

NEW BUSINESS

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OF THE WORLD



Town of Middleborough
Massachusetts

508-947-4095

ZONING BOARD OF APPEALS

March 31, 2014

Board of Selectmen
Middleboro Town Hall
10 Nickerson Avenue
Middleborough, MA 02346

Re: Re-appointments

Dear Honorable Board:

The Zoning Board of Appeals would like to request that Bruce G. Atwood, 155 Plympton Street, Middleborough, MA 02346 and Dr. Edward Braun, 99 South Main Street, Middleborough, MA 02346 be reappointed to the Zoning Board of Appeals with a term to expire April 2019.

Please contact the Zoning Office if you need any further information.

Sincerely,

Tammy Mendes, Senior Clerk
Zoning Board of Appeals



Town of Middleborough Massachusetts

BOARD OF SELECTMEN APPLICATION FOR LICENSE (PLEASE TYPE OR PRINT CLEARLY)

DATE _____
NAME OF APPLICANT Boston/Cape Cod, KOA
ADDRESS OF APPLICANT 438 Plymouth St
ASSESSORS MAP & LOT _____
DAYTIME TELEPHONE (508)947-6435

4437

NAME OF BUSINESS Boston/Cape Cod KOA
OWNER OF PROPERTY TO BE LICENSED Kampgrounds of America
ADDRESS OF PROPERTY TO BE LICENSED 438 Plymouth St
ASSESSORS MAP & LOT 041-2235-R

TOP CHOKER CRANE
② OFF ROAD THUNDER
SIMPSONS PIN BALL
HOUSE OF DEAD

TYPE OF LICENSE REQUESTED (Check One)

2nd Hand _____
Class I Automobile Dealer License _____
Class II Automobile Dealer License _____
Class III Automobile Dealer License _____
Entertainment _____

WRPD _____
Earth Removal Permit _____
Liquor License _____
Junk Dealer _____
Other Automatic Amusement

Anticipated Start Date for Business: April 14, 2014 Device
Days & Hours of Operation: 9am - 9pm Daily for season

Has the applicant previously held a similar license in the Town of Middleborough or elsewhere?
If yes, explain:

WE HAVE HAD AMUSEMENT PERMIT IN THE PAST.

Signature [Handwritten Signature]

DATE OF HEARING: _____

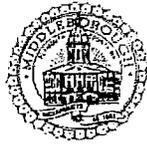
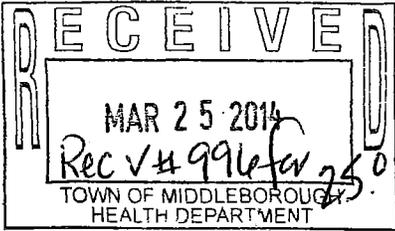
Please bring to the Treasurer/Collector's office @ the Town Hall Annex, 20 Center Street, 3rd floor to obtain confirmation/signature that no outstanding taxes/municipal charges exist.

Dear Treasurer/Collector:

Please inform this department as to whether or not the above listed property owner/applicant/petitioner owes the Town of Middleborough any outstanding taxes and/or municipal charges that remain unpaid for more than one year.

Does Property Owner/Applicant/Petitioner owe Taxes/Municipal Charges? no

[Large Handwritten Signature]



1484

LICENSE APPLICATION/ RENEWAL
COMMON VICTUALLER

DATE 3/25/14 FEE \$ 25.00

NAME OF BUSINESS The KOOL MOOSE CAFE

ADDRESS/LOCATION FOR PERMIT USE 50 Center ST. 46 center

ASSESSORS MAP & LOT 508-6241 48 center

NAME OF APPLICANT/PETITIONER Dennis SAVAS 50 center
52 center

ADDRESS OF APPLICANT/PETITIONER 6 Pine Bury Rd. Lakeville, MA.

