



Pamela J. Menconi
Town Clerk

TOWN OF MIDDLEBOROUGH
Town Clerk's Office
Bank Building, 20 Centre Street
Middleborough, Massachusetts 02346-2250
508-946-2415 phone
508-946-2308 fax

October 30, 2025

To Whom It May Concern:

I do hereby certify the following vote was taken at the October 6, 2025, Annual Town Meeting, held in the Middleborough High School Auditorium, which was called to order at 7:38 PM by the Town Moderator, David J. Cavanaugh, who declared a quorum present of more than the requirement of 150 registered voters:

ARTICLE 14. Voted by a standing vote, 112 yea, 16 nay, passed by 2/3rds majority, to amend Section 275-9.0-9.5, by striking the words "[Reserved]" and adding a new section 9.5 titled "Site Plan Review", to require that new construction and additions to non-residential uses greater than five thousand square feet (5,000 sq. feet), and changes in use regardless of size, be required to prepare site plans for review and approval by the Planning Board, or the Planning Board's designee, prior to issuance of building permits, as shown on the proposed Site Plan Review Bylaw, a copy of which is available on the Town's website at <https://www.middleboroughma.gov/>, or act anything thereon.

Sponsored by the Planning Board
Select Board recommends favorable action
Planning Board recommends favorable action
Finance Committee voted no financial impact

A TRUE COPY ATTEST:
Pamela J. Menconi
TOWN CLERK

Very truly yours,

Pamela J. Menconi
Pamela J. Menconi
Town Clerk

LEGAL ADVERTISEMENTS

TOWN OF MIDDLEBOROUGH SELECT BOARD

A hearing will be held in the Select Board's Conference Room at the Middleborough Town Hall, 10 Nickerson Avenue, Middleborough, MA on September 22, 2025 at 7:30 PM, for the purpose of discussing an application filed by GAF Engineering, Inc. on behalf of Wayne & Elaine Hannula for an Earth Removal Permit for property located at Rocky Meadow Street, Middleborough, Assessors Map 62, Lots 862, 2423. Anyone desiring to be heard on this matter should appear at the time and place designated.

Mark Germain, Chair
Teresa Kelly Farley, Vice Chair
Thomas White
Brian Giovanoni
William C. Pike, Jr.
SELECT BOARD

Publish:
September 18, 2025
Nemasket Week

TOWN OF MIDDLEBOROUGH GAS AND ELECTRIC DEPARTMENT Invitation for Bids

Pursuant to M.G.L. c. 164, §56D, the Middleborough Gas & Electric Department ("MGED") seeks sealed bids for a Trim Heater Replacement-Standby Generator. The bidders should furnish, fabricate and deliver a natural gas standby generator to provide backup power for the electric trim heater at MGED's LNG facility as further detailed in the specifications.

Sealed bids shall be submitted to the Middleborough Gas & Electric Department 2 Vine Street, Middleborough, Massachusetts 02346, Attn: Ali Golz, no later than 11 AM, Thursday October 2, 2025 at which time the bids will be publicly opened and read aloud. The bid documents may be obtained on/after September 18, 2025 by contacting Ali Golz at bids@mged.com.

No bidder may withdraw his/her bid for a period of ninety (90) days, excluding Saturdays, Sundays, and legal holidays, after the deadline for the opening bids.

Bidding and the award of a contract shall be conducted in full compliance with Chapter 164, Section 56D, of the Massachusetts General Laws, inclusive as last revised, with such award made to the most responsible and eligible bidder.

MGED reserves the right to reject any or all bids and waive minor irregularities and informalities in any or all bids deemed in the best interest of MGED to do so.

Middleborough Gas & Electric Department
By: Kenneth Stone, General Manager

LEGAL NOTICE TOWN OF LAKEVILLE CABLE TELEVISION LICENSE RENEWAL PROCEEDING

The Town of Lakeville Select Board, as cable television licensing authority under MGL 166A s.1, will hold a public ascertainment hearing on

September 30, 2025, 6 p.m., at the Lakeville Police Station, 323 Bedford Street, Lakeville, MA as part of the Town's Verizon New England, Inc. cable television license renewal process. The Verizon license is due to expire on May 4, 2028, and the federal Cable Act, 47 USC 546, provides for the Issuing Authority holding a public hearing to allow the public an opportunity to comment on the community's cable-related license renewal needs. Public comment is invited regarding Town and public cable license renewal needs and interests. For further information and copies of renewal records available for public inspection, contact Town Administrator Andrew Sukeforth c/o Lakeville Town Hall or municipal cable counsel Attorney William August at (617) 548-3735. If and when Verizon files a license renewal application or formal proposal, copies of renewal documents shall be available for public inspection at the Office of the Town Clerk. By order of the Select Board as License Issuing Authority.

