

**TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN'S MEETING
NORTHBRIDGE TOWN HALL
7 MAIN STREET - WHITINSVILLE, MA 01588
June 10, 2013 AT 7:00 P.M.
REVISED**

PLEDGE OF ALLEGIANCE

A. RE-ORGANIZATION OF THE BOARD OF SELECTMEN

- 1) Town Manager asks for Nominations for Chairman
- 2) Chairman asks for Nominations for Vice-Chairman
- 3) Chairman asks for Nominations for Clerk

I. APPROVAL OF MINUTES

- B. 1) May 6, 2013 2) May 20, 2013 [Executive Session]

II. PUBLIC HEARINGS

- C. 7:05 P.M. National Grid and Verizon New England – Petition for Joint or Identical Pole Locations on Beane's Lane. Plan No. 14278205, dated May 10, 2013. Installation of two new poles.

III. APPOINTMENTS/RESIGNATIONS:

By the Town Manager:

- D. Police Department Civilian Dispatcher/Michael R. Choquette/Vote to affirm

IV. CITIZENS' COMMENTS/INPUT

- E. State Budget/Present: Sen. Michael Moore & Sen. Richard Moore – will be arriving @ 7:30 P.M.

V. DECISIONS

- F. Partial Release of Certificate Not to Encumber/Corey – 538 Cooper Road, Northbridge
G. Blackstone Valley Regional Recycling Center License Agreement/Vote to sign
H. Lease Agreements: Rockdale Village Foundation, Oliver Ashton Post #343
I. Northbridge Youth Soccer Association/Request permission to hang a banner over Church Street from July 21, 2013 through August 4, 2013 to advertise the 3v3 Annual Soccer Tournament to be held on August 10th & 11th.
J. Mill House Wine & Spirits, Inc. [Alexis Giannopoulos]/Application for Common Victualler's License

VI. DISCUSSIONS

- K. Departmental Updates/Present: Walter Warchol, Police Chief, Gary Nestor, Fire Chief, James Shuris, DPW Director, and R. Gary Bechtholdt, Town Planner.
L. FY 2012 Audit/Present: Tim Harrison, Borgatti Harrison & Co.

VII. TOWN MANAGER'S REPORT

- M. 1) Memorial Day Ceremony
2) Summer Concert Series
3) Whitinsville Social Library Summer Program
4) Town Hall Windows/Update
5) Lease of St. Patrick's Property for School Department Purposes (Portable Trailers)
6) Pine Grove Cemetery
7) Town Manager Goals and Objectives

VIII. SELECTMEN'S CONCERNS

IX. ITEMS FOR FUTURE AGENDA

X. CORRESPONDENCE

THIS AGENDA IS SUBJECT TO CHANGE

XI. EXECUTIVE SESSION

- 1) Under M.G.L. Chapter 30A, S21 #6 To consider the purchase, exchange, lease or value of real property**

**Board of Selectmen's Meeting
May 06, 2013**

A meeting of the Board of Selectmen was called to order by Chairman Nolan at 7:00 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. **Present:** Messrs. Ampagoomian, Athanas, and Melia. **Also Present:** Theodore D. Kozak, Town Manager. Selectman Marzec will be arriving late to tonight's meeting.

The Pledge of Allegiance was recited by those present.

Approval of Minutes. None

Selectman Ampagoomian announced that on May 4, 2013 there was a major fire in Rockdale that destroyed two apartment houses. There were many families who lost a lot and that were displaced, however, thankfully there were no loss of lives. He personally thanked the American Red Cross for all their assistance to those families, he thanked all the Northbridge Fire Fighters for all their efforts in battling the fire, he thanked the Northbridge Police Department for their assistance, the State Fire Marshall's Office, and lastly, all the surrounding Fire Department's [Uxbridge, Douglas, Sutton, Upton, Grafton, Westborough, Holden, Paxton, Worcester, Millbury, Leicester, the canteen truck from Providence, RI, along with the instant command vehicle] who assisted Northbridge in battling this fire. Selectman Ampagoomian thanked the following businesses for their contribution and support during the fire: Dunkin Donuts, Laurieann's Restaurant, Domino's Pizza, McDonald's, Walmart, Cumberland Farms in Northbridge and Grafton, Luke's Pizza A-Z, and New England Pizza. He then thanked all the volunteers who responded and assisted with the fire: the resident's of Church Ave. and Beane's Lane, St. Peter's Parish for opening up their gymnasium to the Red Cross, so that they could begin assisting the resident's who lost their home and belongings to the fire. He then personally thanked Bruce Blair, Deputy Chief, in the Rockdale Section, 37 year veteran with the Northbridge Fire Department, Cathy Valdivia and her daughter (whose husband is Tom Valdivia, a fire fighter). He also thanked Town Manager Kozak for being there and providing his support to the community. He then noted there was a tremendous amount of work that was being done, mutual aid and support to the victims, who lost so much. Town Manager Kozak thanked Gary Nestor, Fire Chief for his excellent job as the Commander.

Public Hearings. 1) 7:05PM – Arcade Properties, Inc. [Brian Cherrier]. Present: Brian and Rob Cherrier. – Application for an Underground Storage Tank License to install 2 underground gasoline storage tanks [1-10,000 gal. diesel and 1-20,000 gal. gasoline] on property located at 4 North Main Street, Whitinsville, MA. Chairman Nolan read the public hearing notice aloud. A motion/Mr. Ampagoomian, seconded/Mr. Athanas to open the public hearing. Vote yes/Messrs. Melia, Ampagoomian, Athanas and Nolan. Mr. Rob Cherrier introduced himself and mentioned that his brother, Brian is the Owner of Arcade Properties, Inc. and Main Street Auto. He announced that they both plan to operate an auto repair facility, gas station and convenience store on the property located at 4 North Main Street, Whitinsville. Mr. Rob Cherrier mentioned that he and his brother, Brian have been working with all the various board's and department's to obtain the correct permits and licenses. That being said, they are asking the Selectmen to grant them an underground storage tank license. Gary Nestor, Fire Chief advised the Board of Selectmen that Mr. Rob Cherrier came before the Safety Committee and after careful review the Safety Committee agreed to sign off on their license. He explained that the 4 North Main Street property (formerly known as Hathaway Motors) use to be a gas station, but in 1998 the Underground Storage Tank rules and regulations changed. Due to the financial cost, the Hathaway's decided it was not feasible for them to run a gas station anymore so they removed all the underground storage tanks. Selectman Athanas asked 1) how big the parcel of land is and Mr. Rob Cherrier replied about 33,000 square feet; 2) how many pumps are there and Mr. Rob Cherrier responded 4 pumps with 8 dispensers. Mr. Rob Cherrier

stated that a copy of his plan is on file with the Town Manager's office. Selectman Melia 1) Asked if the operation would be a combined gas station/convenience store and Mr. Cherrier replied, yes. 2) Asked what their hours of operation would be and Mr. Cherrier stated 6 AM to 10 PM Monday through Saturday, and 7 AM to 9 PM on Sunday. Selectman Melia thanked the Cherrier's for investing in the community. Chairman Nolan asked if there were any abutters present with questions. No abutters were present. There being no further questions/comments, a motion/Mr. Ampagoomian, seconded/Mr. Melia to close the public hearing. Vote yes/Messrs. Melia, Ampagoomian, Athanas and Nolan. A motion/Mr. Ampagoomian, seconded/Mr. Melia to approve Arcade Properties, Inc.'s application for an Underground Storage Tank License as set forth above. Vote yes/ Messrs. Melia, Ampagoomian, Athanas and Nolan.

Chairman Nolan asked Gary Nestor, Fire Chief if he wishes to say a few words about the Rockdale fire before the next public hearing. Chief Nestor mentioned that on Saturday afternoon at 1:45 P.M. the Northbridge Fire Department responded to a three alarm house fire at 75 Church Ave. and three minutes after the first call came in, another building was on fire at 35 Cross Place. Chief Nestor mentioned there were over 100 firefighters to help handle the two house fires and noted they all did a great job. He then thanked the Northbridge Police Department for assisting them. That being said, the total cost to his budget was around \$4,000.00. Chief Nestor noted they had a problem with a fire hydrant not working so they had to find another one. Selectman Nolan asked how often they come across this type of issue and Chief Nestor replied that it happens during the winter time. Selectman Athanas asked if the hydrants are inspected annually and Chief Nestor explained that it's part of the annual hydrant flushing program that is handled by the Whitinsville Water Company.

2) 7:15PM – Kyoto of Whitinsville, LLC [Thien Phan, Manager] – Application for an All Alcohol Common Victualler License at 185 Church Street, Whitinsville, MA. Present: Hong V. Tran, Esq. & Thien Phan, Manager of Kyoto of Whitinsville, LLC. Chairman Nolan read the public hearing notice aloud. A motion/Mr. Melia, seconded/Mr. Athanas to open the public hearing. Vote yes/Messrs. Melia, Ampagoomian, Athanas and Nolan. Attorney Tran mentioned that Mr. Phan, his client is in the process of opening a restaurant in the town of Northbridge and would like an All Alcohol Common Victualler's Liquor License. He also stated that his client owns a successful restaurant in Worcester. Selectman Melia 1) asked what the hours of operation would be and Mr. Phan replied weekdays 11:00 A.M. to 10:00 P.M. and weekends 11:00 A.M. to 10:30 P.M. 2) asked how long the lease contract is for and Attorney Tran stated 5 years, with one 5-year extension. 3) asked Mr. Phan if there have been any issues with the police or licensing authority at his restaurant in Worcester and Attorney Tran stated no issues. Selectman Ampagoomian asked if all his employees would be TIPS certified and Attorney Tran responded yes. Selectman Ampagoomian suggested the applicant submit a list of TIPS-certified employees to the town on a yearly basis and Mr. Thien said he would. Selectman Athanas asked about how many employees there will be and if there would be take out and Mr. Phan responded there would be about 6 full-time employees and 6 part-time employees and take out will be available. Chairman Nolan asked if there were any abutters present with questions. No abutters were present. There being no further questions/comments, a motion/Mr. Athanas, seconded/Mr. Ampagoomian to close the public hearing. Vote yes/Messrs. Melia, Ampagoomian, Athanas and Nolan. A motion/Mr. Athanas, seconded/Mr. Ampagoomian to grant local approval to Kyoto of Whitinsville, LLC for an All Alcohol Common Victualler's liquor license located at 185 Church Street, Whitinsville, MA. Vote yes/Messrs. Melia, Ampagoomian, Athanas and Nolan. Attorney Tran took a moment to thank Donna Gosselin and Sharon Susienka for all their help during the liquor license process. Selectman Melia inquired as to whether or not the hours the applicant requested will be listed on the license or whether the Board could allow them to open the same hours as all other pouring establishments. He then offered to amend the motion to include the same operating hours as other pouring establishments.

Appointments/Resignations. None

Citizens' Comments/Input. Roger Mathieu, Providence Road asked the Board of Selectmen if they would entertain putting in an industrial park in this town. He mentioned that he spoke to Town Manager Kozak and was instructed to go before the Planning Board, which he did. The Planning Board and R. Gary Bechtholdt, Town Planner thought an Industrial Park was a good idea and asked him to attend another meeting to discuss this matter further. Mr. Mathieu mentioned that he attended a Building, Planning & Construction Committee and they too thought it was a good idea. He noted that the BPCC didn't even know the land existed. The land is located in front of the Sewer Division and there is about twenty-two to twenty-four acres. He explained that the Town could place a sign over there saying "Future Northbridge Industrial Park" and see if anyone expresses any interest in purchasing. He stated, "what could it hurt". He explained that the Town needs a larger commercial base, which it doesn't have, and this could help the town out if the property was developed.

Selectman Marzec arrived approximately at 7:32 P.M.

Regional Stormwater Agreement. Town Manager Kozak mentioned that this agreement was discussed at a previously held meeting. He reiterated that this agreement is to help share the cost of the unfunded grant portion. They applied for \$200,000.00 for about 30 communities and the state only funded \$115,000.00, which \$2,833.00 will be appropriated to each community. He recommended that the Board support this agreement. A motion/Mr. Marzec, seconded/Mr. Melia to approve the Regional Stormwater Agreement. Vote yes/Unanimous.

NHS Class of 2015 [Meagan Brouwer & Gwendolynne Weissinger]. A motion/Mr. Melia, seconded/Mr. Marzec to grant NHS Class of 2015 permission to use Memorial Park on Saturday, June 8, 2013 from 7 AM to 2PM for a yard sale/electronics drive, subject to the approval of the Police and DPW Department. Vote yes/Unanimous.

