

**TOWN OF NORTHBRIDGE  
BOARD OF SELECTMEN'S MEETING  
NORTHBRIDGE TOWN HALL  
7 MAIN STREET - WHITINSVILLE, MA 01588  
November 5, 2018 at 7:00 PM**

**Recognition: Jean Mistretta, Council on Aging Board Member**

**PLEDGE OF ALLEGIANCE**

**I. APPROVAL OF MINUTES:**

**A.** 1) October 15, 2018                      2) October 23, 2018 [Fall Annual Town Meeting]

**II. PUBLIC HEARING**

**III. APPOINTMENTS/ B. Resignation:** Jon Frieswick, Disability Commission

**IV. CITIZENS' COMMENTS/INPUT: Local Business Spotlight:** Above All Beauty, 1035 Providence Road, Whitinsville [**Present:** Angela Benjamin]

**V. DECISIONS:**

**C.** Special Tax Assessment Agreement – Pawsteps [Crootof & Sawyer Ventures, LLC]/**Present:** Attorney Robert Knapik, Law Office of W. Robert Knapik, P.C.

**D.** Winter Parking Ban [December 1, 2018 to April 1, 2019] / Vote to approve

**E.** 1) 2019 Selectmen's Meeting Schedule/Vote to approve 2) 2019 Holiday Schedule/Vote to approve

**F.** Bring Your Own Bottle Policy/Vote to adopt revised BYOB Policy

**VI. DISCUSSIONS**

**VII. TOWN MANAGER'S REPORT**

**VIII. SELECTMEN'S CONCERNS**

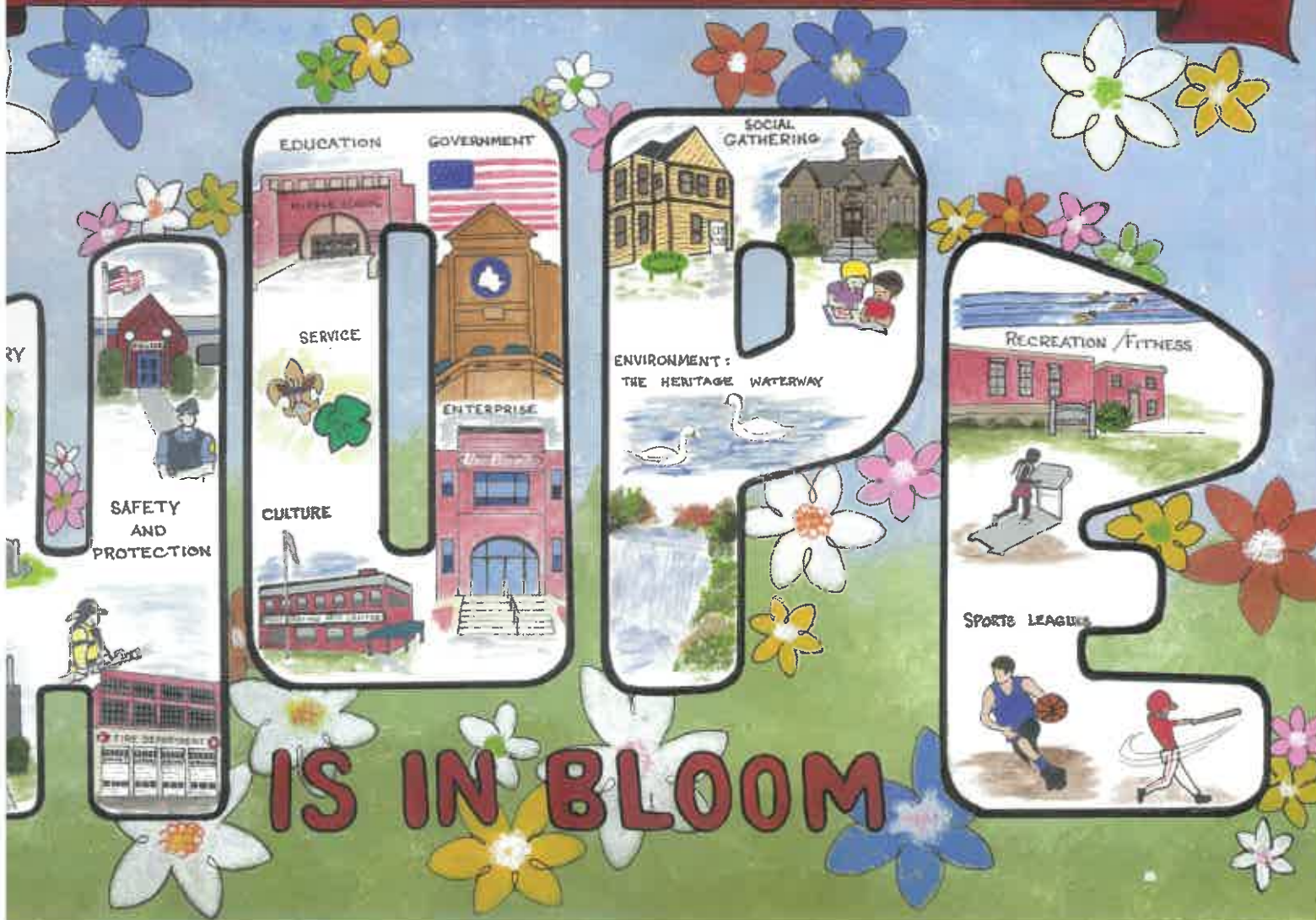
**IX. ITEMS FOR FUTURE AGENDA**

**X. CORRESPONDENCE**

**XI. EXECUTIVE SESSION**

Town Clerk: 2 Hard copies	<input type="checkbox"/>
Web: Post time-stamped copy	<input type="checkbox"/>

# NURTURING OUR COMMUNITY



Jean enjoys giving back to her community through service at the senior center where she serves on the Council on Aging board, drives seniors to out-of-town medical appointments, delivers Meals on Wheels and provides classes on creating greeting cards. She advises children to have high hopes and dreams for themselves, to love and respect themselves, and say no to drugs of any kind.

