Chairman Darrin DeGrazia, Liz Elgosin, Jack Healey and Matthew Maher were present.

**7:30 P.M. Minutes**

Upon a motion made by Liz Elgosin and seconded by Jack Healey, the board voted to approve the minutes of May 9, 2019. Unanimous Vote.

**7:30 P.M. Tracy Marzelli - 68 North Main Street**

Chairman Darrin DeGrazia read into the record the legal advertisement and declared the hearing open.

Tracy Marzelli informed the board that she is the President of the Friends of the Middleborough Public Library. The parking lot is owned by a non-profit organization and they currently have a sign on the lot, which is a no parking sign that threatens towing. There has been some talk about enforcing that, but she thinks there are two problems with that. They really don’t want to tow cars out of the lot, and secondly the sign is not really visible so they don’t believe that is fair. They are proposing to install a new sign, make it more visible, and make sure people understand that the parking lot is for patrons of the Middleborough Public Library. She said when they have a lot going on at the Library people park on Pierce Street because they only have sixteen parking spaces. She wants to make sure people are aware that this lot is reserved for the Library. This is their liability, and the non-profit owns it.

Jack Healey said he noticed that the parking behind the old Middleborough Police Station is barely occupied. He was wondering if there would be room, on the proposed sign, to suggest additional parking is located there. Tracy Marzelli said she does not know. They are limited to the size of the sign, and anything they do will reduce the size of the font. She can check into that and check with the Town Manager. This will be an added cost to them. Liz Elgosin said she doesn’t agree that it is the responsibility of the Friends of the Library to tell people where additional parking is, the Town should be doing that.

Liz Elgosin read into the record a letter dated June 12, 2019, from Robert Whalen, Middleborough Building Commissioner.

Chairman Darrin DeGrazia asked if anyone would like to be heard on this matter. John Knowlton, 84 Pearl Street asked the board to deny this permit. You will hear from people, from the community tonight, that do not want this sign. As Ms. Marzelli said there is already a threatening sign there, and now they want to have another one. It is very confusing for people who come into our town, they think this parking lot is part of the town, and it puts the library in a bad light saying no, don’t park here. There was a huge banner there that was taken down. He does not believe this is how we want our Town represented. This board is in the position where you get to set the rules for us, and you get to say do we want to be a welcoming town or say add signs for no parking.

Chairman Darrin DeGrazia asked Mr. Knowlton how he would rectify the issue of other people using the parking lot that is designated for Library parking. John Knowlton said he doesn’t think it’s a big issue with other people using it. He thinks it is silly and ridiculous to have a sign that when the library is not
Chairman Darrin DeGrazia said this is a private parking lot and they do have the ability to control who uses it and when. John Knowlton said he is aware of that but still thinks it’s silly that when the library is not open why you would restrict the parking.

Chairman Darrin DeGrazia said again this is a private piece of land and there are liability issues as well. You cannot have the general public using your private land and not expose yourself to liability. John Knowlton said the liability issue is a little disingenuous. The friends group had the opportunity, and still has the opportunity, to give that parking lot over to the town and keeping it in the care, custody and control of the trustees, and that would remove any liabilities for them.

Chairman Darrin DeGrazia said they have elected not to do that. John Knowlton said yes, and he doesn’t understand why they haven’t. That seems like a solution that would benefit the town. Again, he is asking this board to be good stewards for the town, and say we don’t need more no parking signs, and turn people away from Middleborough but we want to welcome people to Middleborough.

Jack Healey asked him if he has spoken to the Board of Selectmen or the Town Manager about the town putting up additional signs directing people to the public parking. John Knowlton said he has not. Jack Healey said there is something to be said that this is a non-profit group that owns the property, and if the Town if concerned about being a little more friendly to visitors to that part of the town then they should add additional signage.

Tracy Marzelli asked the chairman to read the verbiage on their proposed sign. Chairman Darrin DeGrazia read the sign “private parking for Library only”. Tracy Marzelli said the sign does not say “no parking”. This is not meant to be unfriendly. This is meant to inform people that this is a private lot and has an intended use. Mr. Knowlton actually illustrated her problems very clearly. People do not know this belongs to the Library. It is a private lot and is reserved for their use. She is happy about his comments and would like to clear up his misperception for the past six months. As a non-profit organization they cannot turn over their asset to a municipality. They can only turn their asset over to another non-profit. She hopes this clears up the ignorance on this issue.