Northbridge Veterans' Council. 1) Request to hold Memorial Day Parade in Whitinsville on Monday, May 27, 2013 at 10:00 AM. A motion/Mr. Athanas, seconded/Mr. Ampagoomian to grant permission to the Northbridge Veterans' Council to hold their Memorial Day Parade in Whitinsville on Monday, May 27, 2013 at 10:00 AM. Vote yes/Unanimous. **2) Request permission to use the Whitinsville Town Common for Memorial Day exercises.** A motion/Mr. Athanas, seconded/Mr. Ampagoomian to grant permission to the Northbridge Veterans' Council to use the Whitinsville Town Common for Memorial Day exercises. Vote yes/Unanimous.

Town Manager's Report/1) Worcester Regional Transit Authority/Update: Attended a meeting last week with representatives from the Worcester Regional Transit Authority, Selectman Ampagoomian and Chairman Nolan to discuss various bus transportation options. We will also be conducting surveys for the public, which we hope to begin handing out at the Spring Annual Town Meeting. The survey will also be placed on the Town's website, Cable, Senior Center, Treasurer/Collector's office and Library. He urged residents to complete the survey and return them to the Town Manager's Office. **2) Community Leaders Forum Invitation:** Announced that he and the Board of Selectmen are invited to attend a forum sponsored by Family Continuity on Thursday, May 16, 2013 from 6:00 P.M. – 7:30 P.M. at the Northbridge High School Media Center. **3) DPW Spring Maintenance:** The Department of Public Works has begun spring maintenance of roads and playing fields as well as painting crosswalks, street striping and residential lawn repair from winter plowing. He also noted that the Highway employee's are currently working at the cemeteries and parks in preparation for the Memorial Day activities. Town Manager Kozak mentioned that this item isn't on the Board's agenda but wanted everyone to know that he attended the Fifth Grade Interest Fair. He noted that all the children did a great job and worked hard on their projects. **4) Town Meeting reminder:** Reminded everyone that tomorrow is Town Meeting at the Northbridge Middle School at 7 PM.

Selectmen's Concerns. **Selectman Melia 1)** asked when the road repair maintenance program begins and Town Manager Kozak explained that the bid process will begin soon and the work will be done this summer. **2)** status of the DPW restoration plan that was talked about several weeks ago. Town Manager Kozak mentioned that he hasn't heard anything from the Building, Planning and Construction Committee but advised the Board that he had a discussion with a representative from the Central Mass. Regional Planning Commission about using a charrette. **3)** Mentioned Mr. Mathieu's presentation on an Industrial Park and asked if there were any type of investment costs for constructing a wide driveway and putting up signage. He then asked if this needs town meeting approval. Town Manager Kozak explained that he doesn't know what the cost would be to put in a road but did mention that the Building, Planning and Construction Committee looked at this parcel of land and mentioned there were issues with ledge and could be costly to build on. That said, as for placing signs, Town Manager Kozak explained that he would need to discuss with the Planning Board and Zoning Board to see if there are any zoning issues. Selectman Melia suggested that Town Manager Kozak look into this matter with the Planning Board and Building, Planning and Construction Committee and give a presentation to the Board of Selectmen. Selectman Marzec/raised concern about the High School fields to see if there is anything that can be done to create parking at the top of the hill, near the fields. He also suggested putting some type of bathroom facility up there, because having one port-a-potty up there doesn't cut it.

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

Meeting Adjourned: 7:47 P.M.

Respectfully submitted,

James Athanas, Clerk

/dmg

LIST OF DOCUMENTATION

BOARD OF SELECTMEN'S MEETING – OPEN SESSION

May 6, 2013

I. APPROVAL OF MINUTES

None.

II. PUBLIC HEARING:

A. 1) 7:05PM – Arcade Properties, Inc.[Brian Cherrier] – Application for an Underground Storage Tank License to install 2 underground gasoline storage tanks [1-10,000 gal. diesel and 1-20,000 gal. gasoline] on property located at 4 North Main Street, Whitinsville, MA 1) Copy of public hearing notice. 2) Copy of application. 3) Copy of site plans. 4) Copy of memo requesting abutter's list. 5) Copy of notice to abutter's. 6) Copy of abutter's list.

2) 7:15PM – Kyoto of Whitinsville, LLC [Thien Phan, Manager] – Application for an All Alcohol Common Victualler License at 185 Church Street, Whitinsville, MA. – 1) Copy of license. 2) Copy of public hearing notice. 3) Copy of application. 4) Copy of personal information. 5) Copy of manager application. 6) Copy of floor plan. 7) Copy of vote of Corporate Board. 8) Copy of naturalization paper. 9) Copy of lease. 10) Copy of abutter's notice. 11) Copy of abutter's list. 12) Copy of memo requesting abutter's list. 13) Copy of license routing slips from Department Heads.

III. APPOINTMENTS/By the Board of Selectmen:

None.

IV. CITIZENS' COMMENTS/INPUT

Roger Mathieu, Providence Road

V. DECISIONS

B. Regional Stormwater Agreement - Copy of Agreement

C. NHS Class of 2015[Meagan Brouwer & Gwendolynne Weissinger] – 1) Copy of letter from Meagan and Gwendolynne. 2) Copy of Police Chief's Response. 3) Copy of DPW's Response.

D. Northbridge Veterans' Council – Copy of letter from James Marzec.

VI. DISCUSSIONS

VII. TOWN MANAGER'S REPORT

E. 1) Worcester Regional Transit Authority – Copy of survey

2) Community Leaders Forum Invitation – Copy of invitation

3) DPW Spring Maintenance – No documentation

4) Town Meeting Reminder – No documentation

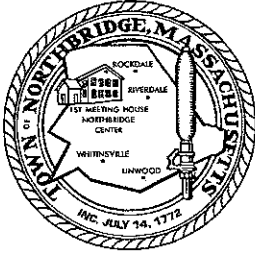
VIII. SELECTMEN'S CONCERNS - No documentation

IX. ITEMS FOR FUTURE AGENDA- No documentation

X. CORRESPONDENCE- No documentation

XI. EXECUTIVE SESSION-None

mailed 3/31/13
C.



**TOWN OF NORTHBRIDGE
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NORTHBRIDGE TOWN HALL
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
Phone- (508) 234-2095 Fax- (508) 234-7640
www.northbridgemass.org**

**Theodore D. Kozak
Town Manager**

May 29, 2013

To: Abutters
National Grid – Angela Birch & Chris Montalto, Manager, Distribution Design
Verizon New England, Inc. – Paul Schneider, Mgr. - Rights of Way

NOTICE

In conformity with the requirements of Section 22 of Chapter 166 of the General Laws (Ter. Ed.) you are hereby notified that a **Public Hearing** has been scheduled for **Monday, June 10, 2013 at 7:05 PM**, at the Northbridge Town Hall, Selectmen's Room, 7 Main Street, Whitinsville, MA based upon the petition of National Grid and Verizon New England, Inc., to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary to be owned and used in common by your petitioners, in the following public way or ways:

Beane's Lane:

JO Pole 2-50 and JO Pole 2-51

National Grid and Verizon New England respectfully request permission to install a new joint-owned Pole 2-50 and joint-owned Pole 2-51 in order to provide Cumberland Farms with a new three phase electrical service.

Wherefore they pray that after due notice and hearing as provided by law, they be granted joint or identical locations for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked--

MASSACHUSETTS ELECTRIC COMPANY AND VERIZON NEW ENGLAND, INC.

Plan No. 14278205, dated May 10, 2013

**NORTHBRIDGE BOARD OF SELECTMEN
James Athanas, Clerk**

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

Hopedale, MA 01747

February 20, 2013

Copy

To the Board of Selectmen
of the Town of Northbridge, Massachusetts

MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.

request permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary to be owned and used in common by your petitioners, in the following public way or ways:

Bean's Lane

National Grid respectfully request permission to install a new JO p2-50 and JO P 2-51 in order to provide Cumberland Farms with a new three phase electrical service.

Wherefore they pray that after due notice and hearing as provided by law, it be granted joint or identical locations for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked: **MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.**

Plan No. **14278205** Dated: **05/10/2013**

Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioners agree to reserve space for one cross arm at a suitable point on each of said poles for the fire, police, telephone and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

MASSACHUSETTS ELECTRIC COMPANY

By: Chris Montalvo
Manager of Distribution Design

VERIZON NEW ENGLAND, INC.

By: Paul Schneider
Manager, R.O.W.

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

Hopedale, MA 01747

February 20, 2013

By the Board of Selectmen
of the Town of Northbridge, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED:
that MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC. be and
they are hereby granted joint or identical locations for and permission to erect and maintain poles and
wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies
may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said
Companies dated the
10th day of May, 2013

All construction under this order shall be in accordance with the following conditions:-

Poles shall be of sound timber, and reasonably straight, and shall be set substantially at the points
indicated upon the plan marked--

Plan No. **14278205** Dated: **05/10/2013** filed with this order.

There may attached to said **MASSACHUSETTS ELECTRIC COMPANY** not to exceed twenty wires and
by said **VERIZON NEW ENGLAND, INC.** not to exceed forty wires and four aerial cables, and all of said
wires and cables shall be placed at a height of not less than eighteen feet from the ground.

The following are the public ways or parts of ways along which the poles above referred to may be erected,
and the number of poles which may be erected thereon under this order:-

Bean's Lane

**National Grid respectfully request permission to install a new JO p2-50 and
JO P 2-51 in order to provide Cumberland Farms with a new three phase
electrical service.**

Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting
public ways for the purpose of making connections with such poles and buildings as each of said petitioners
may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen
of the Town of Northbridge, Massachusetts held on the _____ day of _____ 2013

Clerk of Selectmen

Received and entered in the records of location orders
of the Town of Northbridge, Massachusetts

Book: _____ Page: _____

Town Clerk

We hereby certify that on _____ 2013 at _____ o'clock, _____ M.
at _____ a public hearing was held on the petition of the

MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.

for permission to erect the poles, wires, cables, fixtures and connections described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Companies are permitted to erect poles, wires, cables, fixtures and connections under said order. And that thereupon said order was duly adopted.

Selectmen of the Town of

Northbridge, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a joint location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Northbridge, Massachusetts, on the _____ day of

_____ 2013 recorded with the records of location orders of said Town,

Book _____, Page _____.

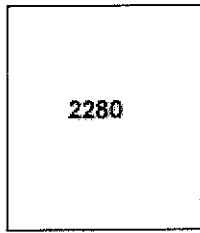
This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: _____
Town Clerk

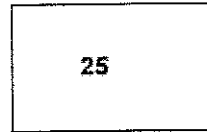
Pole Petition Drawing



Providence Road



2280



25

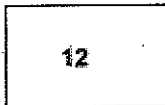
P2-51

Bean's Lane

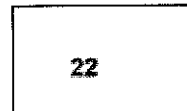
P2

P2-50

P3



12



22

Note: National Grid respectfully request permission to install new JO P2-50 and JO P2-51 in order to provide Cumberland Farms with a new three phase electrical service.

- Proposed JO pole
- ⊙ Existing JO pole

JOINT OWNED POLE PETITION

- Proposed NGRID Pole Locations
- Existing NGRID Pole Locations
- ⊙ Proposed J.O. Pole Locations
- ⊙ Existing J.O. Pole Locations
- ⊕ Existing Telephone Co. Pole Locations
- ⊙ Existing NGRID Pole Location To Be Made J.O.
- ⊗ Existing Pole Locations To Be Removed

DISTANCES ARE APPROXIMATE

nationalgrid

And
Verizon New England, Inc.