Her Motivation for the Poster: "I was immediately drawn to the theme words 'community' and 'hope.' To me, community means two things: the town in which we live, and the people who live in that town. Hope is one of the ties that bind them. The town nurtures its citizens by offering services and programs, with the hope that they meet the peoples' needs. The people use these services and programs, and nurture the community and each other in a reciprocal spirit of hope. I hope my picture conveys that reciprocity."

JEAN MISSETTA 75

Senior  
The Linwood Mill, Whitinsville, Mass.  
Peabody Properties Inc.  
NEAHMA

**BOARD OF SELECTMEN'S MEETING**  
**October 15, 2018**

A meeting of the Board of Selectmen was called to order by Chairman Thomas Melia at 7:00 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. **Present:** Board Members: Ampagoomian, Athanas, Cannon, Melia and Nolan. **Also Present:** Adam D. Gaudette, Town Manager.

The Pledge of Allegiance was recited by those present.

**APPROVAL OF MINUTES: A. 1) September 24, 2018.** A motion/Mr. Ampagoomian, seconded/Mr. Nolan to approve the September 24, 2018 minutes as presented with the readings omitted. Vote yes/Unanimous. **2) October 1, 2018.** A motion/Mr. Ampagoomian, seconded/Mr. Nolan to approve the October 1, 2018 minutes as presented with the readings omitted. Vote yes/Unanimous.

**PUBLIC HEARING/None**

**APPOINTMENTS/Resignations/None**

**CITIZENS' COMMENTS/INPUT/None**

**Purgatory Beer Company, 670 Linwood Ave. Bldg. C, 111A, Whitinsville/Request to change hours from 7 days a week from 10 AM to 10 PM to 7 days a week from 10 AM to 11 PM [Present: Brian Distefano].** Mr. Distefano stated that they are looking to change their hours of operation for private events that they hold. Mr. Distefano explained that their plan is to close at 10 PM for regular hours with private events ending at 11 PM. Selectman Melia asked how the business was going. Mr. Distefano replied that it is great and coming up on a full year on November 3<sup>rd</sup>. A motion/Mr. Athanas, seconded/Mr. Nolan to approve the request to change hours from 7 days a week from 10 AM to 10 PM to 7 days a week from 10 AM to 11 PM. Vote yes/Unanimous.

Chairman Melia announced that the Board would be moving to decision items first to hear the presentations of the Fall Town Meeting articles.

**Fall Town Meeting Article Presentations/Present: a) Article 8 – Michael Hunnewell.** Mr. Hunnewell explained the petition article is to zone from the current Residential 3 to Light Industrial. Mr. Hunnewell explained that they are looking to bring a cannabis cultivation site to the Riverdale Mill site. Mr. Hunnewell explained that in order to do so the property will need to be rezoned. Mr. Hunnewell stated that they believe they can bring a profitable business to the town that will be here for a long time. Mr. Hunnewell stated that they have looked at several locations and felt the Northbridge site is ideal for several reasons. Mr. Hunnewell reminded that just because it has passed at the State level there are local level guidelines still being established. Mr. Hunnewell explained that they are looking for mostly cultivation and retail and are considering manufacturing in a small portion, which requires a transport permit but would be in a different location since the Northbridge location is Light Industrial and does not allow for that. Mr. Hunnewell explained that they are looking to have a higher end product and open a retail store off site of the cultivation facility. Mr. Hunnewell stated that with if this project passes they are estimating 20 new jobs, and an opportunity to collect 3% local tax on retail sales. Mr. Hunnewell stated that there are two sites in Northbridge, one being the gravel pit at the Riverdale Mills and the second location if they decide to go for the manufacturing permit is the 15,000 square foot facility adjacent to the Mill. Mr. Hunnewell explained that there is a contract ending December 1<sup>st</sup>. Mr. Hunnewell stated he has reached out to the gravel pit operator to work something out. Mr. Hunnewell emphasized that this is a rezoning article and does not stop cannabis from coming into town. Mr. Hunnewell highlighted that a lot of people think that the facility will smell, to which he explained that the most stringent ventilation systems in the world go into these facilities for many reasons one being due to the strict monitoring for humidity. Mr. Hunnewell explained that customers will not be present at this site as it is a grow site only and employees will not be permitted to