TELEPHONE # OF APPLICANT 508-947-6792

F.I.D # OF APPLICANT/PETITIONER 4613 46422

IF A CORPORATION OR PARTNERSHIP, GIVE NAME, TITLE, AND HOME ADDRESS OF

OFFICERS OR PARTNER IRAKLI SAVAS Fuller Shoes Lakeville

STEPHEN SAVAS MONTGOMERY ST. Lakeville

Dennis SAVAS Pine Muff Lakeville

SIGNATURE OF APPLICANT

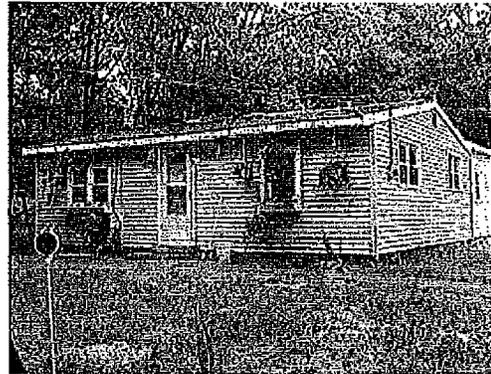
TO: TREASURER/COLLECTOR
FROM: HEALTH DEPARTMENT

Please inform this department, as to whether or not the above property owner/applicant/petitioner owes the Town of Middleborough any outstanding taxes and or municipal charges that remain unpaid for more than one year.

Does the property owner/petitioner/applicant owe taxes/municipal charges? no

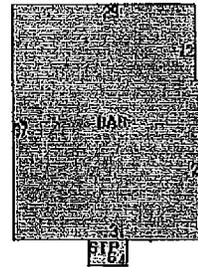
Signed
(Treasurer & Collector)

Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
Kitchenettes	
Interior Flr 3	



(http://images.vgsi.com/photos/MiddleboroughMAPphotos/\00\00\80\51.jpg)

Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1123	1123
STP	Stoop	24	0
		1147	1123

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FLU1	FLUE-CONCRETE	1 UNITS	\$800	1

Land

Land Use

Use Code 9370
Description IMPR TREASURER TT
Zone RR
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.39
Frontage 0
Depth 0
Assessed Value \$88,900
Appraised Value \$88,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bidg #
FGR1	GARAGE-AVE			768 S.F.	\$5,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$77,000	\$78,100	\$155,100
2012	\$69,300	\$87,000	\$156,300
2011	\$54,700	\$108,700	\$163,400

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$77,000	\$78,100	\$155,100
2012	\$69,300	\$87,000	\$156,300
2011	\$54,700	\$108,700	\$163,400

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122 CEDAR ST

Location 122 CEDAR ST **Assessment** \$198,000
Mblu 016/ / 3728/ / **Appraisal** \$198,000
Acct# 016-3728 **PID** 240
Owner TOWN OF MIDDLEBOROUGH **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$76,200	\$121,800	\$198,000

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$76,200	\$121,800	\$198,000

Owner of Record

Owner TOWN OF MIDDLEBOROUGH **Sale Price** \$0
Co-Owner **Book & Page** 40296/ 102
Address 10 NICKERSON AVE **Sale Date** 09/07/2011
 MIDDLEBORO, MA 02346

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
VIRKLER, KENNETH W	\$185,000	23306/ 326	11/04/2002
ANASTASI, MARIANNE S	\$60,000	18941/ 81	10/03/2000
RAMSDEN, HAROLD J JR	\$1	5856/ 269	11/08/1984

Building Information

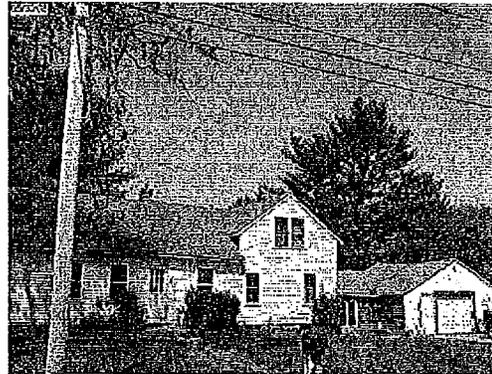
Building 1 : Section 1

Year Built: 1775
Living Area: 1456
Replacement Cost: \$111,601
Building Percent 57
Good:
Replacement Cost
Less Depreciation: \$63,600

Building Photo

Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential

Grade:	Below Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Floor Furnace
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
Kitchenettes	
Interior Flr 3	



(http://images.vgsi.com/photos/MiddleboroughMAPphotos//000103/16.jpg)

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1147	1147
FHS	Half Story, Finished	412	309
FGR	Garage	480	0
UBM	Basement, Unfinished	790	0
UST	Utility, Storage, Unfinished	198	0
		3027	1456

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1,5 STORY CHIM	1 UNITS	\$2,200	1

Land

Land Use

Use Code 9370
 Description IMPR TREASURER TT
 Zone RR
 Neighborhood

Land Line Valuation

Size (Acres) 1.84
 Frontage 251
 Depth 0
 Assessed Value \$121,800

Alt Land Appr No
Category

Appraised Value \$121,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			60 S.F.	\$400	1
OBLD	OUTBUILDINGS			1 UNITS	\$10,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$86,700	\$121,800	\$208,500
2012	\$97,400	\$123,500	\$220,900
2011	\$84,200	\$154,600	\$238,800