Jessica Pinkus owns Main Ingredient directly across the street from this. They definitely have customers come over from time to time using the Library, and then come for lunch. Her real issue is putting up a larger sign than what she is allowed to have as a business per town code. Chairman Darrin DeGrazia said this meets the requirements of the Zoning By-law. She feels like this is pushing people out, she understands its private property, but people do ask if they can use the parking lot.

Kelly Shumway, Middleborough Antiques said she directly abuts the parking lot. She said discussing being welcoming, she has had several encounters with the Friends of the Middleborough Library including several visits to her business yelling, screaming and having to ask them to leave all regarding parking. She received a letter demanding that she put a sign on her building forbidding anyone visiting her business to not park there. Discussion ensued regarding the behavior of the Friends of the Library. She said the Board of Trustees is not condoning their behavior. They have actually discussed their behavior, and are not upset about the parking situation, they assumed when they did the parking lot there would be people that park there, and the benefit of doing the parking lot was still worth it. These people are making the Library look bad. The general public does not understand that this parking lot is
Chairman Darrin DeGrazia said it is a private parking lot and the sign would indicate that to people who did not know this. He said he is not going to approve or condone someone else’s behavior that took place at her business. That should not have happened but is out of his control. Kelly Shumway said this has been going on for a year and a half and is not stopping. Chairman Darrin DeGrazia said that is something they can possibly address with Board at the Library. Kelly said she has. Chairman Darrin DeGrazia said that is unfortunate but he does not have a solution for that. This is a private piece of land, they have a right to put the sign up and regulate who uses the property.

Jack Healey said once again, everyone feels bad about the history, those things should not have happened. However, the question before this board is for a sign on private property. This is better than the sign that is there, and he feels the town can be helpful with adding additional signs directing parking in the town behind the old Police Station.

Mr. Pinkus said he believes 90 percent of the people who park there go into the library. The sign that is there is currently accurate, they do not need to put up another one that is larger. He thinks it is unfair for them to ask the patrons of the library, the antique store, his business, or any other place on North Main Street, to utilize the parking behind the Police Station and walk the couple of extra steps.

Matthew Maher asked who owns the fence that the sign would be affixed to. Tracy Marzelli said they do. Tracy Marzelli said to reiterate there is a sign there which threatens towing. She has only been the President of the Friends since January, there have not been any incidents, and the incidents Kelly Shumway spoke of happened last year. There was a lot of bad behavior by a lot of people. They have had a lot of issues with the Library Board and the Town Manager and have been under a lot of pressure to open up the lot to the public. For the liability issues alone, this is their lot and they should have some control over the use. They have not had any incidents and the board has all unified, under this process, but if they cannot install the new sign so it is visible they will be forced to go with the sign they have and remove vehicles. They do not want to do this. They are going to do everything in their power to protect their lot for the intended use.

Jack Healey asked if the new sign is approved if the current sign will be taken down. Tracy Marzelli said once this is resolved the old sign will be removed.

Isabella Campanini, a Middleborough Resident asked if she were to utilize the parking lot in question, go to the Public Library and then go have lunch, would she have to move her car to go for lunch. Chairman Darrin DeGrazia would say to use your best judgement. He doesn’t believe it would be policed to the point where they are following you around. The difference here is this is a privately owned parking lot that supports the library, and the intended use is for parking for the library.
Mr. Pinkus said he does not have an issue with them having a sign. He thinks the sign there is sufficient. The new sign is larger, bold letters and all capitals. This is obnoxious. Discussion ensued to the sign.

Lisa Diamond said parking is a huge problem in this town. The reason she closed her shop was because of parking problems. Discussion ensued regarding the parking issues.

Jim Okolita is Chairman of the Board of Trustees for the Middleboro Public Library, and also a former President of Friends. He is present tonight primarily because they have been trying to work with Tracy Marzelli, and no doubt there has been some bad blood in the past, and the sign took them by surprise completely. The Board of Trustees has no control over the Friends of the Library, they are two separate operations. They were extremely taken back by the activities they were hearing that were happening. Long story short, Tracy has stepped in and has done a really good job at relieving their fears of what was going on with the lot. The lot was donated specially for the use of the library. They had discussed the possibilities of the Trustees taking possession of the lot and found that was not the solution. As Tracy pointed out once they owned it, they owned it, and it cannot go back to a private entity.