some on the site nor sample product. Mr. Hunnewell explained that the next steps if the rezoning passes would be to submit a Community Host Agreement and submit the packet for approval to the Cannabis Control Commission. Selectwoman Cannon asked if the rezoning does not pass, what would the plan be for the retail store. Mr. Hunnewell explained that it would probably not make sense for them to move forward with the retail store. Selectman Nolan asked what the scope of the rezoning area is. Mr. Hunnewell explained that it would be the 26 acres that the quarry covers. Selectman Nolan asked if this size building they are looking for is an average size building. Mr. Hunnewell stated that for a big corporation it is on the smaller side. Selectman Athanas asked if he has spoken to any of the neighbors for their input. Mr. Hunnewell stated that a neighbor spoke at the Finance Committee Meeting, with interesting comments but he had not had a chance to go talk with her yet. Selectwoman Cannon asked if Mr. Hunnewell could elaborate on the surveillance. Mr. Hunnewell explained that every room needs to have video monitoring, security guards on site, and a key card entry to every room. Selectman Melia asked about the local host agreement and what is involved. Mr. Hunnewell explained some of the typical topics include questions such as does it require extra policing and costs for that, roadway conditions and how to fix them, etc. Mr. Hunnewell explained that since the regulations came down not as favorable to a smaller business he would like to see an educational program and give people an opportunity to be excited about it. Selectman Melia asked if he had an estimate on tax revenue that would be brought to the Town. Mr. Hunnewell stated that he needs to have a discussion to see how the sales tax affects the property tax but believes it would not be a huge revenue generator for the town in that aspect but believes they can generate more money in economic revenue. Town Manager Gaudette asked that if the zoning passed but for any reason the facility doesn't get built what other types of uses are allowed in that zoning district. Mr. Bechtholdt, Town Planner replied it is light industrial, which would be for office and light duty manufacturing. Selectman Athanas asked if the area was in the flood plain. Mr. Hunnewell stated that Andrew's Construction provided preliminary documents and they did not find it to be in the flood plain. The Planning Board and the Finance Committee have voted to support this petition. **b) Article 9 – Tom Wickstrom.** Mr. Wickstrom stated that he has been before the Planning Board and the Finance Committee who unanimously voted to support his petition article. Mr. Wickstrom explained that he is looking to move the R3 Zone along Providence Road which abuts the R1 zone. Mr. Wickstrom stressed that the location currently could be used for residential duplex but with the change would allow for commercial use which would be better economically. **c) Article 11 – Henry Lane.** Town Manager Gaudette explained that the Town received notice that a motion will be made to pass over Article 11, which was a solar pilot on a property at McQuade's Lane. **d) Article 13 – Rob Knapik/Sean Sawyer, Pawsteps.** Attorney Knapik reminded the Board that Mr. Sawyer and his business partner acquired and renovated the former Milford Whitinsville Hospital for his expansion of his veterinary clinic. Previously, a zoning bylaw was passed at town meeting and a further zoning bylaw amendment for the daycare facility portion. Currently, the next step would be to enter into a Special Tax Assessment Agreement which is the proposed article. Specifically, it would provide for a reduction of real estate taxes for a period of predetermined years. Attorney Knapik explained that the applicant commits to the continued investment into the property during the terms of the agreement, retaining the 13 existing employees, commit to hiring additional employees, those of which they will look for Northbridge residents, establishing a training facility in cooperation with Blackstone Valley Regional Technical High School and use local contractor and services. Attorney Knapik explained that passage of this article would authorize the Town to finalize the details of the Special Tax Agreement with Crotoft and Sawyer, LLC. Dr. Sawyer stated that they had set aside 20% contingency fund and the project has exceeded that by a great deal and the Special Tax Assessment would increase their long term financial health. Town Manager Gaudette reiterated that passage of this article would authorize himself to enter negotiations on the Selectmen's behalf to craft an agreement with the Principal Assessor, himself and the proponents to bring back to the Selectman for final approval.

**Fall Annual Town Meeting Warrant: Vote position on Articles 8, 9, 11 and 13/Article 8. Rezoning Petition.** Town Manager Gaudette explained that passage of this article would rezone the current parcel off Riverdale Street, westerly of the Providence and Worcester Rail Road, approximately 26.5 acres and is

currently zoned residential 3, with the current use as earth removal and seeking to be rezoned to industrial 2. A motion/Ms. Cannon, seconded/Mr. Nolan to support article 8. Selectman Ampagoomian expressed that when there was first discussion of cannabis coming into town he was against it but taking a step back the content of this article is for the rezoning of the parcel and not about the facility going in. Vote yes/Unanimous. Chairman Melia concurred. Selectman Athanas asked that if the zooming amendment were to pass what controls would the Planning Board have as buffers. Mr. Bechtholdt stated that it would be contingent upon passage of Article 3 which is the Planning Board sponsored article to establish zoning provisions for recreational marijuana establishments in town. Mr. Bechtholdt explained that if the zoning passes for this parcel it would be subject to regulations of Article 3 if it passes. Vote yes/Unanimous. **Article 9.** Town Manager Gaudette explained that Article 9 is a zoning article to amend a zoning map and zoning bylaws, which would change the existing R3 of certain parcels off Providence Road and Church Street to a B3 zoning district. A motion/Mr. Athanas, seconded/Ms. Cannon to support Article 9. Vote yes/Unanimous. **Article 11.** Town Manager Gaudette recommended that the Board vote to support passing over this article. A motion/Mr. Athanas, seconded/Mr. Nolan to supporting passing over Article 11. Vote yes/Unanimous. **Article 13.** Town Manager Gaudette stated that this article is a proposed tax agreement to enter into a tax agreement for the site located at 18 & 28 Granite Street. Town Manager Gaudette explained that the agreement is developed through the Massachusetts Economic Assistance Coordinating. Passage of this article would allow the Board of Selectmen to enter into the agreement to be finalized at a later date. Town Manager Gaudette stated that the Board does not have to choose the length of the agreement at this time. A motion/Mr. Ampagoomian, seconded/Ms. Cannon to support Article 13. Vote yes/Unanimous.

**TOWN MANAGER'S REPORT: 1) Meetings Attended:** Monday, October 1, 2018 – Met with Town Clerk Doreen Cedrone to discuss early voting. Monday, October 1, 2018 – Attended the Board of Selectmen Meeting. Tuesday, October 2, 2018 – Attended an MMA Fiscal Policy Meeting in Boston. Wednesday, October 3, 2018 – Met with NCTV representative Bill Tartaglia. Thursday, October 4, 2018 – Attend Representative Muradian's Lunch Event at the Senior Center. Tuesday, October 9, 2018 – Meeting with Health Insurance Broker Ken Lombardi from NFP, Corp and staff regarding senior renewals which begin January 1, 2019. Wednesday, October 10, 2018 – Attended the School Building Committee Community Forum #10. Thursday, October 11, 2018 – Met with Chairman Melia to discuss 10.15.2018 meeting. Friday, October 12, 2018 – Met with Moderator Gould to prepare for the Fall Annual Town Meeting. **Balmer School Building Project:** The last Community Forum (#10) was held this past Wednesday, October 10<sup>th</sup> at Balmer Elementary School. There is one more School Building Committee remaining before the Fall Town Meeting and it is scheduled for Tuesday, October 16, 2018 at 6:30 pm in the High School Media Center. **2) DPW Garage Project:** The "Certificate of Compliance" issued by Conservation Commission was recorded with the Worcester Registry of Deeds. The fire alarm/heat detector/exhaust fan work was completed/tested and the Fire Chief approved same. However, a temporary certificate of occupancy (TCO) extension was issued by the Building Inspector with an expiration date of October 21, 2018. The Owners' Project Manager continues to work with the General Contractor/Engineer-On-Record to finalize the OEM manuals, user-training and project close-out documents. The final certificate of occupancy will be issued after the remaining/open items are completed. These include the Professional Engineering-On-Record affidavits and "as-builts". Upon receipt of these documents/user-training - it is anticipated that the Building Planning and Construction Commission will review/approve these final documents in Mid-late October. **3) Fire Station Project (Feasibility Study):** The Town Manager and the Fire Chief have been working with the Owners Project Manager team from Cardinal on the Site Selection for inclusion in the Request for Quotation for Designer (Architect) Services. The site selection team is narrowing down its site list recommendations for the Building Planning Construction Commission. **4) Fall Annual Town Meeting:** Town Staff continues to prepare for the October 23<sup>rd</sup> Fall Annual Town Meeting. The Booklets that include the Finance Committee Recommendations have been finalized and sent to the printers. **5) 2020 Budget Development:** Staff has been directed to update their sections of the 5-year capital plan for submission to the Building Planning and Construction Commission and all capital requests shall be submitted in