Date: 5/10/2013

Plan Number: 14278205

To Accompany Petition Dated: 5/10/2013

To The: Town Of Northbridge

For Proposed: New Pole: -50,51 Location: Bean's Lane

Date Of Original Grant: 5/10/2013

STOCKTON ROBERT C
PHILIP J STOCKTON, JT
91 HIGHLAND ST
MILFORD, MA 01757

JESSING DAVID P
ROSEANN F JESSING
6 BEANE'S LANE
NORTHBRIDGE, MA 01534

LESCO RONALD
P O BOX 447
NORTHBRIDGE, MA 01534

NAM CHANG HUI
12 BEANES LN
ROCKDALE, MA 01525

DION CLARA
C/O RONALD LESCO
345 KELLY RD
NORTHBRIDGE, MA 01534

MDM PROPERTIES LLC
22 BEANES LN
NORTHBRIDGE, MA 01534

TUSCANY REAL ESTATE HOLDINGS INC
P O BOX 245
OXFORD, MA 01540

ROACH RUSSELL M
NANCY E ROACH,TE
25 BEANES LN
NORTHBRIDGE, MA 01534

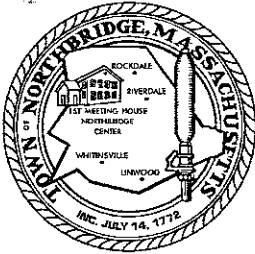
ROCKDALE TURNER REALTY TRUST
DAVID TURNER TR
P O BOX 6
NO UXBRIDGE, MA 01538

DINEEN WILFRED J
LAVON J DINEEN
PO BOX 391
NORTHBRIDGE, MA 01534

2227 PROVIDENCE HWY, LLC
102 TREMONT STREET
BOSTON, MA 02108

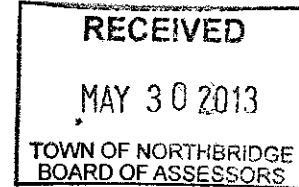
SOUTH MIDDLESEX NON PROFIT
HOUSING CORPORATION
300 HOWARD ST
FRAMINGHAM, MA 01701

GEORGE MARSTON WHITIN MEM COMM
60 MAIN ST
WHITINSVILLE, MA 01588



Theodore D. Kozak
Town Manager

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MEMORANDUM

DATE: May 29, 2013
TO: Jennifer Cecconi, Assistant Assessor *JEC*
FROM: Donna M. Gosselin, Administrative Assistant *Donna*
SUBJECT: Abutter's List

I hereby request an abutter's list for the following purpose and location:

NATIONAL GRID AND VERIZON NEW ENGLAND:

Beane's Lane

TO INSTALL A NEW JOINT-OWNED POLE 2-50 and JOINT-OWNED POLE 2-51 IN ORDER TO PROVIDE CUMBERLAND FARMS WITH A NEW THREE PHASE ELECTRICAL SERVICE.

Enc.: Petition
Map

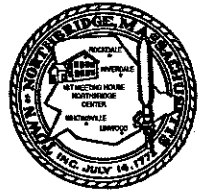
Abutters to include: all owners of real estate abutting upon that part of the way upon, along, across or under which the line is to be constructed, as such ownership is determined by the last preceding assessment for taxation.



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

TO: THEODORE KOZAK, TOWN MANAGER
FROM: WALTER WARCHOL, CHIEF OF POLICE *WJW*
DATE: JUNE 3, 2013
RE: NEW DISPATCHER HIRE

Please be advised that Michael Choquette of Linwood was hired as a full time police dispatcher, starting on June 3rd. Mr. Choquette will replace John Inger who resigned due to moving to Florida.

Mr. Choquette was selected after being interviewed by two different groups of employees at the police department. He is fully trained and certified in E-911. Mr. Choquette previously worked at the Auburn Police Department as a part time police dispatcher.

7

4/11 1:50 pm

Michael R. Choquette

157 Providence Rd.
Whitinsville, MA 01588
DW2003@yahoo.com
(508) 365-8641

-Ideal law enforcement candidate -

Achievements

- Associate of Science Degree- Criminal Justice
- IMC, FireHouse, IAmResponding and Pamet Dispatch software experience
- APCO PST-1, EMD-1 certifications
- PowerPhone EMD certification (as of 4-25-13)
- Vesta Meridian and Pallas E-911 Certifications

Education

12/2006

Quinsigamond Comm. College

Worcester, MA

-Associate of Science Degree in Criminal Justice

Relevant Experience

2/2013 – Present **Auburn Police/Fire Dept.**

Auburn, MA

Emergency Dispatcher/911 Operator

- Duties Include:
- Monitor and use complex radio systems while interfacing with multiple state agencies to get responders where necessary
 - Operate CJISWeb and Open Fox terminals for record checks
 - Illicit complete information from callers and dispatch appropriate emergency responders (Police/Fire/EMS)

7/2012 – 11/2012 **City of Worcester Communications**

Worcester, MA

Emergency Dispatcher/911 Operator

- Duties Include:
- Operate CAD system, process calls quickly and accurately
 - Illicit complete information from callers and dispatch appropriate emergency responders (Police/Fire/EMS)
 - Monitor and ensure safety of field personnel/dispatch appropriate assistance as required

1/2008 – 9/2011

Curry Audio/Video

Milford, MA

Sales Manager

- Duties Include:
- Diffuse customer issues using professionalism and compassion
 - Adhering to strict deadlines for customer job delivery

F.

LAW OFFICES
LANE AND HAMER
A PROFESSIONAL CORPORATION
100 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

HENRY J. LANE hlane@laneandhamer.com
SHELLI C. HAMER shamer@laneandhamer.com
FAITH M. LANE flane@laneandhamer.com

TELEPHONE: 508 234-4400
FACSIMILE: 508 234-4966

June 3, 2013

Mr. Theodore Kozak, Town Manager
Northbridge Town Hall
7 Main Street
Whitinsville, MA 01588

Re: 538 Cooper Road, Northbridge MA
Richard and Janice Corey
552 Cooper Road, Northbridge MA
Mark R. Corey

Dear Mr. Kozak:

I am writing on behalf of a client for whom I did some conveyancing work seven years ago. Mr. and Mrs. Corey wanted their son, Mark Corey, to have 1.02 acres of their land so that he could build a house next to them. They had an ANR plan prepared, which was signed by the Planning Board. The Coreys hired me to draw up a deed and get the partial release from their lender from a 1997 mortgage, and also request through Jen Dulmaine a partial release of the Certificate Not to Encumber relating to a Housing Rehabilitation Program from July 1, 2004, amended June 14, 2005 (to correct dollar amount). I prepared the partial release and Jen Dulmaine brought it to a Selectmen's meeting of June 5, 2006. The partial release was signed by the Selectmen on that date. The deed to Mark Corey was recorded June 7, 2006. Mark Corey subsequently built a home and mortgaged the premises several times apparently without any title problem surfacing.

It has recently come to light that there was a second Certificate Not to Encumber dated June 2, 2005, which neither Jen Dulmaine nor I was aware of (most likely because of the closeness in date to the amendment). We would have had the second partial release also presented to Selectmen for the June 5, 2006 Selectmen's meeting. Since this acreage was only a portion of Richard and Janice Corey's property on which they lived, the Town's Certificate not to Encumber was still in place as to their remaining property. It would not have made sense to partially release one Certificate without the other. I expect that if the meeting minutes from the Selectmen's meeting of June 5, 2006, were examined, it would be evident that there was no intention to keep this 1.02 acre lot, now known as 552 Cooper Road, under any Certificate Not to Encumber.

Subject
Date
Page 2

I am enclosing a partial release for that June 2, 2005 Certificate Not to Encumber, which matches the language in the earlier release given June 5, 2006, and ask that you put it on the agenda for the Selectmen's meeting of June 10, 2013, so that this can be corrected. If you need any further information, please let me know. Richard and Janice Corey still live in their home at 538 Cooper Road and their home is still under all the Certificates Not to Encumber. Copies follow for your review.

Thank you.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Faith M. Lane".

FAITH M. LANE

FML/mo

enclosures



2005 00157735

X: 37349 Pg: 278 Doc: AGR
Age: 1 of 1 09/20/2005 10:14 AM

TOWN OF NORTHBRIDGE
HOUSING REHABILITATION PROGRAM
Northbridge Town Hall, Whitinsville, MA 01588

CERTIFICATE NOT TO ENCUMBER

We, Richard & Janice Corey, owners of the property located at 538 Cooper Road, Northbridge, Massachusetts (Book: 04346 Page: 285), hereby agree not to further mortgage, sell or transfer beneficial interest or title to the property during the term of the Assistance Agreement with the Town of Northbridge.

I further agree during said term not to consent to any change in terms of any existing obligation secured by any existing prior or later permitted mortgage(s) or lien(s) on said property. Nor shall any subsequent encumbrance, whether by second mortgage or otherwise, be placed, or permitted to be placed, on said property, without the expressed written consent of the Board of Selectmen of the Town of Northbridge.

I further agree that should said property be mortgaged, sold, or beneficial interest or title be transferred within one (1) year after project completion, I shall pay in full the balance of principal due under the terms of the Assistance Agreement with the Town of Northbridge dated January 13, 2005, plus ten (10) percent simple interest on the balance of the principal at the time of sale or encumbrance.

At any time following the first year after project completion, should said property be mortgaged, sold, or beneficial interest or title be transferred, I shall pay in full the amount of assistance provided as outlined in Exhibit 1 of the Assistance Agreement with the Town of Northbridge dated January 13, 2005. Said balance has been determined to be five thousand seventy-five and 00/100 dollars (\$5,075.00) as of February 15, 2005, the date of project completion. This Certificate Not to Encumber shall remain in affect for fifteen (15) years from the date of project completion. Should said property be mortgaged, sold, or beneficial interest or title be transferred within fifteen (15) years of project completion, the balance shall be repaid to the Town of Northbridge.

DATED AT NORTHBRIDGE, MASSACHUSETTS THIS 2nd DAY OF JUNE, 2005.

OWNERS:

WITNESSED:

Richard A. Corey
RICHARD COREY

PAID
\$5,075.00
By Town of
Northbridge for Recording
Fees

[Signature]

Janice Corey
JANICE COREY

COMMONWEALTH OF MASSACHUSETTS
Worcester, ss.

Then personally appeared the above named Richard & Janice Corey and acknowledged the foregoing instrument to be his/her/their free act and deed, before me,

Barbara A. Kinney
Notary Public

My commission expires: *March 3, 2011*



BARBARA A. KINNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 3, 2011

ATTEST: WORC. Anthony J. Vigliotti, Register

11 full Wayne Northbridge

ant

K

PARTIAL RELEASE OF CERTIFICATE NOT TO ENCUMBER

THE TOWN OF NORTHBRIDGE, a Massachusetts municipal corporation in the County of Worcester, Massachusetts, acting by and through its Board of Selectmen, holder of a Certificate Not to Encumber from **RICHARD COREY** and **JANICE COREY** dated June 2, 2005, and recorded with the Worcester District Registry of Deeds in Book 37349, Page 278, hereby releases so much of the premises as is described in Exhibit A attached hereto from said Certificate Not to Encumber.

Witness by our hands and seal this _____ day of _____, 2013.

Charles Ampagoomian, Jr.

James J. Athanas

James R. Marzec

Thomas J. Melia

Daniel J. Nolan

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this _____ day of _____ 2013, before me, the undersigned notary public, personally appeared _____

personally known to me to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My commission expires:

EXHIBIT A

The land in Northbridge, Worcester County, Massachusetts, on the easterly side of Cooper Road, and southwesterly side of Sutton Street, shown on a plan entitled "Division of Land Cooper Road, Northbridge, MA Owned By Richard S. & Janice F. Corey" dated May 1, 2006, recorded in the Worcester District Registry of Deeds, Plan Book 843, Plan 80, further bounded and described as follows:

BEGINNING at a point on the easterly side of Cooper Road, which point is the southwesterly corner of the parcel herein described;

THENCE N. 09° 06' 01" E., 63.85 feet by the easterly side of Cooper Road to a point;

THENCE N. 23° 56' 39" E., 74.00 feet partially by a stone wall by the easterly side of Cooper Road to a drill hole;

THENCE Northeasterly and southeasterly by a curve to the right, the radius of whose arc is 16.29 feet, a curved distance of 24.29 feet by a stone wall at the intersection of Cooper Road and Sutton Street to a point;

THENCE S. 70° 30' 39" E., 238.13 feet by the southwesterly side of Sutton Street to a point;

THENCE S. 08° 58' 40" E., 105.37 feet by land now or formerly of Leo G. and Dorothy N. Hisoire to a point;

THENCE S. 13° 06' 52" W., 82.26 feet by land now or formerly of Scott P. and Ann Marie Thomas to a point;

THENCE N. 77° 09' 31" W., 80.00 feet by land now or formerly of Janice F. and Richard S. Corey to a point;

THENCE N. 13° 06' 52" E., 52.25 feet by said Corey land to a point;

THENCE N. 77° 09' 31" W., 133.45 feet by said Corey land to a point;

THENCE N. 73° 51' 31" W., 89.50 feet by said Corey land to the point of beginning.

Containing 1.02 acres of land, according to said plan.

Subject to a sewer easement as shown on said plan and a Massachusetts Electric easement approximately as shown on said plan.

See deed to Mark R. Corey recorded in said Registry Book 39129, Page 137.

The minutes of June 5, 2006 shown below, is the original vote by the Board of Selectmen for a partial release of a lien on 538 Cooper Road. It has been discovered that there was a second lien on the property, which was missed in 2006, and the Corey's are now seeking that release to clear the title.

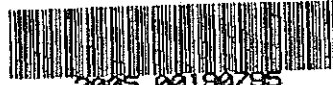
**Board of Selectmen's Meeting
June 5, 2006**

FY 2003 Community Development Block Grant/Request for partial release of lien on property located at 538 Cooper Road, Northbridge, MA. Ms. Jennifer Dulmaine, Program Director, advised the Board of Selectmen that the owners hardly owe anything on their property and would like to transfer a small portion of land to their son. She recommended that the Board of Selectmen approve a partial release of the lien on this small portion of land. A motion/Mr. Davis, seconded/Mr. Audette to approve the partial release of lien on property located at 538 Cooper Road, Northbridge, MA. Vote yes/Unanimous.



