

Incorporated 1669
335 Years of Progress



CRANBERRY CAPITAL
OF THE WORLD



Town of Middleborough

Massachusetts

Charles J. Cristello
Town Manager

508-947-0928
FAX 508-946-2320

TOWN MANAGER'S REPORT
SEPTEMBER 26, 2011

Attached please find correspondence from the office of the Town Manager for your review. Thank you.

Charles J. Cristello
Town Manager

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September 16, 2011

Mr. Howard Messing
President
MEDITECH
Medical Information Technology, Inc.
MEDITECH CIRCLE
Westwood, MA 02090

Dear Mr. Messing,

I am the Town Manager of Middleborough and would encourage you to take a look Middleborough as a site for your new location.

I have enclosed a plan of a site that was assembled when we were approached by Sysco about a year ago after Lakeville failed to approve a zoning change for them. It has up to 127 acres, is less than ½ mile from the Exit 3 interchange on Route 495, and has direct visibility on Route 495. It already has a curb cut approval from Mass DOT on Route 28 and the entrance is under construction, part of the site has already gone through MEPA, and most of the site has a wetland line established by our Conservation Commission. There are no endangered species or historic artifacts to contend with.

While there are 4 property owners they have been working together and presented Sysco with a single price for the entire acreage. The largest land holder, Carl Cavossa, represented the owners in the discussions with Sysco.

I can tell you that Middleborough is a very business friendly community. Our zoning will allow your use with a special permit and we have a track record of issuing special permits quickly. We are considering designating these parcels for expedited permitting at our spring Town Meeting.

Please feel free to call me if I can be of any further assistance.

Sincerely,

Charles J. Cristello
Town Manager
Town of Middleborough

Enclosures

INITIAL DAMAGE ASSESSMENT REPORT

FAX COMPLETED REPORT TO MEMA DISASTER RECOVERY DEPARTMENT (Fax #: 508-820-1404) or e-mail to disaster.recovery@state.ma.us

1: INCIDENT INFORMATION	
(1) TYPE OF DAMAGE (check appropriate box(s)): PUBLIC <input checked="" type="checkbox"/> BUSINESS/RESIDENTIAL	
(2) INCIDENT TYPE: (indicate type of storm or incident): Tropical Storm Irene	(3) INCIDENT DATE(S): 8-28-2011 & 8-29-2011
(4) REPORTING (check appropriate box): INITIAL <input checked="" type="checkbox"/> FOLLOW-UP	(5) REPORT DATE: 9/12/2011

2: CONTACT INFORMATION	
(6) NAME OF CITY/TOWN/STATE AGENCY: MIDDLEBOROUGH	(7) COUNTY: PLYMOUTH
(8) LOCAL OFFICIAL CONTACT (NAME/TITLE/PHONE): Lance Benjamino, Fire Chief / EMD 508-946-2461	
(9) BUSINESS NUMBER: 508-946-2461	(10) FAX NUMBER: 508-946-2464
(11) EMAIL ADDRESS: firechief@middleborough.com	

PART A: PUBLIC DAMAGES (When documenting road damage, identify road closures and whether Federal Aid System road)												
(12) LOCATION/SITE	(13) ESTIMATE OF COSTS										(14) Insurance	
	Debris Removal	Emergency Protective Measures	Roads/Bridges	Public Buildings/Equipment	Water Control Facilities	Public Utilities	Public Parks/Recreation					
Middleborough Police Department Personnel		\$1,961.08										
Middleborough Police Department Equipment		\$185.40										
Middleborough Fire Department Personnel		\$3,565.32										
Middleborough Fire Department Equipment		\$2,650.25										
Middleborough Animal Control Personnel		\$449.10										
Middleborough Animal Control Equipment		\$339.50										
Middleborough DPW Personnel	\$10,500.00	\$8,297.39						\$1,187.86				
Middleborough DPW Equipment	\$28,404.10											
Middleborough Wastewater		\$489.68								\$1,600.00		
SUBTOTAL CATEGORIES OF WORK:												
GRAND TOTAL ALL CATEGORIES OF WORK:											\$59,629.68	
(15) COMMENTS:												

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September 16, 2011

Mr. Berton Lerner
5208 Oak Point Drive
Middleborough, MA 02346

Dear Mr. Lerner,

I am responding to your letter of September 6, 2011.

I can assure you that Mr. Darman and Mr. Smith are aware of the Town's rent regulations. The Board of Selectmen approved their approach to rent increases in 1999 and the Town's regulations permit that rent methodology. They have also complied by sending us the Oak Point census every year since the regulations were adopted in 2009.

Please feel free to contact me if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles J. Cristello".

Charles J. Cristello
Town Manager

c: Board of Selectmen

COA Building HVAC and Building Envelope

The building that houses the Middleborough Council On Aging has both heating and cooling for occupant comfort. The original design was based on air source heat pump systems but these were not adequate for winter heating and gas duct heaters were subsequently installed. One of the main issues noted with the building is that there is no vapor barrier, or air barrier between the conditioned space and the ventilated attic. The ceilings are primarily suspended grids with drop-in tiles and lights. Fiberglass insulation is attached to the bottom cord of the trusses above the ceiling tiles. This arrangement allows the heated air to easily migrate to the unconditioned, vented attic space where it is lost. An unfortunate consequence of the easy passage of air up through the building is felt at the front doors, and any other door that is opened during cold weather when a significant amount of cold air enters the building whenever the doors are opened. The colder it is outside, the more the air in the building wants to rise up into and out of the attic, thus creating a larger driving force for air rushing in the doors whenever they are opened. This fairly open access for air to escape into the attic also increases the normal infiltration through cracks and other openings in the building envelope.

Significant energy use could be avoided in this facility through the following:

- 1) air seal the ceilings to reduce the amount of air leaking to the attic,
- 2) Repair, reseal, and add more insulation to the HVAC ducting in the unconditioned attic
- 3) Use an aggressive night and weekend setback strategy for the winter heating setpoint for the facility