANTIQUES, COLLECTIBLES

Where at the licensed address will the articles be stored, displayed, etc? _____

SAFE, DISPLAY CASES UNDER 24HR ALARM, VIDEO SURVEILLANCE

Provide a site plan indicating location and dimensions of all proposed uses.

If partnership, association or corporation: _____

List name and current address of all Officers, Directors of the Corporation and all persons owning 10% or more of the stock in the Corporation or interest in the partnership or association.

Names

Addresses

ROBERT T. HOLLAND

[REDACTED ADDRESS]

List all other names and addresses used now or in the past five years by the partnership, association or corporation:

Names

Addresses

BAY STATE JEWELRY EXCHANGE

801 SALEM ST LYNNFIELD MA 01940



Town of Middleton

Town Clerk
Memorial Hall
Middleton, Massachusetts 01949
978-774-6927

Business Certificate

In conformity with the provisions of Chapter 110, Section 5 of the Massachusetts General Laws as amended, the undersigned hereby declare(s) that a business is conducted under the title of

RT. 114 COIN, & JEWELRY at

297 N. MAIN ST MIDDLETON MA 01949
Address

By the following named person(s): (include corporate name and title, if corporate officer)

Full Name	Residence/Phone/ E-Mail
<u>ROBERT T HOLLAND</u>	[REDACTED]
	[REDACTED]
	[REDACTED]

Nature of Business COIN, & JEWELRY

The signatories below acknowledge this certificate is not proof of conformity to Zoning Bylaws or Board of Health regulations. It is the responsibility of the applicant to contact the Building Commissioner and the Health Agent in order to comply with Town Bylaws, rules and regulations.

Signatures: [Signature] [Signature]

On October 19, 2017 the above named person(s) personally appeared before me and made oath that the forgoing statement is true.

Seal

[Signature]
Signature of the Town Clerk or Assistant Town Clerk

Identification presented: Driver's License# 587978482

Other _____

In accordance with the provisions of Chapter 337 of the Acts of 1985 and Chapter 110, Section 5 of MGL, business certificates shall be in effect for four (4) years from the date of issue and shall be renewed each four years thereafter. A statement under oath must be filed with the Town Clerk upon discontinuing, retiring or withdrawing from such business or partnership. Copies of such certificates shall be available at the address at which such business is conducted and shall be furnished on request during regular business hours to any person who has purchased goods or services from such business.

Violations are subject to a fine of not more than three hundred (\$300.00) for each month during which such violation continues.

Certificate expires October 19, 2021



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/19/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Sullivan Insurance & Financial, Inc. 487 Groveland Street Haverhill MA 01830	CONTACT NAME: Diane Fraioli PHONE (A/C, No, Ext): (978)372-2790 FAX (A/C, No): (978)373-2281 E-MAIL ADDRESS: Dfraioli@sullivanif.com														
INSURED R. Thomas Holland, DBA: Route 114 Coin & Jewelry 297 North Main Street Middleton MA 01949	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Preferred Mutual</td><td>15024</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Preferred Mutual	15024	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: Preferred Mutual	15024														
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:** CL17101903298**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BOP0100730255	10/19/2017	10/19/2018	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000				
			MED EXP (Any one person) \$ 10,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
						GENERAL AGGREGATE \$ 2,000,000	
						PRODUCTS - COMP/OP AGG \$ 2,000,000	
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

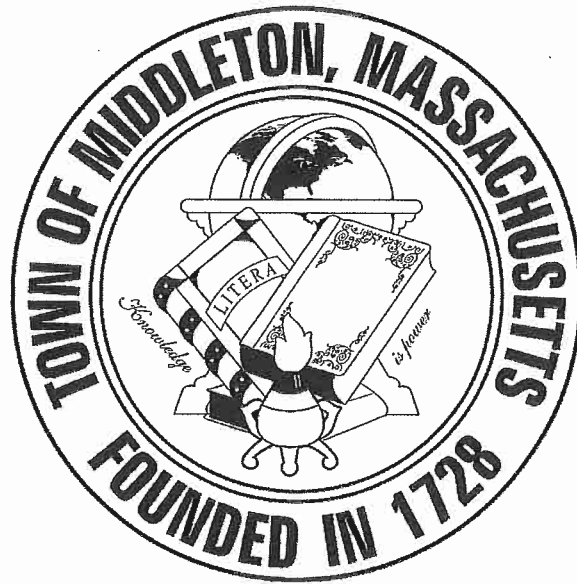
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coin/Jewelry Shop
Sales**CERTIFICATE HOLDER****CANCELLATION**

Town of Middleton 48 South Main Street Middleton MA 01940	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Diane N. Fraioli</i>
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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



The Town of Middleton lost an advocate and friend with the passing of Gimmie Sue Valacer on April 3, 2017. Gimmie Sue grew up in the metropolitan Detroit Area. She graduated in 1970 from Lake Shore High School. She moved around the country, making people laugh, and creating lifelong friendships wherever she went. After marrying in 1984, she settled in Middleton where she would take on the roles of a stay at home mother, life-long volunteer, fundraiser and real estate agent.

