

**TOWN OF NORTHBRIDGE  
BOARD OF SELECTMEN'S MEETING  
NORTHBRIDGE TOWN HALL  
7 MAIN STREET - WHITINSVILLE, MA 01588  
November 7, 2022 at 7:00 PM**

**PLEDGE OF ALLEGIANCE**

- I. APPROVAL OF MINUTES:** A. 1) August 22, 2022 2) September 12, 2022 [Exec. Sess.]  
3) September 16, 2022 [Special] 4) October 25, 2022 [FATM and Special Town Meeting]
- II. PUBLIC HEARING/B. 7:05 PM:** SSJP Holdings, LLC dba Reunion, 1227 Providence Road, Whitinsville [Sargon Hanna, Mgr.]/1) Request for a new All Alcoholic Beverages license 2) Request for a Common Victualler's license 3) Request for an Entertainment License /**Present:** Matthew Bourgault
- C. 7:10 PM:** FY23 Tax Rate Classification Hearing/**Present:** Robert Fitzgerald, Principal Assessor
- III. APPOINTMENTS/By the Town Manager: D. 1)** Cameron Deraeau, Laborer, DPW-Highway Division [Effective 11.8.22] **2)** Dylan Boulanger, Heavy Equipment Operator, DPW-Highway Division [Effective 11.8.22] /**Present:** Jamie Luchini, DPW Director **3)** Bethany Walker, Senior Library Assistant [Effective 11.8.22]
- IV. CITIZENS' COMMENTS/INPUT**
- V. DECISIONS:**
- E.** Church Street Banner Request/1) Blackstone Valley Veterans Association: Sunday, November 13, 2022 to Sunday, November 20, 2022 to advertise their Veterans Supper event to be held on Friday, November 18, 2022. **Present:** Daniel Lessard
- F.** Shop Small 01588: Request to hang a banner across Church Street from Sunday, November 20, 2022 to Sunday, December 4, 2022 to advertise their Shop Small event beginning November 26, 2022. **Present:** Jessie Schotanus
- G.** Tri-Valley Front Runners [Terri Powell] / 1) Request to hold the Annual 1<sup>st</sup> Day 5K Road Race on Sunday, January 1, 2023 beginning at 11 AM subject to the safety requirements of the Northbridge Police Department; and 2) Request to close Linwood Avenue between 10:45 AM and 12 PM
- H.** Northbridge Fire Department - Tree Lighting and Parade Event to be held Saturday, November 26, 2022. 1) Request to use Rockdale Common from 3 PM to 4 PM. 2) Request to use Memorial Park from 4 PM – 6 PM. 3) Request to close Church Street from Park Street to Main Street 4 PM - 6 PM
- I.** Eyepoint Pharmaceuticals - TIF Agreement/Vote to approve
- J.** Fire Station Project/Vote to approve a Grant of License for National Grid
- K.** Riverdale Mills (WWII Memorial Easement) - Permissive Use Agreement/Vote to approve
- L.** Pine Grove Cemetery Deed/Linda St. Francis [Lot No. 31, Walnut Ave (South)]/Vote to approve
- VI. DISCUSSIONS**
- VII. TOWN MANAGER'S REPORT:**  
-October 24, 2022 – November 4, 2022  
-Electricity and Aggregation Update
- VIII. SELECTMEN'S CONCERNS**
- IX. ITEMS FOR FUTURE AGENDA**
- X. CORRESPONDENCE**
- XI. EXECUTIVE SESSION**

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

THIS AGENDA IS SUBJECT TO CHANGE

## BOARD OF SELECTMEN'S MEETING

August 22, 2022

A meeting of the Board of Selectmen was called to order by Chairman Collins at 7:00 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. Board Members Present: Ampagoomian, Collins, Melia and Paulhus. Town Manager Adam D. Gaudette was absent and it is duly noted.

The Pledge of Allegiance was recited by those present.

**Presentation of Retirement Plaque to: Lieutenant David Nowlan, Firefighter/EMT.** Chairman Collins presented a retirement plaque to Lieutenant David Nowlan. Mr. Nowlan voiced that he has had a great career working for the Town of Northbridge.