November. In December staff will be working on department budgets for FY2020 and for submission to the Town Manager in January.

Selectman Ampagoomian asked if he could be provided with a list of the potential sites for the new fire station. Town Manager Gaudette stated that he has a packet for him. Selectwoman Cannon asked about the Certificate of Occupancy for the DPW Facility since it is going to expire Sunday. Town Manager Gaudette stated that he is under the assumption that the Building Department will work towards giving an extension.

Town Manager Gaudette announced that the Fall Annual Town Meeting on Tuesday, October 23, 2018 at 7 PM at the High School Field House.

**SELECTMEN'S CONCERNS:** **Selectman Ampagoomian 1)** attended the open house at the Fire Department, which included video of the firefighters training session at Church Street along with demonstrations. **Chairman Melia 1)** was asked when and how often repaving and road repair happens at Pine Grove Cemetery. Chairman Melia stated that he spoke to Highway Superintendent Jamie Luchini about this and he stated they generally try to do a little each year but were not able to do any this year due to tree issues in the cemetery. Chairman Melia asked if he could look into it and mentioned utilizing the account that came with the cemetery to be used for the cost maintenance. **2)** attended the School Forum and was pleased to see new faces attend and commended the School Building Committee on conducting the forums, providing all information asked. Chairman Melia reiterated that it is a 2/3 vote at Town Meeting because it is a borrowing and requires a clear majority vote at the ballot on November 6, 2018. **3)** received a complaint about the Department of Public Works and the lack of parking before the gate, which was eliminated with the construction of the new facility. Chairman Melia asked if Town Manager Gaudette could look into it as the neighbors who used it are upset that additional off-road parking is not available. Chairman Melia continued stating they also asked why the electronic gate at the Department of Public Works facility isn't being used. Residents are also concerned about erosion coming from the houses down to the Department of Public Works Facility.

**ITEMS FOR FUTURE AGENDA/None**

**CORRESPONDENCE/None**

**EXECUTIVE SESSION/None**

A motion/Mr. Ampagoomian, seconded/Mr. Nolan to adjourn the public meeting. Vote yes/Unanimous.

**Meeting Adjourned: 8:14 PM**

**Respectfully submitted,**

**Daniel Nolan, Clerk**

/mjw

## LIST OF DOCUMENTATION

### BOARD OF SELECTMEN'S MEETING - OPEN SESSION

October 15, 2018

#### PLEDGE OF ALLEGIANCE

#### I. APPROVAL OF MINUTES:

##### A. 1) September 24, 2018

-Copy of September 24, 2018 meeting minutes

##### 2) October 1, 2018

-Copy of October 1, 2018 meeting minutes

#### II. PUBLIC HEARING/None

#### III. APPOINTMENTS/Resignations/None

#### IV. CITIZENS' COMMENTS/INPUT/None

#### V. DECISIONS:

##### B. Purgatory Beer Company, 670 Linwood Ave. Bldg. C, 111A, Whitinsville/Request to change hours from 7 days a week from 10 AM to 10 PM to 7 days a week from 10 AM to 11 PM [Present: Brian Distefano]

-Copy of written request for a change of hours of operation  
-Copy of Monetary Transmittal  
-Copy of License Routing Slip

##### C. Fall Annual Town Meeting Warrant: Vote position on Articles 8, 9, 11, and 13.

-Copy of Fall Annual Town Meeting Warrant positions  
-Copy of Recommendation from the Planning Board regarding article 10  
-Copy of Fall Annual Town Meeting Warrant

#### VI. DISCUSSIONS:

##### D. Fall Town Meeting Article Presentations

###### a) Article 8 – Michael Hunnewell

-Copy of Recommendation from the Planning Board  
-Copy of Presentation (Cannabis Proposal for Northbridge, MA)

###### b) Article 9 – Tom Wickstrom

-Copy of Recommendation from the Planning Board

###### c) Article 11 – Henry Lane/No documentation

###### d) Article 13 – Rob Knapik/Sean Sawyer, Pawsteps

-Copy of email of Letter of Intent feedback from the Town Planner  
-Copy of Letter of Intent to Apply for Massachusetts Economic Development Program  
-Copy of Local Incentive exhibit 1  
-Copy of draft Special Tax Assessment Agreement  
-Copy of revised local incentive Exhibit 1 (shorter term)

-Copy of local incentive (longer term)

- VII. TOWN MANAGER'S REPORT/No documentation**
- VIII. SELECTMEN'S CONCERNS/No documentation**
- IX. ITEMS FOR FUTURE AGENDA/None**
- X. CORRESPONDENCE/None**
- XI. EXECUTIVE SESSION/None**

DRAFT



**BOARD OF SELECTMEN'S MEETING  
FALL ANNUAL TOWN MEETING**

**October 23, 2018**

A meeting of the Board of Selectmen was called to order at 6:35 PM by Chairman Melia, Northbridge High School Field House, 427 Linwood Avenue, Whitinsville, MA. **Present:** Board Members: Melia, Ampagoomian, Cannon, and Athanas. Selectman Nolan was absent and it is duly noted.