Gimmie Sue was passionate about many things, the most important of these being her faith and family. She possessed an ability to make others feel understood and important; never missing an opportunity to help those in need. As a wife, mother, volunteer and real estate agent she touched many lives. As her colleague Jon Gray, remembered Gimmie Sue in his comments to the Tri-Town

Transcript, "She was just an overall great person. Anything to make other people happy is what she was about. She was all about giving back."

Gimmie championed a wide variety of projects in the schools and community. For some time she was best known as the penny lady spearheading the annual penny challenge at the Fuller Meadow and Howe Manning Elementary Schools, raising over \$25,000 for Middleton PTO enrichment projects. She spent much of her time as head of the Middleton School Committee improving the Middleton school system and curriculum. Year after year she was the loudest witch at the town's annual Pumpkin Festival, helped at the Winter Festival and Chief Wills Day, volunteered with the Cub Scouts, taught CCD and donated her time at Haven for Hunger.

Gimmie's passion for improving children's lives drew her to chairing the Friends of the Neighbors-In-Need Program. The program helps Middleton families and children in need, so that over 100 children each year receive just what they want for Christmas. As Judy Gallerie, the Assistant Director at the Flint Public Library, commented on Gimmie Sue's involvement in the Neighbors-In-Need Program, "Gimmie Sue's mission was to make sure every child got his or her wish at the holidays. She cared so much about every single family and child. Gimmie Sue had such a positive influence on people that they were always willing to step up and help out when she asked." We are a healthier and stronger community due to Gimmie Sue's contributions and we express our sincere gratitude to Gimmie Sue and her family for her service to the residents of Middleton.

Middleton Board of Selectmen

Brian M. Cresta, Chairperson
Kosta E. Prentakis, Secretary
Timothy P. Houten
Rick Kassiotis

Todd Moreschi

Andrew J. Sheehan, Town Administrator
Ryan Ferrara, Assistant 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.

1. On petition of the Board of Selectmen, 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 [also known as Butler Lane] 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, 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: The Planning Board unanimously voted to recommend that Norma Way, Kassiotis Lane, and the short Right of Way included in the subdivision be accepted as public ways.

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 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.

3. 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.

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 \$135,000 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.

5. 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 \$20,000 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.

Planning Board Recommendation: A motion by the Planning Board to recommend approval of Article #5 failed with a vote of 2-2.

Master Plan Committee Recommendation: A motion by the Master Plan Committee to recommend approval of the article passed unanimously.

6. On petition of the Board of Selectmen, Electric Light Commission, Finance Committee, and Board of Assessors, 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 HG Solar Systems, LLC with respect to a solar energy project located behind 230 South Main Street, Assessors Map 30, Lot 188C; or take any other action relative thereto.

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 \$25,000 to pay for repairs to Memorial Hall; or take any other action relative thereto.

8. Citizens Petition submitted by Phil Lippens and one-hundred registered voters:

To see if the Town will vote to petition the General Court to the end that legislation be adopted precisely as it appears below. The General Court may make clerical or editorial changes of form only to the bill unless the Board of Selectmen approves amendments to the Bill before enactment by the General Court. The Board of Selectmen is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition, or take any other action thereon.

AN ACT AUTHORIZING THE TOWN OF MIDDLETON TO GRANT TWO (2) ADDITIONAL ALL
ALCOHOL LIQUOR LICENSES NOT TO BE DRUNK ON THE PREMISES

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. (a) Notwithstanding section 17 of chapter 138 of the General Laws, the licensing authority of the town of Middleton may grant two additional licenses for the sale of all alcoholic beverages not to be drunk on the premises pursuant to section 15 of said chapter 138. The license shall be subject to all of said chapter 138, except said section 17.

(b) The licensing authority shall not approve the transfer of a license granted pursuant to this act to any other person, corporation or organization for a period of 3 years from the date of original issuance or to any other location; provided, however, that after the expiration of such period the licensing authority may grant the license to a new applicant at the same location if the applicant files with the licensing authority a letter from the department of revenue and a letter from the department of unemployment assistance indicating that the license is in good standing with those entities and that all applicable taxes, fees and contributions have been paid.

(c) If a license granted pursuant to this act is cancelled, revoked or no longer in use, it shall be returned physically, with all of the legal rights, privileges and restrictions pertaining thereto, to the licensing authority which may then grant the license to a new applicant under the same conditions as specified in this act.

SECTION 2. This act shall take effect upon its passage.

9. 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: A motion by the Planning Board to recommend approval of Article 9 failed with a vote of one (1) in favor and three (3) against.

Master Plan Committee Recommendation: A motion by the Master Plan Committee to recommend approval of the article passed unanimously.

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 10th day of October 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

Town of Middleton
Finance Committee
Memorial Hall
48 South Main St.
Middleton, MA 01949

Permit 52
Middleton MA
01949

Resident
Middleton, MA 01949