Maureen Candito, Chair
Lorraine Carboni, Vice Chair
Paul Hunt
Christopher Plonka
LAKEVILLE SELECT BOARD

TOWN OF LAKEVILLE LEGAL NOTICE

The Town of Lakeville, MA (Owner) invites sealed bids for 'Water Main Extension on Bedford Street (Route 18)' for installation of approximately 650 linear feet of 12-inch ductile iron water main, valves, hydrant, paving and appurtenant Work to provide water to a future Fire Station. Substantial completion: November 25, 2025. Final completion:

June 2, 2026.

Bidding is per MGL Chapter 30 s39M. Prevailing wage rates per MGL c149 s26 to 27D inclusive issued by Dept. of Labor Standards.

Bidders may request electronic bidding documents (no cost) starting at 8:00 am on September 24, 2025 from Emily Surette, Management Analyst, via e-mail at esurette@lakevillema.org with complete contact information and subject line "Lakeville, MA – Water Main Extension on Bedford Street (Route 18)". Non-mandatory pre-bid conference: 1:00 pm local time on September 29, 2025 at the project site, intersection of Bedford Street and Ted Williams Camp, Lakeville, MA 02347.

Bid Opening 11:00am on October 9, 2025. Submit sealed Bids to: Lakeville Town Hall, 346 Bedford Street, Lakeville, MA 02347, Attention: Andrew Sukeforth, Town Administrator/Chief Procurement Officer with bid security at 5% of total bid.

Also published on www.commbuys.com, in Central Register, and on the Town's website at the following location www.lakevillema.org/town-administrator

NemasketWeekToday.com is Nemasket Week online!

TOWN OF MIDDLEBOROUGH 2025 FALL SPECIAL TOWN MEETING WARRANT



2025 Fall Special Town Meeting Warrant

Middleborough, Massachusetts

To Robert Ferreira , Police Chief or any of the Police Officers of the Town of Middleborough

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn all the inhabitants of said Town, qualified to vote in Town affairs, to meet in the Auditorium of the Middleborough High School, on Monday, October 6, 2025, at 7:00 P.M., to act on the following articles:

ARTICLE 1. To hear the report of any committee or officer of the Town, to appoint or dissolve any committee, or act anything thereon.

ARTICLE 2. To see if the Town will vote to raise and appropriate and/or transfer \$200,000.00 from taxation, free cash, another specific available fund, the Stabilization Fund, an existing appropriation

or account or other available source, to be placed into the Other Post-Employment Benefits Liability Trust Fund, or act anything thereon.

ARTICLE 3. To see if the Town will vote to raise and appropriate and/or transfer \$800,000.00 from taxation, free cash, another specific available fund, the Debt Stabilization Fund, an existing appropriation or account or other available source, to supplement the FY2026 Unclassified budget for the Bristol Plymouth Regional Technical School Assessment, or act anything thereon.

ARTICLE 4. To see if the Town will vote to raise and appropriate and/or transfer \$225,592.00 from taxation, free cash, another specific available fund, the Stabilization Fund, an existing appropriation or account, or other available source, to the IT Department for all related, relevant and necessary expenses associated with MUNIS Tax Billing, or act anything thereon.

ARTICLE 5. To see if the Town will vote to raise and appropriate and/or transfer \$104,600.00 from taxation, free cash, another specific available fund, the Stabilization Fund, an existing appropriation or account, or other available source, for the Department of Public Works for all related, relevant and necessary expenses associated with stormwater activities required by the EPA/DEP, or act anything thereon.

ARTICLE 6. To see if the Town will vote to raise and appropriate and/or transfer \$500,000.00 from

taxation, free cash, borrowing, another specific available fund, the Stabilization Fund, an existing appropriation or account, or other available source, to the Sewer Department for all related, relevant and necessary expenses associated with the Inflow and Infiltration Control Plan, or act anything thereon.

ARTICLE 7. To see if the Town will vote to raise and appropriate and/or transfer \$ 138,620 from taxation, free cash, another specific available fund, the Stabilization Fund, an existing appropriation or account or other available source or by borrowing for the purpose of a revaluation update for the Board of Assessors of real and personal property, including any and all funds necessary or required to complete a satisfactory certification for fiscal year 2027, or act anything thereon.

ARTICLE 8. To see if the Town vote, in accordance with Chapter 14 of the Acts of 2012, to authorize the Select Board to amend the October 30, 2023 Agreement between the Towns of Middleborough and Carver for the installation of a meter pit and the supply of water by extending the term of the Agreement for one (1) additional year, or act anything thereon.