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$86,700	\$121,800	\$208,500
2012	\$97,400	\$123,500	\$220,900
2011	\$84,200	\$154,600	\$238,800

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The Board of Selectmen had a wide variety of challenges and some very positive resolutions this year. As usual, this Board built on the work of the previous Board's decisions. The running of a \$72 million dollar-a-year operation is no easy task. The Board of Selectmen, addressing the various areas of responsibility, has been able to make progress on several fronts. The financial challenges we face are often daunting. The health insurance issue is always a cause for concern. There has been a tremendous level of cooperation with the Town employees, which has allowed for some cost savings. However, it seems when one cost drops, another rises. We must keep a close eye on those costs.

As the Water and Wastewater Commissioners, the Board has selected Wright-Pierce to produce the design of the revamping and rebuilding of the Wastewater Treatment Plant. The new EPA permit requirement for nitrogen and phosphorus discharge levels is not attainable with the current facility. This has been a known fact for the past several years. The Commissioners started raising the sewer rates to stockpile money for the bond issue that would be needed to rebuild the facility. This would allow for a leveling of the wastewater rates without having an excessive bump in the rate structure. A very important piece of the finance puzzle is the Comprehensive Wastewater Management Plan. This plan, if successful, will allow the Town to be eligible for a 0 % interest loan for part of the reconstruction of the Wastewater Treatment Plant. Based on the estimated projected cost of \$28 million for the plant, this 0% loan would save the ratepayers many millions of dollars in interest expenses.

Several issues that have been before the Rent Control Board, for several years, are coming to a close. The Edgeway Mobile Home Park is in the process of being purchased by the Homeowner's Association. The park issues have been a front burner topic with several past Rent Control Boards, and hopefully, with some interdepartmental cooperation, will be coming to a positive conclusion.

The Rent Control Board also addressed the Hillcrest Mobile Home Park sale to the Homeowner's Association. This will allow the much needed upkeep and repairs of the park that have been long neglected, to be accomplished.

The Board has been dealing with the ongoing issue of the Nemasket River. The Nemasket is a vital waterway for the reproduction of the herring population. The waterway has several issues that are causing some concern for our neighbors in the Assawompset Pond area. There is no one solution to the problem. Due to the complexity of the problem, we have asked our legislators to assist in seeking the necessary funds to do a comprehensive study of the waterway, which will lead to real solutions to the various problems.

The Board has created a Tourism Committee to help Middleborough get on the map as a tourism destination. In that respect, in April 2014, we will have our first Herring Run Festival. The Tourism Committee will also be working on getting more visibility, and subsequently, attendance, to all of the various attractions this Town offers.

The growth of the Town is always on the minds of the Selectmen. This year has brought several new opportunities to Middleborough. The Board worked to address the possibility of a Medical Marijuana facility coming to Middleborough. The Board also had the opportunity to make suggestions concerning the possibility of High Point coming to the St. Luke's Hospital site with a multi-million dollar construction project.

The year also brought the rotary reconstruction even closer than any time in the past 10 years. The Commonwealth has accepted the Middleborough design plan for the rotary and funds are being set aside for plans and construction. This is a great leap forward. We hold out hope that the next complaints we receive are concerning traffic tie-ups due to construction.

In the venue of transportation, we learned from the newspapers that the Cape Flyer service would be running on weekends. Of course, it would have been nice to be "in the loop" on such an endeavor occurring in our back yard. The progress of rehabbing the tracks and crossing occurred very rapidly. We were able to get the message out to the townspeople and the trains did not do any damage. On a positive note, some water connections and crossing repairs, that could not previously be completed, were done.

The Board wishes to thank all of the townspeople for giving us the opportunity to serve. Your input and discussion is essential in the continued growth of our Town.

The Board also thanks all Town employees, including, teachers, the MG&E staff, and managers for all that they do. The Board thanks all of the many volunteers for all that they do to make our Town a better place to live.

A special thanks to our Executive Assistant, Jackie Shanley, and our Town Manager, Charles Cristello, for their guidance, wisdom, and knowledge. They keep the Board informed and prepared. The Board wishes to thank all of the state legislators that assisted us in the various challenges we faced this year.

It has truly been an honor to serve you!