Mail
TOWN OF NORTHBRIDGE
OFFICE OF COMMUNITY DEVELOPMENT

7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588



PHONE: (508) 234-4756

Bk: 37757 Pg: 239 Doc: AM
Page: 1 of 1 11/08/2005 12:01 PM

FAX: (508) 234-0814

AMENDMENT TO CERTIFICATE NOT TO ENCUMBER

We, **Richard S. Corey and Janice F. Corey**, owners of the property located at **538 Cooper Road, Northbridge, MA**, hereby agree to amend the Certificate Not to Encumber dated the first day of July, 2004, and previously recorded in the Worcester County Registry of Deeds (Book 34308 Page 342).

Delete the following: "Said balance is estimated to be fifteen thousand three hundred seventy-five and 00/100 dollars (\$15,375.00), however, the final amount of the deferred payment loan shall be determined at completion of the project and be recorded with an amendment to this certificate."

And replace with the following: "Said balance has been determined to be thirteen thousand four hundred twenty-five and 00/100 dollars (\$13,425.00) as of July 21, 2004, the date of project completion. This Certificate Not to Encumber shall remain in affect for fifteen (15) years from the date of project completion.

Should said property be mortgaged, sold, or beneficial interest or title be transferred within fifteen (15) years of project completion, the balance shall be repaid to the Town of Northbridge."

All other language and information contained in the Certificate Not to Encumber remains unchanged.

DATED AT NORTHBRIDGE, MASSACHUSETTS THIS 14 DAY OF JUNE, 2005.

OWNERS:

Richard S. Corey
Richard S. Corey

Janice F. Corey
Janice F. Corey

WITNESSED: [Signature]

COMMONWEALTH OF MASSACHUSETTS
Worcester, ss.

Then personally appeared the above named Richard & Janice Corey
and acknowledged the foregoing instrument to be his/her/their free act and deed, before me,

Barbara A. Kinney
Notary Public
My commission expires:

6/14/05
Mar 3, 2011



BARBARA A. KINNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 3, 2011

ATTEST: WORC. Anthony J. Vignotti, Register



2004 00143198
Bk: 34308 Pg: 342 Doc: AGR
Page: 1 of 1 08/04/2004 02:54 PM

W
**TOWN OF NORTHBRIDGE
HOUSING REHABILITATION PROGRAM
Northbridge Town Hall, Whitinsville, MA 01588**

PL

CERTIFICATE NOT TO ENCUMBER

We, Richard & Janice Corey, owners of the property located at 538 Cooper Road, Northbridge, Massachusetts, hereby agree not to further mortgage, sell or transfer beneficial interest or title to the property during the term of the Assistance Agreement with the Town of Northbridge. *Book 04346 Page 285 M.R.*

I further agree during said term not to consent to any change in terms of any existing obligation secured by any existing prior or later permitted mortgage(s) or lien(s) on said property. Nor shall any subsequent encumbrance, whether by second mortgage or otherwise, be placed, or permitted to be placed, on said property, without the expressed written consent of the Board of Selectmen of the Town of Northbridge.

I further agree that should said property be mortgaged, sold, or beneficial interest or title be transferred within one (1) year after project completion, I shall pay in full the balance of principal due under the terms of the Assistance Agreement with the Town of Northbridge dated July 1, 2004, plus ten (10) percent simple interest on the balance of the principal at the time of sale or encumbrance.

At any time following the first year after project completion, should said property be mortgaged, sold, or beneficial interest or title be transferred, I shall pay in full the amount of assistance provided as outlined in Exhibit 1 of the Assistance Agreement with the Town of Northbridge dated July 1, 2004. Said balance is estimated to be fifteen thousand three hundred seventy-five and 00/100 dollars (\$15,375.00), however, the final amount of the deferred payment loan shall be determined at completion of the project and be recorded with an amendment to this certificate.

DATED AT NORTHBRIDGE, MASSACHUSETTS THIS FIRST DAY OF JULY, 2004.

OWNERS:

Richard Corey

RICHARD COREY
Janice Corey

JANICE COREY

WITNESSED:

Wayne T. Daney

COMMONWEALTH OF MASSACHUSETTS
Worcester, ss.

Then personally appeared the above named Richard & Janice Corey and acknowledged the foregoing instrument to be his/her/their free act and deed, before me,

Barbara A. Kinney

Notary Public
My commission expires:
March 3, 2011



BARBARA A. KINNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 3, 2011

ATTEST: WORC. Anthony J. Vigliotti, Register



2006 00083769

Bk: 39129 Pg: 141 Doc: PR
Page: 1 of 2 06/07/2006 02:22 PM

PARTIAL RELEASE OF CERTIFICATE NOT TO ENCUMBER

THE TOWN OF NORTHBRIDGE, a Massachusetts municipal corporation in the County of Worcester, Massachusetts, acting by and through its Board of Selectmen, hold of a Certificate Not to Encumber from **RICHARD COREY** and **JANICE COREY** dated July 1, 2004, and recorded with the Worcester District Registry of Deeds in Book 34308, Page 342, as amended June 14, 2005, amendment recorded in said Registry Book 37757, Page 239, hereby releases to **RICHARD COREY** and **JANICE COREY**, their successors and assigns, so much of the premises as is described in Exhibit A attached hereto.

Witness by our hands and seal this 5th day of June, 2006.

Charles Ampagoomian, Jr. Chairman

William Audette

James Marzec

John A. Davis

Joseph Montecalvo

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 5th day of June 2006, before me, the undersigned notary public, personally appeared Charles Ampagoomian Jr, James Marzec, John A. Davis, William J. Audette, and Joseph J. Montecalvo, personally known to me to be the persons whose names are signed on the preceding or above attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public Doreen A. Cedrone
My commission expires: August 1, 2008

nal/9143



Doreen A. Cedrone
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires August 1, 2008

RETURN TO
LANE AND HAMER, P.C.

100 MAIN STREET
WHITINSVILLE, MA 01588

OK
KMS

Cooper Road, Northbridge

LICENSE AGREEMENT

This LICENSE AGREEMENT (hereinafter "License") is made as of the 10th day of June, 2013 by and between the TOWN OF NORTHBRIDGE, acting by and through its Board of Selectmen (hereinafter referred to as the "LICENSOR"), with an address of 7 Main Street, Whitinsville, Massachusetts 01588, and BLACKSTONE VALLEY REGIONAL RECYCLING CENTER, acting by and through the Board of Selectmen of the Town of Blackstone (hereinafter referred to as the "LICENSEE"), with an address of 15 St. Paul Street, Blackstone, Massachusetts 01504.

The LICENSOR is the owner of record of a certain parcel of land located in the Town of Northbridge known as 193 Main Street, shown on Northbridge Assessors' Map 2 as parcel 44 and described in a deed recorded at Book 6252, Page 31 in the Worcester District Registry of Deeds (hereinafter "Premises").

The LICENSOR hereby grants to the LICENSEE a right of entry and license to use that portion of the Premises shown on the sketch plan attached hereto as Exhibit A, being the area located to the rear of the Northbridge Fire Station, subject to the following terms and conditions:

1. USE, PURPOSE, TERM

Entry and use are limited to the area shown on Exhibit A (the "License Area"), a copy of which is on file with the Town Clerk of Northbridge.

Entry and use are specifically granted to the LICENSEE, its contractors, agents, representatives, employees, invitees, and licensees for the purpose of maintaining and operating a regional solid waste recycling collection center in connection with LICENSEE'S operation of a regional solid waste recycling program in accordance with the provisions of G.L. c. 40, §8H and any other enabling authority. This license is entered into pursuant to that certain intermunicipal agreement between the Town of Northbridge and the Town of Blackstone, dated June, 2008, for the operation of a regional recycling program, a copy of which is on file with the Town Clerk of Northbridge.

The term of this License ("Term") shall commence on July 1, 2013 and shall continue until June 30, 2014.

2. CONDITION OF PREMISES

The LICENSEE shall take the License Area "as is," in the condition in which it is at the start of the Term. The LICENSOR shall have no obligation to prepare or construct facilities on the License Area for the LICENSEE'S use thereof.

3. CONSIDERATION

The consideration for this License shall be a fee of one dollar (\$1.00), payable on the first day of July throughout the Term.

4. INSURANCE

The LICENSEE shall maintain public liability insurance, including coverage for bodily injury, wrongful death and property damage, including fire and extended coverage, in an amount acceptable to the LICENSOR, during the Term and any extension thereof.

5. MAINTENANCE OF LICENSE AREA

The LICENSOR shall provide snow removal and such other general maintenance for the License Area as it deems necessary for the operation of LICENSEE'S collection center. The LICENSOR shall not be under any obligation to provide a specific form or level of maintenance service.

6. ALTERATIONS

The LICENSEE shall not make any alterations to the License Area without the written consent of the LICENSOR, which shall not be unreasonably withheld.

7. LICENSEE'S CONDUCT, NON-INTERFERENCE

In the exercise of the rights hereby granted, the LICENSEE shall at all times conduct itself so as not to unreasonably interfere with the operations of the LICENSOR, and shall observe and obey all applicable laws and regulations, including the bylaws and regulations of LICENSOR. The LICENSEE acknowledges that the License Area is located adjacent to a municipal fire station. The LICENSEE shall not place within the License Area any container, storage bin or equipment so as to impede access to or egress from the fire station. The LICENSEE shall not handle or process any material or substance in such a manner as to create a risk of fire or explosion in or adjacent to the License Area or the fire station.

8. DAMAGE OR THEFT OF PERSONAL PROPERTY

LICENSEE agrees that all personal property brought onto the License Area shall be at the risk of LICENSEE only, and that the LICENSOR shall not be liable for the loss thereof or any damage thereto.

9. TERMINATION AND REVOCATION

Upon the termination of the License, the LICENSEE shall cease all use and occupancy of the License Area, and shall remove therefrom all its equipment, supplies and material. The LICENSEE shall restore the License Area as near as possible to its original condition at the commencement of the License Term, normal wear and tear, loss by fire or other casualty not

caused by LICENSEE, LICENSEE'S employees, agents, contractors or invitees, and condemnation excepted.

This License shall be revocable by the LICENSOR upon written notice of revocation given no later than the April 1 prior to the next succeeding July 1 anniversary date of the Term. Upon such notice, the License shall expire as of the next succeeding June 30. The LICENSOR shall also have the right to revoke this License, upon thirty (30) days written notice, a) for LICENSEE'S violation of any of the terms and conditions hereof, or b) in the event that the said intermunicipal agreement is terminated.

In the event that this License is revoked, the LICENSEE shall, at its own expense, remove all of its equipment, supplies and material from the License Area and restore the License Area as near as possible to its original condition at the commencement of the License Term.

10. MODIFICATIONS and AMENDMENTS

Any modifications or amendments to this License shall be in writing and duly executed by both parties hereto in order to be effective.

11. NOTICE

For purposes of this License, the parties shall be deemed duly notified in accordance with the terms and provisions hereof if written notices are mailed to the following addresses:

Licensor:	Board of Selectmen Town Hall 7 Main Street Whitinsville, MA 01588
-----------	--

Licensee:	Board of Selectmen Municipal Center 15 St. Paul Street Blackstone, MA 01504
-----------	--

These addresses are subject to change, and the parties hereto agree to inform each other of such changes as soon as practicable.

12. NO ESTATE CREATED

This License shall not be construed as creating or vesting in the LICENSEE any estate in the License Area, but only the limited right of possession and use as hereinabove stated.

13. FORCE MAJEURE

Each party shall be excused from performing an obligation or undertaking provided for in this License, other than the obligation of the LICENSEE to pay the consideration due hereunder, so long as such performance or undertaking is prevented or delayed by a strike, lockout, labor dispute, civil commotion, act of God, or other cause beyond such party's reasonable control.

14. EXHIBITS and ATTACHMENTS

Any and all exhibits and attachments referenced herein or attached hereto are duly incorporated within this License.

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement to be executed as a sealed instrument and signed in duplicate by their duly authorized representatives, on the date first indicated above.

TOWN OF NORTHBRIDGE
By its Board of Selectmen

BLACKSTONE VALLEY REGIONAL
RECYCLING CENTER
By Town of Blackstone Board of
Selectmen

LEASE

This LEASE (hereinafter "Lease") is executed this 10th day of June 2013 by and between the TOWN OF NORTHBRIDGE, acting by and through its Board of Selectmen (hereinafter referred to as the "TOWN"), and THE ROCKDALE VILLAGE FOUNDATION, a Massachusetts unincorporated association with an address of 198 Church Avenue, Northbridge, Massachusetts 01588 ("LESSOR").