ARTICLE 9. To see if the Town will vote to amend the Town's Sewer Service Map, in accordance with the Select Board's 2004 Wastewater Policy and Plan of Sewer Service Area, to include the following parcels:, Map 58E, Lot 2676, Map 58I, Lot 3411, Map 58I, Lot 3416, Map 58I, Lot 3421,

Map 58I, Lot 3431, Map 58I, Lot 3441, Map 58I, Lot 3445, Map 58I, Lot 3448, Map 58I, Lot 3449, Map 58I, Lot 3485, as shown on the Amended Sewer Service Map, a copy of which will available on the Town's website <https://www.middleboroughma.gov/>, or act anything thereon.

ARTICLE 10. To see if the Town will vote, pursuant to Massachusetts General Law Chapter 40, Section 59, and Chapter 23A, Sections 3E and 3F, to: (a) approve a Tax Increment Financing Agreement (the "TIF Agreement"), between the Town, Sealcoating, Inc. d/b/a indus, and B&R Partners, LLC, for all or a portion of property shown on Assessors Map 49, Parcel 955 to be acquired, which TIF Agreement provides for real estate tax exemptions at the exemption rate schedule set forth therein; and (b) authorize the Select Board to execute the TIF Agreement, and any documents related thereto, and to take such other actions as necessary or appropriate to implement those documents, and carry out the purposes of this article; or act anything thereon.

ARTICLE 11. To see if the Town will vote in accordance with Massachusetts General Laws, Chapter 41, Section 2, to increase the size of the School Committee from six (6) members to seven (7) members, with the change taking effect at the 2026 Annual Election, by adding one new member to the ballot for said election, for a three (3) year term, or act anything thereon.



From Our Members

Nemasket Week gives businesses and non-profit organizations the opportunity to become online Affiliate Members of NemasketWeekToday.com and post news and information directly to our homepage. The following items have been excerpted from recent posts to our site.

First home buying

Buying your first home can be exciting but also extremely overwhelming. Today's housing market is tough due to high home prices, low inventory, and rising mortgage rates. BankFive has captured some helpful tips to help you figure out if you're truly ready to buy your first home. Read more at Bankfive.com, click on Resources, and then Blog.

6 new providers

Southcoast Health is expanding services for patients throughout the South Coast. Six new providers have been added this month to the hospitalist program, internal medicine, gynecological oncology, pediatrics, and vascular surgery specialties.

Learn more about Southcoast Health's providers by visiting www.southcoast.org/ doctors or reading more at our "From our Members" post on NemasketWeek.com

Willie tribute

The Marion Arts Center invites audiences to an evening of music and storytelling with New England singer/songwriter Matt York on Saturday, September 13th at 7 p.m.

Accompanied by fiddle player Angelica Vendetti, York will perform some of Nelson's greatest songs while sharing stories that highlight the legendary artist's seven-decade career. York will also touch on his recent book *The Words and Wisdom of Willie*, offering fans a unique mix of performance and narrative.

Guests can bring their own food and beverages, as concessions will not be available. For tickets and information, visit marionartcenter.org/events or visit NemasketWeek.com for more information.

To learn more about Affiliate Membership on NemasketWeekToday.com, email sales@nemasketweek.com.

TOWN OF MIDDLEBOROUGH 2025 FALL SPECIAL TOWN MEETING WARRANT

Continued from page 10

ARTICLE 12: To see if the Town will vote to rescind the vote of the Town passed October 7, 2024 (Article 12) that appropriated and authorized a borrowing of \$750,000 for the skate park project, which borrowing is no longer needed because the project was revoked at the April 28, 2025 Special Town Meeting; or act anything thereon.

ARTICLE 13. To see if the Town will vote to amend the Middleborough Zoning Bylaw by amending Chapter 275 - Section 2.4 - Zoning Map and by amending Section 8.6 - 40R Smart Growth Overlay District (SGO) Bylaw as shown below, or act anything thereon. :

Part A: Amendments to Section 8.6:

1. Section 8.6.A.(2) - Definitions - Additions/Revisions

Add

Consumer Service: Service provided to individuals or households for personal use, typically involving direct interaction with customers to meet their needs or solve problems. These services are often intangible, non-storable, and consumed at the point of delivery. Examples include retail, healthcare, education, banking, hospitality, and customer support.

Maximum Building Frontage: The portion of the building's facade that is parallel to, facing, or oriented toward a street or public way.

Restaurant, Drive-thru: Food service establishment that allows customers to order, pay for, and receive food without leaving their vehicles. Drive-thru food service establishments are prohibited within the 40R Overlay District.