**APPROVAL OF MINUTES:** 1) **May 23, 2022.** A motion/Mr. Ampagoomian, seconded/Mr. Melia to approve the May 23, 2022 minutes as presented with the readings omitted. Vote yes/Ampagoomian, Collins, Melia and Paulhus. 2) **June 7, 2022 [Joint Meeting with the School Committee].** A motion/Mr. Melia, seconded/Mr. Ampagoomian to approve the June 7, 2022 minutes as presented with the readings omitted. Vote yes/Ampagoomian, Collins, Melia and Paulhus. 3) **June 13, 2022.** A motion/Mr. Ampagoomian, seconded/Mr. Melia to approve the June 13, 2022 minutes as presented with the readings omitted. Vote yes/Ampagoomian, Collins, Melia and Paulhus. 4) **June 27, 2022.** A motion/Mr. Ampagoomian, seconded/Mr. Melia to approve the June 27, 2022 minutes as presented with the readings omitted. Vote yes/Ampagoomian, Collins, Melia and Paulhus. 5) **August 16, 2022.** A motion/Mr. Ampagoomian, seconded/Mr. Melia to approve the August 16, 2022 minutes as presented with the readings omitted. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

### **PUBLIC HEARING/None**

**APPOINTMENTS/By the Board of Selectmen:** 1) **David Potty, Historical Commission/Present: Ken Warchol.** Mr. Warchol introduced Mr. Potty, noting that he had previously served on the Commission. A motion/Mr. Melia, seconded/Mr. Ampagoomian to appoint Mr. David Potty to the Historical Commission. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

2) **Mark DeWeerd, Whitinsville Downtown Crossroads Historic District Commission [Historical Commission Nominee]/Present: Ken Warchol.** Mr. Warchol noted that Mr. DeWeerd is a History Teacher and is a great candidate for the Commission. Mr. DeWeerd introduced himself and stated that he moved here from Michigan and appreciates the deep history of the communities in this area. Mr. Warchol added that the Historical Commission would also like to appoint Mr. DeWeerd to the Historical Commission as they have one opening. A motion/Mr. Ampagoomian, seconded/Mr. Paulhus to appoint Mr. DeWeerd to the Whitinsville Downtown Crossroads Historic District Commission as the Historical Commission Nominee and to appoint him to the Historical Commission. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

3) **Michael Yetsko, Cable Advisory Committee/Present: Harry Berkowitz.** Mr. Berkowitz stated that with Mr. Yetsko's appointment tonight the Cable Advisory Committee will finally have a quorum, which will allow them to meet to begin the review of the Cable License. A motion/Mr. Ampagoomian, seconded/Mr. Melia to appoint Mr. Michael Yetsko to the Cable Advisory Committee. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**CITIZENS' COMMENTS/INPUT:** Chief Labrie noted that he was away for the 250<sup>th</sup> Anniversary celebration and wanted to publicly thank the Anniversary Board members, Department of Public Works,

Fire Department and Police Department. He stated that all departments did a fantastic job planning and executing.