The LESSOR is the owner of record of a certain parcel of land located in the Town of Northbridge, on Church Avenue, known as the Legion Ball Grounds, shown on Northbridge Assessors' Map 22A as parcel 152, described in a deed recorded in the Worcester District Registry of Deeds in Book 3315, Page 401, and also shown on a copy of a portion of said Map 22A and an annotated Google Maps aerial photograph attached hereto together as Exhibit A (hereinafter "Premises").

The LESSOR hereby leases the Premises to the TOWN, subject to the following terms and conditions:

I. **USE, PURPOSE, TERM**

This Lease is intended to replace that certain "Legion Ball Grounds Lease" between LESSOR and the TOWN dated April 25, 1994.

The lease area is limited to the Premises, as shown on said Assessors' Map 22A.

Use of the Premises is specifically authorized by the TOWN, its contractors, agents, representatives, employees, invitees, and licensees, for the purpose of conducting all manner of athletic and recreational activities, specifically including but not limited to baseball and softball, and Pop Warner football, by and through the Playgrounds and Recreation Commission, or otherwise.

Such use by the TOWN, its contractors, agents, representatives, employees, invitees, and licensees may be exercised from the date of the execution of this Lease and shall continue until and through June 30, 2014.

II. **CONSIDERATION**

As consideration for the Lease rights granted hereunder, the TOWN shall maintain the Premises as a park, playground and meeting place for the residents of Northbridge and participants in the athletic and recreational programs and activities conducted by the TOWN. The TOWN shall use reasonable efforts to maintain the Premises in sufficiently good condition that they may properly be used for the playing of baseball and softball and for other athletic and recreational activities.

III.

INSURANCE

The TOWN shall maintain public liability insurance, including coverage for bodily injury, wrongful death and property damage, in an amount acceptable to the LESSOR and in an amount sufficient to support the obligations of the TOWN under the terms of this Lease.

IV.

CONDUCT

During the term of this Lease, the TOWN shall at all times conduct itself so as not to unreasonably interfere with the operations of the LESSOR, and observe and obey applicable laws and regulations. The TOWN shall obtain the written authorization of the LESSOR prior to the erection of any structure or fixed equipment on the Premises. Any such structure or fixed equipment so erected by the TOWN shall remain the property of the TOWN, and the TOWN shall have the right to remove such structures or equipment upon the termination of this Lease, provided the Premises are restored, as near as possible, to a condition equal to their condition prior to the erection of such structures or equipment.

The TOWN shall not make or suffer any waste of the Premises.

V.

TERMINATION

This Lease may be terminated by either party for failure of the other party to comply with its obligations hereunder (a "breach") upon written notice of termination at least ninety (90) days prior to the termination date stated within said notice and failure of the party receiving notice to commence and diligently prosecute a cure of the breach within that period. If the party receiving notice cures said breach within that period, the termination notice shall not be effective and the Lease shall continue in effect. If the breach is such that it may not reasonably be cured within 90 days, the party receiving notice shall have an additional 90 days to effect a cure, provided that it continues to act reasonably and diligently to do so.

Upon termination of the Lease, the TOWN shall quit and deliver up the Premises to the LESSOR peaceably and quietly and in as good order and condition as at the start of the Term, or as put into by the TOWN during the Term, reasonable use and wear thereof, fire and other unavoidable casualties excepted.

VI.

MODIFICATIONS and AMENDMENTS

Modifications or amendments to this Lease shall be in writing and duly executed by both parties hereto in order to be effective. The TOWN shall not assign this Lease without the written approval of the LESSOR.

VII.

NOTICE

For purposes of this Lease, the parties shall be deemed duly notified in accordance with the terms and provisions hereof, if written notices are mailed to the following addresses:

Town: Board of Selectmen
Town Hall
7 Main Street
Whitinsville, MA 01588

Licensor: The Rockdale Village Foundation
198 Church Avenue
Northbridge, MA 01534

These addresses are subject to change, and the parties hereto agree to inform each other of such changes as soon as practicable.

VIII. EXHIBITS and ATTACHMENTS

Any and all exhibits and attachments referenced herein or attached hereto are duly incorporated within this Lease.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed as a sealed instrument and signed in duplicate by their duly authorized representatives, on the date first indicated above.

TOWN OF NORTHBRIDGE
by its Board of Selectmen

THE ROCKDALE VILLAGE FOUNDATION
by its Trustees

Robert Chenevert

Harry Berkowitz

John D. Lavallee



Ⓐ = OLIVER ASHTON PAST 343 (LEGION)
Ⓑ = ROCKDALE VILLAGE FOUNDATION

LEASE

This LEASE (hereinafter "Lease") is executed this 10th day of June 2013 by and between the TOWN OF NORTHBRIDGE, acting by and through its Board of Selectmen (hereinafter referred to as the "TOWN"), and OLIVER ASHTON POST #343, INC., a Massachusetts non-profit corporation and a post of the American Legion, with an address of 198 Church Avenue, Northbridge, Massachusetts 01534 ("LESSOR").

Pursuant to an Indenture between the LESSOR and the Trustees of the Rockdale Village Foundation dated August 21, 1956 and recorded with the Worcester District Registry of Deeds in Book 3800, Page 51, the LESSOR is the owner of record of a certain parcel of land located in the Town of Northbridge, on Church Avenue, described in said Indenture and shown on Northbridge Assessors' Map 22A as parcel 151, and including a lodge building and a parking lot.

The LESSOR hereby leases to the TOWN all of said land, including the parking lot, except that portion containing the lodge building, said land being shown on a copy of a portion of said Map 22A and an annotated Google Maps aerial photograph attached hereto together as Exhibit A, (the leased area being hereafter referred to as the "Premises"), together with such rights of access and passage to, in, over and through said Premises as are necessary or reasonable in connection with the use described herein and the TOWN's related use of that certain parcel of land known as the Legion Ball Grounds, adjacent to the Premises and indicated on Exhibit A, subject to the following terms and conditions:

I. USE, PURPOSE, TERM

Use of the Premises is specifically authorized by the TOWN, its contractors, agents, representatives, employees, invitees, and licensees, for the purpose of parking of vehicles, preparation and loading and unloading of equipment, viewing space for spectators, similar activities ancillary to the TOWN's use of the said Legion Ball Grounds for athletic and recreational activities, specifically including but not limited to baseball and softball, and Pop Warner football, and the conduct of such athletic and recreational activities on that portion of the Premises which is included within the layout of the fields on the Legion Ball Grounds and parking lot, by and through the Playgrounds and Recreation Commission, or otherwise.

Such use by the TOWN, its contractors, agents, representatives, employees, invitees, and licensees may be exercised from the date of the execution of this Lease and shall continue until and through June 30, 2014.

II. CONSIDERATION

As consideration for the Lease rights granted hereunder, the TOWN shall use reasonable efforts to maintain the Premises in good repair, including periodic cleaning of fields so as to protect against accumulation of trash or other debris.

In addition, the Town shall provide reasonable maintenance and repairs of the parking lot area.

III.

INSURANCE

The TOWN shall maintain public liability insurance, including coverage for bodily injury, wrongful death and property damage, in an amount acceptable to the LESSOR and in an amount sufficient to support the obligations of the TOWN under the terms of this Lease.

IV.

CONDUCT

During the term of this Lease, the TOWN shall at all times conduct itself so as not to unreasonably interfere with the operations of the LESSOR, and observe and obey applicable laws and regulations. The TOWN shall obtain the written authorization of the LESSOR prior to the erection of any structure or fixed equipment on the Premises. Any such structure or fixed equipment so erected by the TOWN shall remain the property of the TOWN, and the TOWN shall have the right to remove such structures or equipment upon the termination of this Lease, provided the Premises are restored, as near as possible, to a condition equal to their condition prior to the erection of such structures or equipment.

The TOWN shall not make or suffer any waste of the Premises.

V.

TERMINATION

This Lease may be terminated by either party for failure of the other party to comply with its obligations hereunder (a "breach") upon written notice of termination at least ninety (90) days prior to the termination date stated within said notice and failure of the party receiving notice to commence and diligently prosecute a cure of the breach within that period. If the party receiving notice cures said breach within that period, the termination notice shall not be effective and the Lease shall continue in effect. If the breach is such that it may not reasonably be cured within 90 days, the party receiving notice shall have an additional 90 days to effect a cure, provided that it continues to act reasonably and diligently to do so.

Upon termination of the Lease, the TOWN shall quit and deliver up the Premises to the LESSOR peaceably and quietly and in as good order and condition as at the start of the Term, or as put into by the TOWN during the Term, reasonable use and wear thereof, fire and other unavoidable casualties excepted.

VI.

MODIFICATIONS and AMENDMENTS

Modifications or amendments to this Lease shall be in writing and duly executed by both parties hereto in order to be effective. The TOWN shall not assign this Lease without the written approval of the LESSOR.

VII.

NOTICE

For purposes of this Lease, the parties shall be deemed duly notified in accordance with the terms and provisions hereof, if written notices are mailed to the following addresses:

Town: Board of Selectmen
Town Hall
7 Main Street
Whitinsville, MA 01588

Lessor: Oliver Ashton Post #343, Inc.
198 Church Avenue
Northbridge, Massachusetts 01534

These addresses are subject to change, and the parties hereto agree to inform each other of such changes as soon as practicable.

VIII.

EXHIBITS and ATTACHMENTS

Any and all exhibits and attachments referenced herein or attached hereto are duly incorporated within this Lease.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed as a sealed instrument and signed in duplicate by their duly authorized representatives, on the date first indicated above.

TOWN OF NORTHBRIDGE
its Board of Selectmen

OLIVER ASHTON POST #343, INC.
by its President and Treasurer

printed name:

printed name:



① = OLIVER ASHTON PAST 343 (LEGION)
② = ROCKDALE VILLAGE FOUNDATION

Donna Gosselin

From: Mahoney, Craig [Craig.Mahoney@fmr.com]
Sent: Thursday, May 23, 2013 10:33 AM
To: dgosselin@northbridgemass.org
Subject: Re: Town Hall - Soccer

Donna,

Can you request Selectmen Approval for Northbridge Youth Soccer to hang our Annual Soccer 3v3 Tournament / Festival Banner over Church street the prior to the August 10th and 11th weekend? This the same request we put in each year.
Thanks

Craig Mahoney
Client Services Manager
Workplace Investing
TEM Plan Services
Fidelity Investments

"no conflict"
OK to hang
7/21 - 8/4

Craig.Mahoney@fmr.com

The information in this email and subsequent attachments may contain confidential information that is intended solely for the attention and use of the name addressee. This message or any part thereof must not be disclosed, copied, distributed, or retained by any person without authorization from the addressee.

From: Donna Gosselin [<mailto:dgosselin@northbridgemass.org>]
Sent: Monday, May 06, 2013 11:33 AM
To: Mahoney, Craig
Subject: RE: Town Hall - Soccer

Your welcome...take care.

From: Mahoney, Craig [<mailto:Craig.Mahoney@fmr.com>]
Sent: Monday, May 06, 2013 11:15 AM
To: dgosselin@northbridgemass.org
Subject: Re: Town Hall - Soccer

Thanks Donna

Craig Mahoney
Client Services Manager
Workplace Investing
TEM Plan Services

J.

Phone: 508-266-0630

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF NORTHBRIDGE

APPLICATION FOR COMMON VICTUALLER LICENSE

TO THE LICENSING AUTHORITIES:

The undersigned hereby applies for a License in accordance with the provisions of the Statutes relating thereto
(FULL NAME OF PERSON, FIRM OR CORPORATION MAKING APPLICATION):

Mill House Wine and Spirits Inc.

STATE CLEARLY PURPOSE FOR WHICH LICENSE IS REQUESTED: [Common Victualler]

TO: Operate an off-premises liquor licensed establishment
including sundries, cheeses, etc.

GIVE LOCATION BY STREET AND NUMBER:

AT: 670 Linwood Ave (Linwood)

in said Town of Northbridge in accordance with the rules and regulations made under authority of said Statutes.

Alexis Giannopoulos
(Signature of Applicant)

Print Name: Alexis Giannopoulos

Address: 25 Eben Chamberlain Rd
Lynne

City: Whitinsville

State, Zip: MA 01588

Received:

(Date) 5/30/13

(Time) 11:35 AM

Date License Granted

**BOARD OF SELECTMEN
LICENSE ROUTING SLIP**

Business: Mill House Wine & Spirits

Applicant: Alexis Giannopoulos

Address: 670 Linwood Avenue, Whitinsville, MA 01588

License Type: Non Alcoholic Common Victualler License

DEPARTMENT:

COMMENTS:

SIGNATURE:

PLANNING:

No issues -commercial/retail space (Use) allowed/permitted as part of Planning Board approval(s) for Linwood Mill redevelopment project



POLICE:

FIRE:

BUILDING/ZONING:

CONSERVATION:

HEALTH:

Water

Trash

Other

ASSESSORS:

TREASURER/COLLECTOR:

Excise

Personal property

Real estate

Water / Sewer

Other

Please sign off and return the slip to the Town Manager's Office or offer comments via email to dgosselin@northbridgema.org or ssusienka@northbridgema.org. Thanks!!