**Also Present:** Adam Gaudette, Town Manager and Sharon Susienka, Exec. Asst. to the Town Manager.

**Town Meeting Business.** There being no business before the Board at this time, a motion/Mr. Ampagoomian, seconded/Ms. Cannon to adjourn the Selectmen's Meeting at the conclusion of the Fall Annual Town Meeting this evening. Vote yes/Board Members: Ampagoomian, Athanas, Cannon, and Melia.

**Meeting Adjourned: 11:13 P.M.**

**Respectfully submitted,**

**James Athanas, Vice Chairman**

s/

**LIST OF DOCUMENTATION**

**BOARD OF SELECTMEN'S MEETING – OPEN SESSION**

**October 23, 2018**

**APPROVAL OF MINUTES/None**

**PUBLIC HEARING/None**

**APPOINTMENTS/RESIGNATIONS/None**

**CITIZENS' COMMENTS/INPUT/None**

**DECISIONS**

**A. Town Meeting Business / No Documentation**

**DISCUSSIONS/None**

**TOWN MANAGER'S REPORT/None**

**SELECTMEN'S CONCERNS/None**

**ITEMS FOR FUTURE AGENDA/None**

**CORRESPONDENCE/None**

**EXECUTIVE SESSION/None**

## Letter of Resignation



To: Northbridge Disability Commission

I, Jon Frieswick, is notifying you i am resigning from the Northbridge Disability Commission I was happy to serve on the Northbridge Disability Commission for many years.

*JON FRIESWICK*

Jon Frieswick

Date: October 15, 2018

## **SPECIAL TAX ASSESSMENT AGREEMENT**

**Town of Northbridge, Massachusetts**

**and**

**Crootof & Sawyer Ventures, LLC**

This Agreement is made this 5<sup>th</sup> day of November, 2018, by and between the TOWN OF NORTHBRIDGE, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts, having a principal place of business at Town Hall, 7 Main Street, Whitinsville, Massachusetts 01588, acting through its Board of Selectmen (the "TOWN"), and CROOTOF & SAWYER VENTURES, LLC, a limited liability company duly organized under the laws of the Commonwealth of Massachusetts, having a usual place of business at 1700 Providence Road, Northbridge, Massachusetts 01534 (the "COMPANY").

WHEREAS, the COMPANY owns certain real estate located at 18 & 28 Granite Street (the "PROPERTY"), and the COMPANY will improve the PROPERTY and wishes to obtain certain exemptions from property taxation from the TOWN on the investment in the PROPERTY in order to benefit the COMPANY; and

WHEREAS, the COMPANY and/or affiliated entities intend to expand and maintain their operations at the PROPERTY; and

WHEREAS, the TOWN is willing to grant said exemption from property taxes in return for a guarantee of capital investment in the PROPERTY and for the investment in new equipment and providing employment opportunities for workers within the TOWN by the COMPANY and/or affiliated entities;

NOW, THEREFORE, in consideration of mutual promises contained herein, the parties do mutually agree as follows:

### **THE COMPANY'S OBLIGATIONS:**

1. The COMPANY shall invest approximately \$2,300,000.00 in the acquisition of the Property and building renovations, and the COMPANY and/or affiliated entities shall invest approximately \$200,000.00 in equipment. Building renovations will include earthquake safety, ADA compliance, and upgrades to the mechanicals.
2. The COMPANY and/or affiliated entities shall maintain veterinary, dog daycare, pet boarding, and pet grooming operations at the PROPERTY for at least a five-year term from the date of execution of this agreement.
3. The COMPANY and/or affiliated entities shall operate the businesses



described in the COMPANY's Economic Development Incentive Program (EDIP) Local Incentive Only Application at the PROPERTY as long as the Special Tax Assessment is in place.

4. The COMPANY and/or affiliated entities shall retain 13 existing employees and shall increase their workforce at the level described in the COMPANY's Economic Development Incentive Program (EDIP) Local Incentive Only Application to the Massachusetts Economic Assistance Coordinating Council, which is incorporated herein by reference.
5. The COMPANY and/or affiliated entities shall make reasonable efforts to hire qualified residents of the TOWN for any employment opportunities which become available during the period of this Agreement.
6. The COMPANY shall further adopt as its policy to cooperate with the Executive Office of Labor and Workforce Development of the Commonwealth of Massachusetts, Blackstone Valley Regional Vocational Technical High School, and other available resources within the TOWN and surrounding communities to train and recruit residents of the TOWN and the Blackstone Valley whenever feasible.
7. The COMPANY shall make reasonable efforts to use local contractors for any renovations or construction on the PROPERTY, and to use local contractors which have registered apprenticeship programs with the State to encourage the training of a skilled workforce.
8. The COMPANY shall cooperate with monitoring requirements by supplying information on job creation and investment on an annual basis as requested by the TOWN or the Economic Assistance Coordinating Council (EACC), and shall provide the TOWN with an annual report no later than March 31<sup>st</sup> for each calendar year of this Agreement. Said report shall contain the following information: (1) employment levels at the PROPERTY; (2) number of residents of the TOWN employed at the PROPERTY at the end of the reporting period; (3) utilization of local contractors for construction, improvements, or renovations during the year; (4) a summary of the COMPANY's financial contribution to the TOWN including property taxes, vehicles excise taxes, and water and sewer fees. The COMPANY shall also contemporaneously provide to the TOWN copies of all other applications, submissions and reports respecting the PROPERTY filed by the COMPANY with the Massachusetts Office of Business Development.
9. If the COMPANY and/or affiliated entities fail to meet their obligations specified in paragraphs 1 through 8 above, the TOWN, acting through its Board of Selectmen, may take action to request decertification of the project by the EACC. Prior to taking any action to request such decertification, the TOWN shall give written notice of the alleged default to the COMPANY and

an opportunity to meet with Town Officials to discuss a cure for the alleged default. The COMPANY shall have 30 days after receipt of written notice from the TOWN to respond to the TOWN regarding the alleged default, and 120 days thereafter to remedy such default. If the project is decertified, the TOWN shall discontinue the Special Tax Assessment benefits, commencing with the first fiscal year in which the project is decertified, or if such benefits have already been received by the COMPANY for the fiscal year in which the project has been decertified, then commencing the following fiscal year.

