

Incorporated 1669
344 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 9, 2013

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

Charles J. Cristello
Town Manager

Incorporated 1669
344 Years of Progress



CRANBERRY CAPITAL
OF THE WORLD



Town of Middleborough
Massachusetts

CHARLES J. CRISTELLO
Town Manager

508-947-0928
FAX 508-946-2320

September 5, 2013

Secretary Richard A. Davey
Secretary and Chief Executive Officer
Massachusetts Department of Transportation
10 Park Plaza, Suite 4160
Boston, MA 02116

Dear Secretary Davey:

I am forwarding several letters of support for the McMahon alternative design for the Middleborough Rotary Improvements project, including letters from both Campanelli and Conroy Development, the owners of the two largest industrial parks in Middleborough, and the Town of Raynham.

You should have also recently received a letter from SRPEDD regarding the commitment of Transportation Improvement Project (TIP) funds to the Middleborough Rotary Improvements project, also enclosed. The Joint Transportation Planning Group voted at their August meeting to commit up to one year's TIP allocation in a future year to help move the rotary improvements project forward. The amount of this commitment is roughly the difference between the McMahon alternative and the FST design.

I suggest that we schedule another meeting in light of these new developments to try to come to consensus on the design and begin the work necessary to move this project forward.

Sincerely,

Charles J. Cristello
Town Manager

- c: Congressman Keating
- Senator Pacheco
- Representative Calter
- Representative Orrall
- Representative Gifford
- Ryan McNeil, Mass DOT
- Mary-Joe Perry, Mass DOT, District 5
- Stephen Smith, SRPEDD
- James Hadfield, SRPEDD
- Board of Selectmen
- Ruth Geoffroy
- Gary McNaughton
- Rotary Advisory Committee
- Enclosures



Campanelli

August 1, 2013

Mr. Charles Cristello
Town Manager
Middleborough Town Hall
20 Centre Street
Middleborough, MA 02346

Dear Mr. Cristello,

I hope that this letter gets to you in time for you to forward it to the Mass DOT so that our feelings about their proposed alterations to the Middleborough Rotary can be heard.

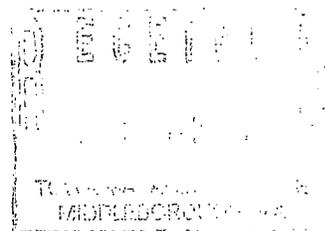
Campanelli Business Park is an existing 2.16 million square foot industrial park located on Route 18/28 north of the Rotary in Middleborough. The impact of the proposed MADOT alternative for replacing the Middleborough Rotary would result in the park tenants, employees, customers and vendors being prevented from easily accessing Route 44 west and requiring them to travel onto and off of I-495 to reach Route 44 west of the rotary which is both inconvenient and dangerous. The diversion of this local traffic onto I-495 to reach Route 44 west requires two merges into high speed traffic, one onto 495 and the second back onto Route 44. Once a flyover is constructed as proposed by MADOT and the Rotary is removed there is no longer an impediment to slow down traffic travelling at 60+ miles per hour on Route 44 from the east until these vehicles hit the diverted traffic merging off of I-495 northbound to reach Route 44 west.

We urge Mass DOT to construct the town's alternative to these changes and maintain the easy fluid traffic movements that local businesses have enjoyed for over 20 years.

Thank you,



Jeff DeMarco
Partner
Campanelli



August 28, 2013

Charles Cristello
Middleborough Town Manager
Town Hall Building
10 Nickerson Avenue
Middleborough, MA 02346

Dear Mr. Cristello:

Thank you for informing us about the Town of Middleborough's design alternative for the MA DOT Rotary redesign.

We are strongly opposed to the Mass DOT design. Our current tenants and land owners at the Middleboro Park at 495 will be adversely impacted by the proposed design. The diversion of local traffic away from 44 West onto 2 separate Route 495 interchanges will have a devastating impact to our future development efforts at the park.