**BOARD OF SELECTMEN
LICENSE ROUTING SLIP**

Business: Mill House Wine & Spirits

Applicant: Alexis Giannopoulos

Address: 670 Linwood Avenue, Whitinsville, MA 01588

License Type: Non Alcoholic Common Victualler License

DEPARTMENT: _____ **COMMENTS:** _____ **SIGNATURE:** _____
PLANNING:

POLICE:

NO ISSUES

W. J. Winkler

FIRE:

BUILDING/ZONING:

CONSERVATION:

HEALTH:

Water

Trash

Other

ASSESSORS:

TREASURER/COLLECTOR:

Excise

Personal property

Real estate

Water / Sewer

Other

Please sign off and return the slip to the Town Manager's Office or offer comments via email to dgosselin@northbridgema.org or ssusienka@northbridgema.org. Thanks!!

**BOARD OF SELECTMEN
LICENSE ROUTING SLIP**

Business: Mill House Wine & Spirits

Applicant: Alexis Giannopoulos

Address: 670 Linwood Avenue, Whitinsville, MA 01588

License Type: Non Alcoholic Common Victualler License

DEPARTMENT: _____ **COMMENTS:** _____ **SIGNATURE:** _____
PLANNING: _____

POLICE: _____

FIRE: _____

The fire department has no concerns at this time. 5/30/2013. - Fire Chief Gary A. Nestor

BUILDING/ZONING: _____

CONSERVATION: _____

HEALTH: _____

Water

Trash

Other

ASSESSORS: _____

TREASURER/COLLECTOR: _____

Excise

Personal property

Real estate

Water / Sewer

Other

Please sign off and return the slip to the Town Manager's Office or offer comments via email to dgosselin@northbridgema.org or ssusienka@northbridgema.org. Thanks!!

**BOARD OF SELECTMEN
LICENSE ROUTING SLIP**

Business: Mill House Wine & Spirits

Applicant: Alexis Giannopoulos

Address: 670 Linwood Avenue, Whitinsville, MA 01588

License Type: Non Alcoholic Common Victualler License

DEPARTMENT: _____ **COMMENTS:** _____ **SIGNATURE:** _____
PLANNING:

POLICE:

FIRE:


BUILDING/ZONING:

CONSERVATION:

HEALTH:

Establishment is in compliance with Board of Health regulations.

Jeanne M. Gniadek

June 5, 2013 

ASSESSORS:

TREASURER/COLLECTOR:

Excise

Personal property

Real estate

Water / Sewer

Other

Please sign off and return the slip to the Town Manager's Office or offer comments via email to dgosselin@northbridgemass.org or ssusienka@northbridgemass.org. Thanks!!

Sharon Susienka

From: Robert Fitzgerald [rfitzgerald@northbridgemass.org]
Sent: Thursday, May 30, 2013 1:19 PM
To: ssusienka@northbridgemass.org
Subject: RE: LICENSE ROUTING SLIP.doc

**BOARD OF SELECTMEN
LICENSE ROUTING SLIP**

Business: Mill House Wine & Spirits
Applicant: Alexis Giannopoulos
Address: 670 Linwood Avenue, Whitinsville, MA 01588
License Type: Non Alcoholic Common Victualler License

DEPARTMENT: _____ **COMMENTS:** _____ **SIGNATURE:** _____
PLANNING: _____

POLICE:

FIRE:

BUILDING/ZONING:

CONSERVATION:

HEALTH:

Water
Trash
Other

ASSESSORS:

No Issues . Robert Fitzgerald 5-30-2013

TREASURER/COLLECTOR:

Excise Water / Sewer
Personal property Other
Real estate

**BOARD OF SELECTMEN
LICENSE ROUTING SLIP**

Business: Mill House Wine & Spirits

Applicant: Alexis Giannopoulos

Address: 670 Linwood Avenue, Whitinsville, MA 01588

License Type: Non Alcoholic Common Victualler License

DEPARTMENT: _____ **COMMENTS:** _____ **SIGNATURE:** _____
PLANNING: _____

POLICE: _____

FIRE: _____

BUILDING/ZONING: _____

CONSERVATION: _____

HEALTH:

Water

Trash

Other

ASSESSORS: _____

Hamberly A. Fargnoli

TREASURER/COLLECTOR:

Excise ☐

Personal property ☐

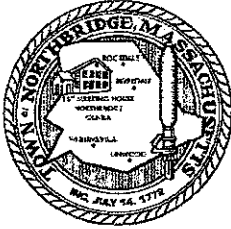
Real estate ☐

Water / Sewer ☐

Other

Please sign off and return the slip to the Town Manager's Office or offer
comments via email to dgosselin@northbridgemass.org or
ssusienka@northbridgemass.org. Thanks!!

K.



Town of Northbridge Department of Public Works

11 Fletcher Street, P.O. Box 88

Whitinsville, Massachusetts 01588-0088

Tel. No. (508) 234-3581 – Fax. No. (508) 234-0807

James Shuris, P.E., MBA
Director of Public Works

MEMORANDUM

Date: 06 June 2013
RE: Department of Public Works
October 2012 through May 2013 Department Update

From October 2012 through May 2013.....

ADMINISTRATION – ENGINEERING – HIGHWAY:

- John Briand: joined our staff in October 2012 as a DPW Highway Equipment Operator.
- Year 2013 Roads: includes micro-surfacing/crack sealing within the Castle Hill Estates and Presidential Estates neighborhoods: reclamation/bituminous at Goldthwaite Road, North Main Street (segment); and stone-seal application at Sprague Road. Coordinate future plan with CWMP, WWC Water Master Plan and N-Star Programs.
- DPW Redevelopment Project: The BPCC is awaiting direction from the Town Manager concerning facilitator/date/location of “Charette Session” as recommended by Selectman Ampagoomian.
- Fall, Winter and Spring Activities: Leaf pick-up, road maintenance and winter preparation was completed in the fall; the 2012 – 2013 Snow & Ice Season resulted in twenty-four (24) events, 87-inches accumulation; 2,870 tons of salt were used; and spring activities include roadside brush maintenance, street sweeping, pavement markings, catch basin cleaning, road patching, mowing/mulching/trimming of the town public ways, commons, memorials, cemeteries, playgrounds and fields.
- Sutton Street TIP Project: Final design is complete, Right-Of-Way Certificate signed and Order of Takings have been filed. Layout plans are underway. A Monday teleconference meeting with MassDOT, AECOM and Northbridge has been scheduled to tentative advertisement date.

- Ross Rajotte Bridge: Rocchio Co. completed the south-bound lane and work continues on the northbound lane. MassDOT advises that project completion is now projected to the end of 2013.
- Douglas Road Bridge: Aetna Construction completed the removal of the island and the installation of the fieldstone wall/temporary sidewalk connecting Douglas Road and Fletcher Street. Earth and foundation work associated with the approaches/temporary bridge are well underway and are expected to continue through this summer. MassDOT advises that the project completion date is tentatively set for August 2014.

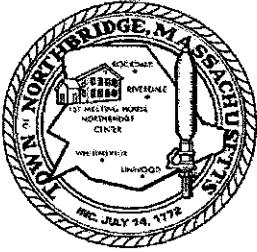
SEWER:

- Paul L'Esperance: joined our staff in February 2013 as a WWTP Operator-In-Training. Paul came on board with a Grade 4-I WWTP License, and is currently preparing for his CDL-B and 2B Hoisting Engineer's License.
- Solids Handling Upgrade Project (\$ 1.2M): The project was awarded to PENTA construction from Moultonboro N.H. with a bid price of \$ 837,900. Construction started on January 7, 2013. Completion date is scheduled for on or before this September.
- NPDES: Received the NPDES Draft Permit in September 2012 from the EPA and we await issuance of the final permit.
- Comprehensive Wastewater Management Plan (CWMP): The contract was awarded to CDMSmith. Tasks completed to date include "existing conditions overview" of the six (6) town-owned pumping stations with preliminary recommendations concerning maintenance schedules, operations and performance. We now have a comprehensive sewer collection map that is approximately 75% complete. This plan will be used as a tool to coordinate our roads program.
- SLUDGE: 9,000 Gallons of sludge per day is transported to Synagro in Woonsocket. Nine (9) months of Sludge was measured at 2,430,000 gallons.

WATER:

- Leak Detection - WWC conducts a complete "town-wide" water leak detection survey annually. A leak detection firm with specialized equipment comes in and checks every foot of pipe in the system. When leaks are found they are repaired immediately or the property owner is notified if on private property. Last year leaks were found on 2 private residential services and 1 town hydrant. All were repaired. The 2013 Leak Detection Survey is currently ongoing and we expect to be complete by the end of July. A written report will be provided by the Leak Detection specialists when complete.

- Unaccounted for Water: The Town has aggressively pursued system leaks and unaccounted for water has dropped down to 14% in 2012.
- WWC's \$1.5M Filtration Plant: The Water Company has completed construction of the new filter system at the Whittin Wellfield (Carr Street). This filter system removes 99%+ of the iron and manganese from the wellfield. The new filter system has been online since May 2013 and has greatly improved water aesthetics in the areas around Carr Street.
- WWC's Town Master Water Plan: A copy of the Final Report was completed by WWC and received by the DPW last week. This is currently under review. The plan details the existing water infrastructure in the Town system and prioritizes needed water system improvements. The Plan includes a 20-year capital improvement budget which can be used as guidance for the Town moving forward. This plan will be used as a tool to coordinate our roads program.
- Water Meters: Both the Town and WWC's system water meters are at the end of their useful life and are in need of replacement. The Water Company has obtained proposals from multiple vendors for new meters. The proposals are under review and once a new meter system is chosen, we hope to start implementing the new system in 2013 - 2014. The new meter system will allow more accurate measurement of water consumption, allow meters to be read in a fraction of the current time, allow more feedback to the customers so they can be more informed of their water consumption.



TOWN OF NORTHBRIDGE, MASSACHUSETTS

COMMUNITY PLANNING & DEVELOPMENT

R. Gary Bechtholdt II, Town Planner

7 Main Street Whitinsville, MA 01588

Phone: (508) 234.2447 Fax: (508) 234.0814

gbechtholdt@northbridgemass.org

MEMORANDUM

Date: April 01, 2013

To: Theodore D. Kozak, Town Manager
Northbridge Board of Selectmen

From: R. Gary Bechtholdt II, Town Planner 

RE: QUARTERLY REPORT (JANUARY–MARCH 2013)
Community Planning & Development Office

COPY

Please accept this as the Community Planning & Development 1st Quarter Report for 2013. Provided below is a summation of projects, applications, meetings, and initiatives during this quarter.

SUBDIVISIONS

Carpenter Estates -Located off Carpenter Road this single-access roadway was originally approved in 2007; includes 18 single-family homes and 45 acres of dedicated open space. Developer has decided to (re)file definitive subdivision for approval -to include LID stormwater management techniques. Soil testing for the proposed stormwater revisions were conducted and witnessed by the Planning Board's consulting engineer (JH Engineering Group). In addition to modifying the definitive subdivision the developer has hired a new engineering firm (Coneco Engineers & Scientists) who conducted 12 deep holes for verification of the soil classification for purposes of determination of infiltration rates. Upon receipt of subdivision modification the Planning Board shall initiate its review.

The Camelot -Located off Hill Street and Hillcrest Road (the Hills at Whitinsville), subdivision development is to include 65 single-family house lots. Home construction continues within Phase I; 15 building permits have been issued with 7 occupancies granted (sold). The subdivision development recently switched over from the temporary pump to the permanent sewer pump station located w/in Phase I; Planning Board consulting engineer (JH Engineering Group) in working with the Sewer Superintendent conducted an initial inspection with minor concerns; later this month/next a full inspection of the back-up generators/pumps/etc is scheduled. Developer (J&F Marinella) may look to start construction within Phase 2 this spring.

Farnum Circle -Two lot subdivision terminating in a cul-de-sac located off Hill Street (near Sprague Street); originally approved in 2002 the roadway and certain improvements remain incomplete. Planning Board has met with one of the property owners concerning the status of the subdivision; efforts have been made to contact the developer (Mike Lambert) however has not resulted in any dialogue or resolution. The Planning Board's consulting engineer (JH Engineering Group) prepared a punchlist of outstanding issues; Board will consider modifying subdivision and/or calling in the performance bond.