10. If the COMPANY and/or affiliated entities decide to vacate the PROPERTY or the business, or otherwise transfer control of the business, or to discontinue operations thereof, the COMPANY shall give the TOWN at least three (3) months' notice of said decision. Said notice shall be given by certified mail, return receipt requested, to the Board of Selectmen, Town Hall, 7 Main Street, Whitinsville, MA 01588.

#### **THE TOWN'S OBLIGATIONS:**

1. Contingent on the COMPANY complying with its obligations and conditions set forth above, ~~T~~the TOWN shall grant a Special Tax Assessment exemption to the COMPANY in accordance with Massachusetts General Laws, Chapter 23A, Sections 3E-3F, Chapter 40, Section 59, and Chapter 59, Section 5. Said exemption shall be granted on the full assessed value of the PROPERTY and all improvements made to same, and shall be based on the assessed value of the real property for each year in which the exemption applies.
2. Said exemption shall commence beginning in fiscal year 2019 and shall be valid for a period of five (5) years. The amount of the exemption shall be as follows:
  - a. FY 2019: 100% exemption;
  - b. FY 2020: 100% exemption;
  - c. FY 2021: ~~75~~80% exemption;
  - d. FY 2022: ~~50~~80% exemption; and
  - e. FY 2023: ~~50~~60% exemption.

#### **ADDITIONAL PROVISIONS:**

1. This ~~a~~Agreement shall be binding upon CROOTOF & SAWYER VENTURES, LLC, its successors and assigns.
2. The matters described above as obligations of the COMPANY are only conditions to the eligibility for tax exemptions under this Agreement, and do not create any enforceable obligations or covenants of the COMPANY. The TOWN's sole remedy for failure of the COMPANY to satisfy any of its

respective obligations and conditions are set forth in Paragraph 9 of THE COMPANY's OBLIGATIONS, above.

3. Should any provision of this Agreement be declared or be determined by a Court of competent jurisdiction to be illegal or invalid, the validity of the remaining parts, terms and provisions shall not be affected thereby and said illegal or invalid part, term, or provision shall be deemed not to be a part of the Agreement.
4. The time within which the ~~Company~~COMPANY and/or affiliated entities shall be required to perform any of their respective obligations under this Agreement shall be extended in the event that the performance of such obligations shall be delayed by a Force Majeure Event, which means acts of God, earthquakes, fire, acts of terrorism, war, labor disputes, delays or restrictions by government bodies, or any other cause beyond the reasonable control of the ~~Company~~COMPANY and/or affiliated entities.

[Signature Page to Follow]

Executed as a sealed instrument on the day and year first above written.

TOWN OF NORTHBRIDGE

CROOTOF & SAWYER VENTURES, LLC

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Thomas J. Melia, Chair  
Northbridge Board of Selectmen

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Dr. Mark Crootof, Manager

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Dr. Sean D. Sawyer, Manager



TOWN OF NORTHBRIDGE  
CERTIFICATIONS - FALL ANNUAL TOWN MEETING  
OCTOBER 23, 2018

November \_\_, 2018

I, Doreen A. Cedrone, Town Clerk for the Town of Northbridge, do hereby certify that at the Fall Annual Town Meeting duly called and held on October 23, 2018 at the Northbridge High School Fieldhouse in Northbridge, the following article was voted:

ARTICLE 13:

The Town voted unanimously to authorize the Board of Selectmen (a) to offer Crootof & Sawyer Ventures, LLC a Special Tax Assessment and to enter into a Special Tax Assessment Agreement ("STA Agreement") with Crootof & Sawyer Ventures, LLC for the property located at 18 and 28 Granite Street, Northbridge, MA consistent with the STA Agreement on file in the Office of the Board of Selectmen, (b) to execute the STA Agreement and any amendments and documents relating thereto on terms and conditions determined by the Board of Selectmen to be in the best interest of the Town, and (c) to undertake any actions deemed by the Board of Selectmen to be necessary to effectuate the STA Agreement, including but not limited to submitting to Massachusetts' Economic Assistance Coordinating Council (EACC), the STA Agreement and all such documents and information necessary to have the EACC approve the STA Agreement and certify a project consistent with the STA Agreement; and to determine that the project authorized by the STA Agreement is consistent with the Town's economic development objectives and is likely to increase or retain employment opportunities for Town residents.

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Doreen A. Cedrone  
Northbridge Town Clerk

### EDIP Local Incentive Only Application Exhibit 1: Local Incentive Valuation

FY	Municipal Tax Rate Per Thousand*	Incremental Assessed Value	Projected Annual RE Property Tax Bill for Incremental Assessed Value	TIF/STA Yearly Exemption %	Exempted Annual RE Property Taxes	Exempted Annual Personal Property Taxes	Total Yearly Value of Local Tax Incentives
2019	\$12.94	\$1,355,600.00	\$17,541.46	100%	\$17,541.46	\$0.00	\$17,541.46
2020	\$12.94	\$1,355,600.00	\$17,541.46	100%	\$17,541.46	\$0.00	\$17,541.46
2021	\$12.94	\$1,355,600.00	\$17,541.46	75%	\$13,156.10	\$0.00	\$13,156.10
2022	\$12.94	\$1,355,600.00	\$17,541.46	50%	\$8,770.73	\$0.00	\$8,770.73
2023	\$12.94	\$1,355,600.00	\$17,541.46	50%	\$8,770.73	\$0.00	\$8,770.73
				TOTALS	\$65,780.49	\$0.00	\$65,780.49