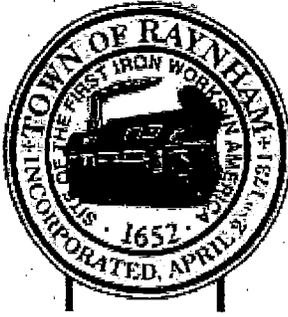
The Mass DOT design is not fair to the Middleboro businesses and residents in the area who will have to deal with the majority of the construction impacts and who have been most impacted by the Route 44 west bound traffic for nearly 20 years.

We have reviewed Middleboro's proposed alternative and agree that it is the only fair approach to the rotary redesign. Middleboro business parks located in its Development Opportunity District provide a vital tax base to the Town. We need to maintain adequate access to the highway system in order to attract future tenants and business owners.

We urge MA DOT to support the Middleboro alternate design which will address many more of the regional stake holders' traffic concerns.

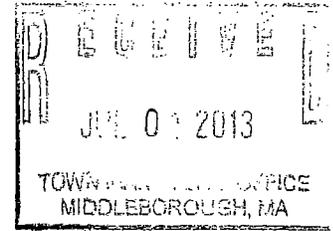
Very truly yours,

Joseph D. Lynch
Senior Vice President



www.town.raynham.ma.us

TOWN OF RAYNHAM
SELECTMEN AND BOARD OF HEALTH
558 SOUTH MAIN STREET
RAYNHAM, MASSACHUSETTS 02767
TEL#: (508) 824-2707
Board of Health: (508) 824-2766
FAX#: (508) 823-1812



June 27, 2013

Charlie Cristello, Town Manager
Town of Middleborough
10 Nickerson Avenue
Middleborough, MA 02346

Re: Middleborough Rotary

Dear Charlie:

At its meeting on June 25, 2013 the Raynham Board of Selectmen voted unanimously to support the Town of Middleborough's preferred design for the rotary.

The Board agreed that the town's design, prepared by McMahon and Associates, makes much more sense for all the communities in the area as it allows access to Rt. 44 from the rotary.

Thank you.

Very truly yours,

Randall A. Buckner
Town Administrator



SOUTHEASTERN REGIONAL PLANNING & ECONOMIC DEVELOPMENT DISTRICT
88 BROADWAY ♦ TAUNTON, MA 02780-2557

Acushnet
Attleboro
Berkley
Carver
Dartmouth
Dighton
Fairhaven
Fall River
Freetown
Lakeville
Mansfield
Marion
Mattapoisett
Middleborough
New Bedford
N. Attleborough
Norton
Plainville
Raynham
Rehoboth
Rochester
Seekonk
Somerset
Swansea
Taunton
Wareham
Westport

August 19, 2013

Secretary Richard A. Davey
Massachusetts Department of Transportation
10 Park Plaza, Suite 4160
Boston, MA 02116

Dear Secretary Davey:

The Joint Transportation Planning Group (JTPG) is the advisory group to the Southeastern Massachusetts Metropolitan Planning Organization, (SMMPO). At its meeting on August 14th, the group discussed the current status of efforts to address the long standing safety and congestion issues at the Middleborough Circle Rotary. Discussion ensued on the importance this facility provides to communities in the immediate area and throughout Southeastern Massachusetts in terms of travel through the region, and economic vitality in the surrounding area.

Improvements to the Middleborough Rotary have been a recommendation of the SMMPO's Regional Transportation Plans since 1982. According to the Region's 2012 Regional Transportation Plan, the Rotary had 152 recorded crashes between 2006 and 2008. The 2012 TPlan also reported on the significant daily congestion that plagues the Routes 44, 28, 18 and I-495 corridors due to the constraints of the Rotary.

The JTPG is aware of ongoing efforts by MassDOT and Middleborough to find an acceptable solution to this regional bottleneck. The group is also aware of the substantial costs associated with the project. With that in mind, the JTPG, on a motion duly made and seconded, voted unanimously to assist in the funding of the project by offering one full fiscal year's Transportation Improvement Program (TIP) target funds (STP, HSIP and CMAQ funds) toward this project. It is the JTPG's hope that the additional funds will result in a suitable project that addresses the severe safety and congestion issues in and around the Rotary.