Jim Okolita said they really do not like the current sign. They are basically of the opinion, and it was fairly understand, though this is a private lot that you will have someone go and have lunch, or run to the post office etc. A key situation in this town is you have parking lots but no one knows that they are there, or public. He thinks the Friends are taking the heat for the lack of parking in the town. They do have a verbal agreement with Tracy that there will be no attacking, knocking on doors, etc.

Jim Okolita said, as a Board, they would be more comfortable with the sign that is presented to you tonight, than the current sign. He does not believe there will be a problem if someone goes to the Library and then has lunch. The issue is when there is a big event at the Library. They are going to look into seeing if the parking lot behind the Police Station is a viable lot for them to use.

Tracy Marzelli said they are looking to do the honor system. She is hoping people use their best judgment and hope people respect the intention of the parking lot.

Chairman Darrin DeGrazia said he doesn’t disagree that the town needs to do a better job at directly people to public parking. Discussion ensued regarding enforcing parking regulations on the street.

Hearing no further comments Chairman Darrin DeGrazia closed the hearing and called for a motion.

Upon a motion made by Jack Healey and seconded by Liz Elgosin, the board VOTED: to approve the petition of Tracy Marzelli, 102 North Main Street, Middleborough, MA 02346 relative to her request to allow for a special permit for a 24” x 72” sign for private parking for the Middleborough Library, on the existing fence, located at 68 North Main Street. The subject property is located at 68 North Main Street, Middleborough Assessor’s Map 50P, lot 5497.

Chairman Darrin DeGrazia, Liz Elgosin, Jack Healey and Matthew Maher were in favor. (4-0)
8:27 P.M. John & Nancy Clement - 45 Pine Street

Chairman Darrin DeGrazia read into the record the legal advertisement and declared the hearing open.

John Clement informed the board that he is requesting a special permit for a family accessory apartment to be constructed to their existing single family home. When all is completed they will have their daughter and son-in-law move into the main home. Chairman Darrin DeGrazia asked who will be living in the accessory apartment. John Clement said it would be himself and his wife Nancy.

The board reviewed, in detail, the plans submitted. John Clement said the new septic design has been reviewed and approved by the Board of Health.

Liz Elgosin read into the record a letter dated June 12, 2019, from Robert Whalen, Middleborough Building Commissioner, who supports this request.

Chairman Darrin DeGrazia asked if anyone would like to be heard on this matter. Hearing no comments Chairman Darrin DeGrazia closed the hearing and called for a motion.

Upon a motion made by Liz Elgosin and seconded by Jack Healey, the board

VOTED: to approve the petition of John & Nancy Clement, 45 Pine Street, Middleborough, MA 02346 relative to their request to allow for a special permit to construct a 22’ x 54’ family accessory apartment attached to the existing single family dwelling. The subject property is located at 45 Pine Street, Middleborough Assessor’s Map 96, Lot 5517. This is approved subject to the following stipulations:

1. Subject to the plan submitted and dated 9-17-18.
2. This is limited to John and Nancy Clement. If they no longer reside there the applicant is required to come back to the board for a name change.

Chairman Darrin DeGrazia, Liz Elgosin, Jack Healey and Matthew Maher were in favor. (4-0)

Upon a motion made by Chairman Darrin DeGrazia and seconded by Jack Healey, the board

VOTED: to adopt the following findings:

1. The proposed site is appropriate for the use and structure;
2. Adequate and appropriate facilities have been provided to insure the proper operation of the use and structure;
3. Traffic flow and safety, including parking and loading are adequate and there will be no nuisance or serious hazard to vehicles or pedestrians;
4. Adequate water, sewer, and other utilities as well as other public and private services are available or will be provided;
5. The use involved will not be detrimental to the established or future character of the neighborhood and town and is subject to appropriate conditions or safeguards.

Chairman Darrin DeGrazia, Liz Elgosin, Jack Healey and Matthew Maher were in favor. (4-0)

Upon a motion made by Jack Healey and seconded by Liz Elgosin, the board

VOTED: to adjourn at 8:45 P.M.

Chairman Darrin DeGrazia, Liz Elgosin, Jack Healey and Matthew Maher were in favor. (4-0)