\*FY2018 Tax Rate

Note: In Massachusetts, Proposition 2½ operates at the level of a municipality's total tax levy. Due to Proposition 2½, it is impossible to make reliable projections for individual parcels, whose taxes may increase much more or much less than the munic

Total Yearly Value of Local Tax Incentives minus PILOT = \$65,780.49



WALTER J. WARCHOL  
CHIEF OF POLICE

## TOWN OF NORTHBRIDGE DEPARTMENT OF POLICE

1 HOPE STREET, WHITINSVILLE, MA 01588  
www.northbridgepolice.com  
TEL (508) 234-6211 • FAX (508) 234-9021



TIMOTHY LABRIE  
LIEUTENANT

The all night parking ban for the Town of Northbridge will go into effect on December 1, 2018 and continue through April 1, 2019. The April 1<sup>st</sup> date may be extended if weather conditions make it necessary. The ban is effective from 1:00 am. to 6:00 a.m. The ban is applicable to all streets in the Town of Northbridge with the following exceptions:

ON BOTH SIDES:

Cove Place

ON THE EVEN NUMBERED SIDE:

D Street  
High Street  
Linden Street  
Main Street from Buma Square to Border Street  
Maple Court  
Overlook Street  
Upper High Street from #66 to #100  
Water Street from Main Street to gate at the Shop yard entrance  
Johnston Ave. from Brook Street to the end of Johnston Ave @ dead end  
Upper Border Street from D Street North

ON THE ODD NUMBERED SIDE:

East Street from Johnston Ave to Christian Church parking lot  
Forest Street  
Johnston Avenue from Church Street to East Street  
Pine Street  
Prospect Street from Cottage Street to Church Street  
Water Street from gate behind Fire Station to bottom of hill, 20 feet  
North of fire hydrant  
Granite Street from #23 Granite to East Street

Violators of the ban will be tagged and if interfering with snow removal operations will be towed at the owner's expense.

Walter J. Warchol  
Chief of Police

10/25/18

**TOWN OF NORTHBRIDGE  
BOARD OF SELECTMEN  
REGULAR MEETING SCHEDULE  
2019**

<b>January 7</b>	<b>Monday</b>
<b>January 28</b>	<b>Monday</b>
<b>February 11</b>	<b>Monday</b>
<b>February 25</b>	<b>Monday</b>
<b>March 11</b>	<b>Monday</b>
<b>March 25</b>	<b>Monday</b>
<b>April 8</b>	<b>Monday</b>
<b>April 22</b>	<b>Monday</b>
<b>May 6</b>	<b>Monday</b>
<b>May 20</b>	<b>Monday</b>
<b>June 3</b>	<b>Monday</b>
<b>June 17</b>	<b>Monday</b>
<b>July 15</b>	<b>Monday</b>
<b>August 12</b>	<b>Monday</b>
<b>September 9</b>	<b>Monday</b>
<b>September 23</b>	<b>Monday</b>
<b>October 7</b>	<b>Monday</b>
<b>October 21</b>	<b>Monday</b>
<b>November 4</b>	<b>Monday</b>
<b>November 18</b>	<b>Monday</b>
<b>December 2</b>	<b>Monday</b>
<b>December 16</b>	<b>Monday</b>

**\*Subject to revisions and the calling of special meetings.**



## **HOLIDAYS AND SPECIAL DATES**

**2019**

<b>Tuesday, January 1st</b>	<b>New Year's Day/Holiday</b>
<b>Monday, January 21st</b>	<b>Martin Luther King, Jr. Day/Holiday</b>
<b>Monday, February 18th</b>	<b>Presidents' Day/Holiday</b>
<b>Monday, April 15th</b>	<b>Patriots' Day/Holiday</b>
<b>Friday, April 19th</b>	<b>Good Friday/Close at Noon*</b>
<b>Tuesday, May 7th</b>	<b>Spring Annual Town Meeting</b>
<b>Tuesday, May 21st</b>	<b>Annual Town Election</b>
<b>Monday, May 27th</b>	<b>Memorial Day/Holiday</b>
<b>Thursday, July 4th</b>	<b>Independence Day/Holiday</b>
<b>Monday, September 2nd</b>	<b>Labor Day/Holiday</b>
<b>Monday, October 14th</b>	<b>Columbus Day/Holiday</b>
<b>Tuesday, October 22nd</b>	<b>Fall Annual Town Meeting</b>
<b>Monday, November 11th</b>	<b>Veterans Day/Holiday</b>
<b>Thursday, November 28th</b>	<b>Thanksgiving Day/Holiday</b>
<b>Friday, November 29th</b>	<b>*Holiday</b>
<b>Tuesday, December 24<sup>th</sup></b>	<b>*Christmas Eve/Holiday</b>
<b>Wednesday, December 25th</b>	<b>Christmas Day/Holiday</b>
<b>Tuesday, December 31st</b>	<b>*New Year's Eve</b>
<b>Wednesday, January 1st</b>	<b>New Year's Day/Holiday</b>

**\*Employees covered by AFL-CIO Contract and Town Personnel By-Laws only.  
(Subject to future Collective Bargaining Agreements)**

## **“CURRENT” BYOB POLICY ADOPTED BY THE BOS 4.12.10**

### **Policy for Service of Alcoholic Beverages under the “Bring Your Own Bottle” Provisions** ***Must have a Common Victualler’s license.***

The establishment requesting to be allowed to serve alcohol under the “BYOB” provisions agree to abide by all legal standards to ensure safe and proper service to patrons in accordance with all the guidelines and laws set forth by MA General Laws; the Alcoholic Beverages Control Commission and the Rules and Regulations of the Town of Northbridge governing establishments pursuant to MA General Laws Chapter 138.