Hemlock Estates -Located off Gendron Street; originally approved in 2004 for 102-unit Senior Living development (Special Permit -Pine Knoll, an Adult Living Community) subdivision was modified in 2008; consisting of 21 townhouse units (Senior Living Dev.) and 31 single-family house lots (Flexible Development). Developer (J&F Marinella) continues to delay satisfying affordable housing component required by the special permit. Home construction has also been slowed due to the downturn in the economy. Developer has yet to fully satisfy conditions of the subdivision approval; subdivision roadways remain unaccepted.

Hillside Garden Estates -Located off Thurston Avenue (Deanne Way); originally approved in 2005 for 18-unit Senior Living development, subdivision modified in 2010 to single-family house lots. Roadway and subdivision improvements remain incomplete; developer (John Barges) has been responsive to concerns raised however often delayed in taking action to address ongoing concerns. The Water Company requests developer to remove inactive stubs (w/in roadway); Planning Board however has expressed concerns with potentially compromising the overall integrity of the roadway in order to accommodate the Water Company's desire. Developer is scheduled to meet with the Planning Board and Whitinsville Water Company concerning the abandoned waterlines (April 2013).

Presidential Farms -Located off Hill Street; consisting of Washington Street, Kennedy Circle, Wilson Street, Roosevelt Drive, and extending through Lincoln Circle; single-family "flexible development" subdivision includes 105 house lots and ±40 acres of open space for passive & active recreation. Home construction continues within Phase II; developer (David Brossi) to meet with Planning Board to review open space requirements (bikeway/walkway) and commencement of Phase IV (April 2013).

Shining Rock Golf Community -Majority of the development has been completed; house lot development on Shining Rock Drive (extension) and Fairway Drive remain. Norwood Bank continues to oversee construction of homes on Shining Rock Drive and is marketing undeveloped lots on Fairway Drive; permitted for up to 14 townhouse units. Arrangements made for Board to review performance surety; consider bond reduction (April 2013).

Gilmore Drive -Single-access industrial roadway within South Sutton Commerce Park subdivision located in Sutton (& Northbridge). Northbridge Planning Board voted to sponsor roadway for street acceptance (to be laid out by the Board of Selectmen prior to Town Meeting). Town of Sutton accepted their portion of Gilmore Drive. Inter-Municipal Agreement to be executed with Sutton; whereby Sutton assumes all repairs and maintenance of the roadway.

ANR PLANS

Hemlock Estates -Conveyance of land (parcel A) from Lot 6 to Lot 5; addressing zoning/setback issue regarding existing residential driveway (Lot 5).

SITE DEVELOPMENTS

Ashton Place -Redevelopment of property (formerly Northbridge Nursing Home) to 23-unit apartments is currently underway. Easement has been conveyed to the town for the purposes of maintaining existing culvert at Providence Road.

North Main Street –Planning Board granted site plan development approval (February 2013) for a gas service station, maintenance garage and convenience store for 4 North Main Street. Special Permit issued by the Zoning Board for convenience store (use).

Osterman Propane Facility -Construction of the ±12,500 square-foot maintenance facility is currently underway (Church Street –extension).

St. Camillus Health Center –Planning Board is in receipt of site plan development application for parking lot expansion (totaling 18 spaces); the commercial use (non-profit health care facility) is considered a pre-existing nonconforming use; proposed expansion (parking) requires a special permit finding from the Zoning Board of Appeals. Applicant/Engineer shall address stormwater management concerns and reduce impacts to abutting residential properties. This review has been continued through April 2013.

ZONING AMENDMENTS

Medical Marijuana –The medical marijuana law allows for the establishment of up to 35 dispensaries within the state the first year (with a maximum of 5 per county). Many communities, like Northbridge are currently reviewing their options for zoning changes in preparation for Town Meeting /local adoption. Some municipalities have already revised their zoning bylaw/ordinances to prohibit medical marijuana dispensing sites (Reading, Wakefield and Melrose) while others have considered moratoriums. A moratorium would allow Northbridge the opportunity to review the Department of Public Health’s regulations (scheduled to be released May 01, 2013 –draft issued 03.29.2013)) and to prepare a local zoning bylaw appropriate for the town. In action taken January 28, 2013 the Board of Selectmen voted to sponsor temporary zoning moratorium on “Medical Marijuana Treatment Centers” the Planning Board held its public hearing on March 12, 2013, recommending the temporary zoning moratorium; the Planning Board shall provide its report and recommendation at the Spring Annual Town Meeting (May 07 2013). In March 2013, the Office of the Attorney General issued two decisions specific to medical marijuana: (1.) municipalities cannot enact local bans (-see Wakefield) and (2.) cities & towns are allowed to adopt temporary moratoriums (-see Burlington). The AG’s decision also re-affirmed cities & towns may adopt local zoning to regulate and set conditions where such facilitates may operate. As noted previously Medical (Marijuana) Treatment Centers” as defined in the Acts of 2012 Chapter 369 (An Act for the Humanitarian Medical Use of Marijuana), dispensaries may also include growing/cultivation and manufacturing operations –unlike a CVS or other local pharmacies. A temporary moratorium is consistent with the town’s authority to impose reasonable time limitations on development while it conducts planning studies and considers the implication of the Department of Public Health regulations, which is expected to be issued in May 2013.

STREET ACCEPTANCE

Gilmore Drive –In action taken February 25 2013 the Planning Board voted to sponsor street acceptance article for Gilmore Drive (portion of). At its meeting of March 12 2013 the Planning Board voted recommending layout of Gilmore Drive subject to Inter-Municipal Agreement with Sutton –see Gilmore Drive/Subdivision above. Northbridge & Sutton Board of Selectmen signed an Inter-Municipal Agreement whereby Sutton shall assume maintenance and repair responsibilities for the entirety of the roadway. BOS vote to layout has been filed with the Town Clerk. Pursuant to Mass General Law, the

Selectmen's layout vote and the layout plans shall be filed with the Office of the Town Clerk at least 7 days prior to the Spring Annual Town Meeting (May 07, 2013).

Ash Street (extension) –Petition article received for street acceptance of Ash Street (remaining portion /cul-de-sac). At its meeting of March 12 2013 the Planning Board voted recommending layout of Ash Street; Town Counsel has reviewed conveyance documents in preparation for street acceptance consideration. BOS vote to layout has been filed with the Town Clerk. Pursuant to Mass General Law, the Selectmen's layout vote and the layout plans shall be filed with the Office of the Town Clerk at least 7-days prior to the Spring Annual Town Meeting (May 07, 2013).

GOVERNOR'S HOUSING INITIATIVE

In November 2012, the Governor outlined an initiative to increase housing (produce 10,000 multi-family units of housing per year) /middle to moderate-incomes aimed to retain and grown workforce housing. On March 13 2013 attended Housing Workshop in Worcester (CMRPC office) where representatives from the Executive Office of Housing and Economic Development and the Department of Housing & Community Development reviewed core elements and discussed potential permitting tools (Compact Neighborhoods & Chapter 40R).

OPEN SPACE & RECREATION PLAN –UPDATE

At the request of the Planning Board the Board of Selectmen has established an ad-hoc Open Space Update Committee aimed to update the town's Open Space & Recreation Plan; updating plan will provide opportunity to assess existing inventory; identify potential improvements & expansions and how the town may go about getting there. As a result of the development boom (residential) open space resources may be threatened while recreational facilities continue to be overused. Open space may be designated for preservation, protection or recreation.

BLACKSTONE VALLEY PRIORITIZATION PROJECTS

The Community Planning & Development office met with Vera Kolas, Principle Planner at CMRPC – Central Mass Regional Planning Commission regarding the Blackstone Valley Prioritization Project; through a series of regional public workshops (June 2012 & November 2013) Northbridge identified various local priorities for land preservation; growth & development, as well as transportation & infrastructure investments. Main Street/Route 146 has been selected for the focus of the next component of this initiative; CMRPC will analyze a collection of regionally significant priority development areas.

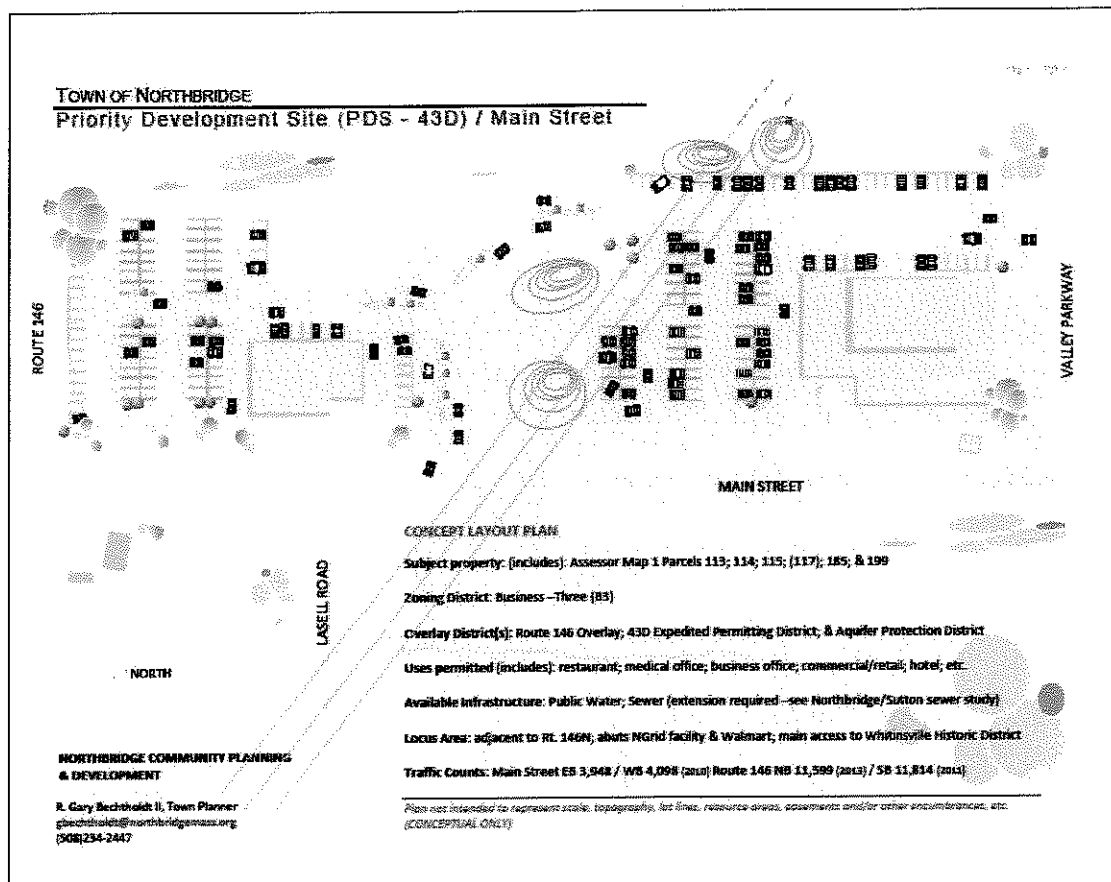
MUNICIPAL GIS

The Community Planning & Development Office, in partnership with CMRPC (regional planning agency) & MassGIS (state) are working together to create a data viewer for the town's webpage –a mapping tool created by the Office of Geographic Information (MassGIS). The "Muni-Mapper" provides access to map information for displaying various data layers such as roadways, water bodies, parcels, zoning districts, etc. Currently the Assessor's office is also working with CMRPC in providing some digital parcel data –

once completed (next couple of weeks) will work with MassGIS to upload data and after about a week's time will be ready for inclusion on the town's webpage.

EXPEDITED PERMITTING INITIATIVE -43D / MAIN STREET

The Community Planning & Development office prepared a conceptual layout plan (see figure below) for the Main Street Priority Development Site (PDS); adjacent to RT 146N abutting the National Grid facility /near Wal-mart. The plan shows potential (re)development of locus area. Area is currently occupied by 4 single-family homes serviced by public water with private septic. It is suggested lack of public sewer may limit the economic development of this area. A sanitary sewer extension study was completed in February 2010 (Sutton/Northbridge). Planning office shall explore MassWorks program for potential funding. Having a report is a good initial start; however may need "construction-ready" docs for funding.



COMMUNITY INNOVATION CHALLENGE GRANT PROGRAM –REGIONAL STORMWATER MANAGEMENT

A meeting was held on March 13 2013 (Nichols College) for participating stormwater communities (now 30 in total –Central Massachusetts Regional Stormwater Coalition). The main objective of the Regional Stormwater Management grant (\$115,000 –CIC grant) is to equip towns with the necessary tools and means to address individual stormwater permits: develop a stormwater training DVD -develop an educational website; create a data management system -integrate stormwater management system;

standardize policies and procedures –sump pump discharge policy, stormwater pollution prevention plan (SWPPP) and salt/sand application benchmarking; as well as, the purchase of portable devices and testing kits for dry/wet water samplings (outfalls). Due to grant fund reduction participating towns shall contribute \$2800 towards this program. The Department of Public Works (DPW) shall be the lead for this initiative. Additional information may be provided as this program progresses.