Delete

Department or DHCD: The Massachusetts Department of Housing and Community Development, or any successor agency.

and replace with

Department or EOHLC: The Massachusetts Executive Office of Housing and Livable Communities, or any successor agency.

- Delete all reference to DHCD and/or Department of Housing and Community Development and replace with EOHLC and/or Executive Office of Housing and Livable Communities.
- Section 8.6.A.(5) - Mixed-Use Development revise first sentence to add the wording shown in *italics and underline*, so that the first sentence of the section reads "Development Projects may include a portion *of the residential building*, not to exceed 50% of the total gross floor area, to be used for Non-Residential Uses including office, retail, restaurant, *consumer service* or institutional uses."
- Section 8.6.B.(1)(a)(1)(b)(iii.) Restaurant - remove (excludes drive-through windows)
- Add a new Section 8.6.B.(1)(a)(2)(a) to state: "Drive-in Food Service Establishments (see, Definition, Restaurant, Fast Food) are prohibited."
- Section 8.6.B.(1)(b) Dimensional and Other Requirements

Maximum Front Setback* - change from 10 feet to N/A

7. Section 8.6.B.(2)(a)(1)(b)(iii) Restaurant - remove (excludes drive-through windows)

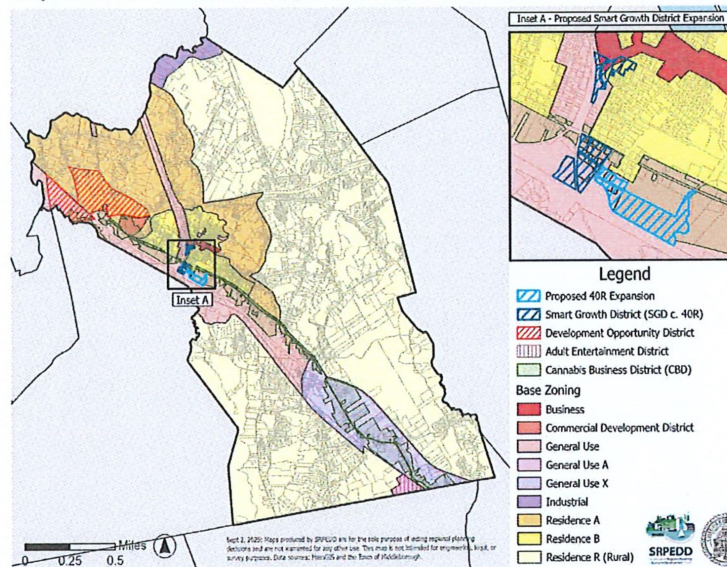
8. Add new Section 8.6.B.(2)(a)(2)(a) to state "Drive-in Food Service Establishments (see, Definition, Restaurant, Fast Food) are prohibited."

9. Section 8.6.B(2)(b) Dimensional and Other Requirements
Maximum Front Setback* - change from 10 feet to N/A

Part B: Amendment to Section 2.4

Section 2.4 - Zoning Map - replace the existing Zoning Map with the Map shown below.

Proposed Smart Growth Overlay District Expansion



ARTICLE 14. To see if the Town will vote to amend Section 275-9.0-9.5, by striking the words "[Reserved]" and adding a new section 9.5 titled "Site Plan Review", to require that new construction and additions to non-residential uses greater than five thousand square feet (5,000 sq. feet), and changes in use regardless of size, be required to prepare site plans for review and approval by the Planning Board, or the Planning Board's designee, prior to issuance of building permits, as shown on the proposed Site Plan Review Bylaw, a copy of which is available on the Town's website at <https://www.middleboroughma.gov/>, or act anything thereon.

ARTICLE 15. I move that the town create a study committee to draft petition language for a special act of the legislature per recommendation of town counsel, to implement an independent water commission. Building off the research and recommendation of the Water Commission Study Committee, this new group will prepare article language in time to be voted on at the spring 2026 annual town meeting so we can keep Middleboro moving forward. This new study committee will have 3 members, is appointed by the town moderator, and will have a term expiring

at the conclusion of the spring 2026 annual town meeting

Given under our hands at Middleborough, this 22nd day of September, 2025

Mark Germain, Chairman
Teresa Farley, Vice-Chair
Thomas White
William Pike
Brian Giovanoni

SELECT BOARD

Pursuant to the instructions contained in the above warrant, I have notified and warned all inhabitants of said Town of Middleborough, qualified to vote as expressed in said warrant, to meet at the time and place for the purpose specified by causing an attested copy of the same to be published in the *Nemasket Week* on the 18th day of September 2025, that date being more than fourteen days before the time specified for said meeting.

Robert Ferreira
Police Chief