- 1: The establishment is responsible for training employees in the correct procedures pertaining to this policy.
- 2: Alcoholic beverages are limited to beer or wine.
- 3: Alcoholic beverages are to be consumed inside the premises.
- 4: No alcoholic beverages are to be consumed by any person under the age of 21 in violation of MA General Laws, Chapter 138, Section 34. It will be the responsibility of the establishment to ensure that patrons who consume alcoholic beverages on the premises are 21 years of age.
- 5: Alcoholic beverages are not to be consumed on the premises by an intoxicated person.
- 6: The establishment cannot charge the consumer either directly or indirectly to consume alcoholic beverages on the premises including a service fee, glass fee, table fee or corking fee.
- 7: No alcoholic beverages may be served or handled by the employees. This includes storing, refrigerating, or pouring alcoholic beverages.
- 8: No alcoholic beverages may be purchased or provided from within the premises.
- 9: Patrons cannot leave the premises with an open container of alcohol in violation of Town Bylaw Chapter 9 section 201. A patron who wishes to remove their unfinished bottle of wine from the premises must have the premises ensure that the bottle is securely resealed and placed in a one-time tamper proof transparent bag as allowed under MGL Chapter 138 section 12.
- 10: All alcoholic beverages must be removed from the unlicensed premises by the person who carried them in.
- 11: Any establishment who in the conduct of his/her business either directly or through his/her agent causes or permits any violations of state or local statutes or regulations under the “Bring Your Own Bottle” Policy or permits any other illegalities shall be subject to a hearing on the alleged violation for possible modification, suspension or revocation of their Common Victualler license before the Board of Selectmen, Local Licensing Authority for the Town of Northbridge.

***Adopted by the Northbridge Board of Selectmen April 12, 2010***

**Town of Northbridge**  
**Policy for Service of Alcoholic Beverages by Restaurants on a**  
**“Bring Your Own Bottle” Basis**

The Board of Selectmen, as the local licensing authority, hereby adopts this policy for approval of “Bring Your Own Bottle” alcohol service by restaurant establishments not holding an alcoholic beverages license under Chapter 138 of the General Laws. For purposes of this policy, an “establishment” shall mean a full-service commercial enterprise holding a common victualler’s license for the sale of food to the public. “Full service” shall mean having a full wait staff and sit down and eat-in dining services for the vast majority of patrons.

General Requirements: An establishment requesting approval to serve alcohol under this Bring Your Own Bottle - “BYOB” - policy agrees to abide by all legal standards to ensure safe and proper service to patrons in accordance with all requirements and restrictions of the Massachusetts General Laws, the Alcoholic Beverages Control Commission (ABCC), and the rules and regulations of the Town of Northbridge. Any BYOB approval shall be evidenced by a permit and shall be subject to the following standard conditions. In addition, the Board of Selectmen may impose such additional conditions as it determines are necessary or appropriate. BYOB approval is at the sole discretion of the Board of Selectmen. There is no entitlement to approval.

The Town of Northbridge requires a permit fee of \$200.00 with an annual permit period ending December 31. The permit is subject to annual renewal.

- 1: The establishment is responsible for training employees in a in the correct procedures pertaining to this policy and all restaurant staff must obtain alcohol service training, e.g. TIPS. Copies of certificates must be provided to Town Hall upon license renewal.
- 2: Alcoholic beverages which may be brought into the establishment are limited to beer and wine. No BYOB alcohol may be consumed by a patron who has not purchased a food item from the restaurant menu.
- 3: Alcoholic beverages are to be consumed inside the establishment’s premises only. The establishment shall provide glasses for consumption.
- 4: No alcoholic beverages are to be consumed by any person under the age of 21, as sale or delivery to such a person is a violation of MA General Laws, Chapter 138, Section 34. It is the responsibility of the establishment to ensure that patrons who consume alcoholic beverages on the premises are at least 21 years of age.
- 5: Alcoholic beverages are not to be consumed on the premises by an intoxicated person.
- 6: The establishment cannot charge the consumer, either directly or indirectly, for consuming alcoholic beverages on the premises, whether by a service fee, glass fee, table fee, corking fee, or otherwise.
- 7: No alcoholic beverages may be served or handled by the employees of the establishment. This includes storing, refrigerating, or pouring alcoholic beverages.
- 8: No alcoholic beverages may be purchased or provided from within the premises. BYOB approval applies only to beverages brought to the premises by patrons.

- 9: Patrons cannot leave the premises with an open container of alcohol **except in compliance with the requirements of ABCC regulation 204 C.M.R. 2.18.** A patron who wishes to remove their unfinished bottle of wine from the premises must have the **establishment** ensure that the bottle is securely resealed and placed in a one-time, tamper proof transparent bag as provided **for in 204 C.M.R. 2.18.** **No partially consumed container of beer may be taken from the premises by a patron. Remaining unused wine and beer not removed by a patron must be disposed of by the establishment in an acceptable manner that meets all applicable laws and regulations. No unused wine or beer may be consumed by any other party, including establishment staff.**
- 10: All alcoholic beverages and containers must be removed from the premises by the person who carried them in. **Staff under the age of 18 may not clear from the tables any containers from which wine or beer was poured or consumed.**
- 11: Any establishment **which,** in the conduct of **its** business either directly or through **its** agent causes or permits any violations of state or local statutes or regulations under this “Bring Your Own Bottle” Policy or permits any other illegalities **on its premises** shall be subject to **a disciplinary hearing by the Board of Selectmen for modification, suspension or revocation of its Common Victualler license.**
- 12: The establishment must provide proof of alcohol liability insurance for no less than the amount of \$500,000. Insurance coverage must remain current as a condition of licensure.
- 13: The establishment must post a BYOB sign at the entry area indicating that it is a “Bring Your Own Bottle” establishment and is subject to all applicable Town and State laws and regulations.
- 14: A BYOB permit may not be issued to any establishment that has had a Chapter 138 alcohol license suspended or revoked, or to any person or entity affiliated with such license, either directly or indirectly, through an agent, employee, stockholder, officer, or other person.
- 15: The establishment shall immediately report to the Northbridge Police Department any situation in which patrons consuming alcohol appear to present a danger to themselves or others, either on the premises or elsewhere, by virtue of such consumption.

***Adopted by the Northbridge Board of Selectmen***