If you have any questions, please contact Jim Hadfield, Transportation Planning Manager at SRPEDD.

Sincerely,

Lee Azinheira,
Chairman

Joint Transportation Planning Group

Charles Cristello

From: Charles Cristello
Sent: Thursday, September 05, 2013 4:00 PM
To: 'thomaspcarney@gmail.com'
Cc: 'ssmith@srpedd.org'; 'jhadfield@srpedd.org'; 'john.s.ziemba@state.ma.us'; Selectman Distribution; Ruth Geoffroy
Subject: Meeting with Town of Middleborough Officials on Raynham Park Casino Proposal

Mr. Carney,

I would like to schedule a meeting at your earliest convenience to learn more about your casino proposal. Middleborough is concerned about potential impacts to Middleborough particularly from traffic traveling west from the Plymouth area and its impact on the Middleborough Rotary.

Sincerely,

Charles J. Cristello
Town Manager
Town of Middleborough

Charles Cristello

From: Charles Cristello
Sent: Thursday, September 05, 2013 5:14 PM
To: 'mgccommunity@state.ma.us'
Cc: Selectman Distribution; Ruth Geoffroy
Subject: Notices regarding Raynham Park Casino Application

The Town of Middleborough believes they we may be a prospective surrounding community to this proposed gaming establishment and we are interested in being be placed on the list for various notices related to the Raynham Park casino application.

Charles J. Cristello
Town Manager
Town of Middleborough

Incorporated 1669
344 Years of Progress



CRANBERRY CAPITAL
OF THE WORLD



Town of Middleborough
Massachusetts

CHARLES J. CRISTELLO
Town Manager

508-947-0928
FAX 508-946-2320

September 6, 2013

Jane M. Kudcey

Re: Position of Director, Office of Economic and Community Development

Dear Jane:

I am appointing you to the position of Director, Office of Economic and Community Development.

This is to confirm that you will work a thirty-two (32) hour week and be paid \$49,920 a year. You will receive the same benefits provided to other Departments Heads, subject to continued receipt of grants to offset the costs of those benefits. Your position is not represented by any bargaining unit.

I commend you for keeping the office running over the past two years under very difficult circumstances. I also want to congratulate you again for defying the odds and landing another CDBG grant.

I look forward to working with you in your new position.

Sincerely,

Charles J. Cristello
Town Manager
Town of Middleborough

EXPERIENCE:

MIDDLEBOROUGH OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT, Middleborough, MA:

ACTING DIRECTOR, October 2011 – Present

Responsible for the promotion of Economic and Community Development initiatives for the Town of Middleborough, MA. Responsibilities include:

- Obtaining funding for the Office of Economic and Community Development by the Mass Department of Housing and Community Development Block Grant. The current approved grant will provide funding for infrastructure improvements near a senior/disabled apartment complex and the rehabilitation of four housing units.
- Grant writing for projects, such as the MassWorks grant for infrastructure improvements in the downtown.
- Overseeing the survey of blighting conditions, such as deteriorated commercial facades in the downtown in order to seek additional Block Grant funding for the removal of these conditions.
- Improving the Downtown by creating a coalition to improve beautification efforts, special events and connect local business to information sources, such as the Chamber of Commerce
- Partnering with private developer and the State to renovate an underutilized Mill to create 69 luxury apartments, 18 of which are available to Low-Moderate Income households
- Creating the Middleborough At Home affordable housing committee to promote housing initiatives
- Managing the Housing Rehabilitation Loan Program, which includes screening applicants, overseeing the bidding on rehab projects, loan/lien closings and payment monitoring and oversight of the rehabilitation projects.
- Providing income monitoring services for 25 affordable housing units in downtown and 40B projects such as the Star Mill
- Identifying economic development opportunities and pursuing funding availability, such as working with a local non-profit development firm to seek funding to rehabilitate an abandoned factory to create 24 affordable housing units
- Office financial and general management and oversight of grant/gift accounts