COMMUNITY INNOVATION CHALLENGE GRANT PROGRAM –ELECTRONIC PERMITTING

Northbridge, along with 7 other communities recently was awarded a Community Innovation Challenge Grant (totaling \$112,980 –CIC grant); we have partnered with CMRPC (our regional planning agency) on this initiative –CMRPC shall serve as the “grantee” on behalf of the communities. On March 28 2013 attended a scoping session to review an RFP for consulting services specific to Online Permit, Licensing & Inspection Tracking. The primary goal of this effort is to create an electronic permitting system –aimed to help in the expedited permitting process by offering an automated option for streamlining the permit, licensing & inspection process. The request for proposals shall solicit proposals from various vendors experienced in providing such services. The CIC grant funds awarded shall pay for the services to establish the online system, include a training program for the municipalities & one-year of maintenance; after which an additional cost per municipality will be charged. As the designated Steering Committee member representing Northbridge the Planning office has sought input from the various department heads as it relates to the drafting of the RFP. Additional information shall be provided as this effort continues.

MASS HISTORICAL COMMISSION –MPPF (ROUND 18)

The Community Planning & Development Office continues to administer and oversee the Massachusetts Preservation Project Funds (MPPF matching-grant) awarded to Northbridge for the Town Hall (specific to the window restoration). Campbell Construction Group has begun restoration; majority of windows have been removed from the Town Hall where they will be restored/repaired offsite. A site visit of WW Millworks in West Bridgewater is scheduled for Thursday, April 4th to observe the restoration work and review the mock-ups completed. According to McGinley Kalsow & Associates (project architect) all of the glass and asbestos-bearing window glazing has been removed from all window sashes. This asbestos removal part of the contract is now complete. Approximately two-thirds of the original glass has been salvaged for reinstallation. During the removal process, all window sashes were numbered for correct reinstallation. Once the mock-ups are approved, a more detailed work schedule for the project will be provided by Campbell Construction. The work at the restoration shop will then accelerate. The sash will be stripped of all paint, loose joints repaired, damaged wood replaced, all wood surfaces sanded smooth, primed, re-glazed with salvaged glass and new glass, and then painted on the outside and painted/varnished on the inside. Finished windows could begin to be installed in early May.

CASTLE HILL FARM

Castle Hill Farm was identified as a *High Priority Preservation Site* in the 2012 Blackstone Valley Regional Prioritization Project (prepared by CMRPC) and was listed as one of Massachusetts’ 10 most Endangered Historic Resources by Preservation Massachusetts (2007). For additional information regarding the Blackstone Valley Prioritization Projects initiative –see below. The Community Planning & Development Office has been working with Dick Lundgren (Whitin family), Metacomet Land Trust (Lisa Moczynski &

Laurie Salmon) and others to help promote the preservation of this historic property. Dialogue has also been initiated with the Trust for Public Lands to see how they may assist and partner on this effort. As part of this ongoing effort the property owner (Paul, Bernon Family Trust) has been contacted and participated in discussions. A presentation by Jack Crawford on the Castle Hill property (farming w/in the Valley, immigration, etc) is scheduled for Monday, April 29, 2013 (7PM -8:30PM) Whitinsville Christian School (media library). A grass-root effort to preserve the property is underway with the idea of creating a "Friends of Castle Hill Farms."

DEPARTMENT HEAD MEETINGS

- March 25, 2013; FY2014 budget & FY2013 transfers

PLANNING BOARD MEETINGS

The Planning Board met 5 times during this quarter; all approved meeting minutes of the Planning Board are posted on the town's website

- January 08, 2013 (approved)
- February 12, 2013 (approved)
- February 25, 2013 (approved)
- March 12, 2013 (approved)
- March 26, 2013 (draft)

SAFETY COMMITTEE MEETINGS

- January 16, 2013

BOARD OF SELECTMEN MEETINGS

- January 28, 2013 -Ashton Place (drainage easement), Medical Marijuana (BOS vote to sponsor zoning article), Linwood Mill (preservation nomination 2012 MHC's Preservation Award) and Open Space & Recreation Plan (ad-hoc update committee)
- March 11, 2013 -Gilmore Drive and Ash Street (vote intent to layout)
- March 25, 2013 -Inter-Municipal Agreement (Sutton/Northbridge -Gilmore Drive), Gilmore Drive & Ash Street (vote to layout), Medical Marijuana Treatment Centers (moratorium), and Open Space & Recreation Plan Update (ad-hoc committee)

FINANCE COMMITTEE MEETINGS

- March 27, 2013 -Medical Marijuana Zoning Bylaw Moratorium, Street Acceptance Article(s) Ash Street & Gilmore Drive

If you should require additional information or have any questions please contact the Planning office.

Cc: Planning Board
/File

TOWN MANAGER'S REPORT – JUNE 10, 2013

1) **Memorial Day Ceremony:** Attended the activities in Whitinsville and at the American Legion. There was a very good turnout and the music and speakers were excellent.

2) **Summer Concert Series:** Alternatives will be holding the Summer Concert Series beginning Friday, June 28, 2013, from 6 PM to 8 PM., prior to the Northbridge Fourth of July fireworks celebration. Concerts will then be held every Thursday evening from 6 PM to 8 PM until September 10th.

3) **Whitinsville Social Library Summer Program:** Announced that June 15th is a Family Day Celebration of the Library Building's 100th Year & the beginning of the Summer Reading Kickoff program.

4) **Town Hall Windows/Update:** The contractor has begun installing replacement windows on the second floor. Work should be completed by the end of June.

5) **Lease of St. Patrick's Property for School Department Purposes (Portable Trailers):** The renewal of the contract is being finalized by the School Department and will be presented to the School Committee at their next meeting. The item will be placed on the next Selectmen's agenda [June 24, 2013].

6) **Pine Grove Cemetery:** The Town was approached by a trustee of the Pine Grove Cemetery Association to inquire if the Town would be interested in obtaining the Pine Grove Cemetery property & assets. Recently, James Shuris and I conducted a tour of the facility with one of the trustees to see the property layout. It is a beautiful piece of property with an office, garage and equipment. It includes 10 acres of land that is undeveloped, with ample room for expansion. Mr. Shuris and I asked the trustees for information regarding the property layout, equipment and other assets. I recommend that we do an analysis to determine the potential for the town to obtain the property.

7) **Town Manager Goals and Objectives:** Requested the Board to propose three to four goals in FY 14, for the Town Manager. Please give the information to the Chairman of the Board who will review and prioritize them with the Town Manager.

M. 2.

Summer Concert Series 2013
Free Independence Day Celebration Concert

June 28, 6:00 PM (Prior to Northbridge's Fourth of July fireworks celebration)

~~Chuck and Mud and the Hole in the Dam performing during last year's summer concert series~~ Alternatives' Community Plaza
Whitin Mill, 30-70 Douglas Road, Whitinsville, MA

Please join us as we kick off our Summer Concert Series with a fun evening of modern folk music on Alternatives' Community Plaza.

Listen to the sounds of Chuck and Mud & the Hole in the Dam Band as they perform against the backdrop of the Mumford River at the falls.

Concert Series: Thursdays from 6:00 – 8:00 P

June 28 Chuck and Mud & the Hole in the Dam Band

July 11 The Lovejoy Band

July 18 Jerry Seeco Jazz Quartet

July 25 Blackstone Valley Community Concert Band

Aug. 1 Olde' Nuf to Know Better

Aug. 8 HELP!

Aug. 15 Marshall Morris

Aug. 22 Super Chief Trio

Aug. 29 Point and Swing Big Band

Sept 10 Blackstone Valley Bluegrass Band

Ted Kozak

M.3.

From: Whitinsville Social Library [jwoodward=northbridgemass.org@mail121.us2.mcsv.net] on behalf of Whitinsville Social Library [jwoodward@northbridgemass.org]
Sent: Friday, May 31, 2013 9:20 PM
To: tkozak@northbridgemass.org
Subject: Whitinsville Social Library June News

Kids "Dig into Reading". Book Sale. Author visit

Is this email not displaying correctly?
[View it in your browser](#)

Whitinsville Social Library News

17 Church St Whitinsville MA 01588 | 508-234-2151

June 2013

Kids "Dig Into Reading" this Summer at WSL!

[More Info](#)

June 15th is our Family Day Celebration of the Library

Building's 100th Year & Summer Reading Kickoff

Special Guest, State Senator, Richard Moore will be stopping by! See you there!

[Schedule of Events](#)

Book & Vintage Magazine Sale

June 15th from 9 am - 1 pm. Selection Includes never-offered-before non-fiction, and kids & teen books, as well as vintage Life, Newsweek, Time and Nat Geo Magazines. Any books left over after this sale will be sent to a library consignment service as we prepare the Library's lower level for public use within the next year! If you can't make this sale, call the Library and speak to Jennifer Woodward about another time you can stop by!

Last Call for our Community Survey

We have had a very good response to our community survey, but need your participation, too! If you haven't had a chance yet, please fill out our [Community Survey](#) and enter our raffle for \$50 Walmart gift card. Drawing will be held on June 17th. Results will be published on our website over the summer.

Author Visit in July

Sandra Champlain, of Belchertown, MA, will be visiting the Whitinsville Social Library

on Tuesday, July 9th at 7 pm, to talk about her new book *We Don't Die: A Skeptic's Discovery of Life After Death*. The book is intended to help people dealing with the grieving process by exploring the possibility of life after death and has a 4.5 rating on Amazon. The Library has several copies of the book.

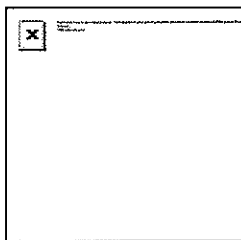
Book Groups to meet in June

- 2nd Tuesday Non-Fiction Book Group meets June 11th at 7 pm, *Sugar in the Blood: A Family's Story of Slavery and Empire* by Andrea Stuart
- 4th Tuesday Fiction Book Group meets on June 25th at 7 pm, *Robert Parker's Wonderland* by Ace Atkins

[More info](#)

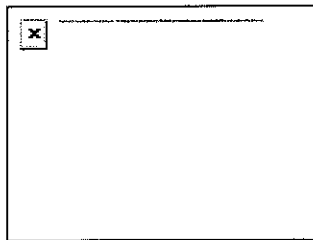
Also:

- New book bags are in! \$12 each or 2 for \$20. We also have kid-sized book bags.
- We have a new public computer provided by the Whitinsville Social Library Corporation. It's running Windows 8 and we have the fastest free connection in town!



Kid's Corner

- **Storytime:**
Ages 2 and up
on Wednesday
and Thursday
mornings at 10
am, June 4, 5,
12, and 13th.

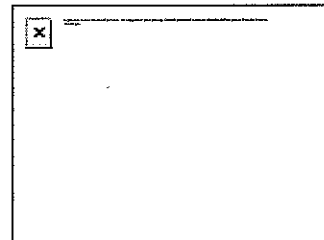


Ongoing

Museum Passes

Now that the weather is warmer...

- USS Constitution
Museum in
Charlestown, MA.
Great for all ages!



A Big Thank You for...

- Your Lego
donations! We can
still use more as
we gear up for our
new Lego Club.
- Lawn care

- **Music and Movement for Tots:** With Deb Hudgins on June 1st 10:30 am

Summer Programming begins June 15th and ends August 22nd. See our [events calendar](#) for details or pick up a bookmark in the Library mid-June.

Check with us for Summer Reading Books for Northbridge Public Schools. We will be all set with extra print and e-book copies at the beginning of July!

Review

- Massachusetts State Parks parking pass
- [More info on passes](#)
- **Free Fun Fridays** are also being offered at 60 Massachusetts museums and cultural venues this summer. [Full schedule](#)

School Ages Tutoring:

Free tutoring will continue through the summer. Choose math for middle school to adults by a retired math teacher or other subjects by local residents. Call the Library to sign up!

Adult English

Tutoring: Free English as a Second Language for adults. Call the Library and ask for Carolyn. New tutors are always needed!

Knitter's Wednesday

Night Drop-in Group: 6 - 8 pm, everyone welcome!

from Nickolas Jané for making our gardens and lawn spectacular!

- New flowers for the front entrance provided by the Whitinsville Garden Club
- Our volunteers, old and new! Our barcoding project is about 2/3rd completed and we could not have done it at all without our volunteers!