ACCOUNTING/PROGRAM MANGER, November 2006 – October 2011

Responsible for the oversight of the Town of Middleborough's grant programs and office management as well as direct management of the Housing Rehabilitation Program. Responsibilities include:

- Writing Grant Application to the DHCD and other funding agencies
- Analysis and approval of home owner applications for the Housing Rehabilitation Grant/Loan Program
- Reviewing housing rehabilitation needs with rehabilitation specialist
- Working with General Contractors in addressing home repair needs
- Preparing grant/loan documents
- Reporting to the Mass. Department of Housing and Community Development
- Office financial and general management
- Oversight of several grant/gift accounts

DANA-FARBER CANCER INSTITUTE, Boston, MA:

SENIOR FINANCIAL ANALYST, May 2005– May, 2006

Maintained the TSI decision support, cost accounting and financial analysis database system. Responsibilities included:

- Participating in the annual budget process by providing wage and job code detail on the TSI system
- Performing special analyses required for the Hospital budget
- Creating the annual budget monthly distribution download file and loading into TSI
- Communicating with Departmental Managers and creating specialized reports to improve the financial analysis of their departments

CARITAS GOOD SAMARITAN MEDICAL CENTER, Brockton, MA:

BUDGET AND DECISION SUPPORT ANALYST, January 2004 – May 2005

Reported monthly statistical and cost accounting analyses of the Caritas Good Samaritan Medical Center. Responsibilities included:

- Creating the budget for the Medical Practice Corporation
- Working closely with the Budget Manager in the creation of the Medical Center's budget
- Reporting of Weekly and Monthly Key performance Statistics for the Good Samaritan and Caritas Senior Management
- Updating and Maintaining of the Decision Support Cost Accounting System
- Ad-hoc reporting and analyses as requested.

LUTHERAN COMMUNITY SERVICES, Natick, MA:

MANAGER OF BUDGETS AND CONTRACTS, December 2001 – January 2004

Responsible for the financial management of fifteen community service programs in Southern New England, such as refugee relocation programs, teen living facilities, adoption agencies and foster care services. Responsibilities included:

- Overseeing the annual corporate budget preparation process and presentation to Board of Directors
- Preparing and submitting budgets and proposals for more than 50 grants and contracts totaling over eight million dollars funded by several state and Federal agencies
- Advising program managers on the financial management of each program
- Preparing and analyzing monthly financial reports
- Researching issues and making adjustments to the accounting system
- Preparing documents and reconciliations to ensure compliance with Federal and state agency audits.

HARVARD MEDICAL SCHOOL, Boston, MA:

SENIOR COST ACCOUNTANT, Financial Operations and Analysis, September 1991 - July 1997

Responsible for accounting for the Medical School's facilities, maintenance and administrative costs that pertained to more than 100 million federal dollars. Prepared the presentation to the Federal General Accounting Office of Facility and Administration costs used to negotiate an overhead rate for federally funded research performed at the Medical School. Providing financial analysis and cost overview of new building construction renovations.

FINANCIAL ANALYST, Financial Analysis Department, June 1989 - September 1991

Acted as a financial consultant for several stand-alone operations in the Medical School. Responsible for the budgeting, financial analysis, fiscal control and long term financial planning for the Campus parking facility, Health Publications Group, Animal Resource Center and outside private research institutes.

WANG LABORATORIES, Lowell, MA:

FINANCIAL ANALYST, U.S. Finance Department, May 1987 - June 1989

Managed the monthly accounting closing process for the U. S. headquarters. Prepared a monthly revenue and expense performance reporting package distributed to all regional sales offices, reconciled internal revenue reports for the Controller, and analyzed home office and field reporting issues.

EDUCATION:

M.B.A., Northeastern University, 1987. Concentration in Finance.

Cooperative employment at Wang Labs, Lowell MA, January 1986 – June 1986

B.A., Providence College, 1984. Political Science/French double major.

REFERENCES:

References are available upon request.