**Whitin Community Center/Request permission to hold a portion of the Greenway Challenge Road Race Event in Whitinsville on Saturday, September 24, 2022, subject to the safety requirements of the Northbridge Police Department/Present: Charles Thompson, Race Coordinator.** Mr. Thompson explained that the race will begin at 8:30 AM in front of the Community Center so the Northbridge portion of the road race is going to be very quick, with runners coming down Linwood Avenue and turning right on Route 122, at which point the runners will be in Uxbridge. A motion/Mr. Melia, seconded/Mr. Ampagoomian to grant permission to the Whitin Community Center to hold a portion of the Greenway Challenge Road Race Event in Whitinsville on Saturday, September 24, 2022. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**Fairlawn Christian Reformed Church, 305 Goldthwaite Road/Request for a One-Day Weekday Entertainment License for a Drive-in Movie event on Friday, September 16, 2022 at 7:30 PM, subject to the safety requirements of the Northbridge Police and Fire Departments.** A motion/Mr. Ampagoomian, seconded/Mr. Melia to approve the above request for a one-day weekday entertainment license for a drive-in movie event to be held on Friday, September 16, 2022 at 7:30 PM, subject to the safety requirements of the Northbridge Police and Fire Departments. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**Open Sky Community Services, 50 Douglas Road/Request for a One-Day Wines and Malts License for their annual Valley Bag Toss event to be held on Saturday, October 15, 2022 from 12 PM – 5 PM [Rain date: Sunday, October 16, 2022].** A motion/Mr. Melia, seconded/Mr. Paulhus to approve Open Sky's request for a One-Day Wines and Malts license for their annual Valley Bag Toss event to be held on Saturday, October 15, 2022 from 12 PM to 5 PM with a rain date of Sunday, October 16, 2022. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**Oliver Ashton Post #343 / Vote to renew lease for a three-year term to expire June 30, 2025.** A motion/Mr. Ampagoomian, seconded/Mr. Paulhus to renew the Oliver Ashton Post #343 lease to expire on June 30, 2025. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**VOTES Act/Vote to allow the Chief of Police to assign a Police Detail for elections.** A motion Mr. Melia, seconded/Mr. Ampagoomian to allow the Chief of Police to assign a police detail for all elections. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**State Primary Election [September 6, 2022]/Vote to sign the warrant.** A motion/Mr. Ampagoomian, seconded/Mr. Melia to sign the State Primary Election Warrant [September 6, 2022]. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**Bylaw Review Committee/Request to extend the term of the Committee until May 2023 [SATM].** Mrs. Zywiec noted that the Committee has been taking their time to review the Bylaws well and due to the late start they feel they need more time. A motion/Mr. Melia, seconded/Mr. Ampagoomian to approve the Bylaw Review Committee's request to extend the term of the Committee until May 2023. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**Special Election/Vote to set a Special Election on Tuesday, November 8, 2022, from 7 AM – 8 PM at Northbridge High School.** Mrs. Zywiec explained that the Board has an option to leave the vacant seat on the Board of Selectmen open until the Town Election in May or they may call a special election at an earlier time. She advised that the State Election is scheduled for November 8, 2022, however, the Special Election does not need to be held the same day but pointed out that by combining the two elections we can combine

resources as well. She added that it would not be free as there would still be a lot of costs involved, and the ballots will be separate. Mrs. Zywiec further added that if we hold a Special Election on the same day as a State Election, we are required to offer early voting and vote by mail. Selectman Melia asked how the vacant seat is publicized. Mrs. Zywiec replied that they would add it to the website tomorrow if they vote to set a special election. Selectman Ampagoomian asked if she was aware of any other community that has had to do this. She remarked that it does happen, and she did reach out to some of the communities for helpful tips on how to handle it. A motion/Mr. Melia, seconded/Mr. Ampagoomian to set a Special Election for Tuesday, November 8, 2022, from 7 AM – 8 PM at Northbridge High School. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**Fall Annual Town Meeting [October 25, 2022]/Vote to place articles on the warrant.** A motion/Mr. Ampagoomian, seconded/Mr. Paulhus to place the Selectmen's articles on the Fall Annual Town Meeting Warrant [October 25, 2022]. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**Pine Grove Cemetery Deed/1) Nancy Devries [Lot No. 38, two full burial graves on Locust Ave. North].** A motion/Mr. Ampagoomian, seconded/Mr. Melia to approve the sale of Lot No. 38, two full burial graves on Locust Ave. North to Nancy Devries. Vote yes/Ampagoomian, Collins, Melia and Paulhus. **2) Sharon Humphrey [Lot No. 26D, Birch Path, North].** A motion/Mr. Ampagoomian, seconded/Mr. Melia to approve the sale of Lot No. 26D, Birch Path, North to Sharon Humphrey. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**Massachusetts State Police Museum & Learning Center/Request to use the Town Seal/Present: Jack Crawford, Board Member.** Mr. Crawford stated that he appeared before the 250<sup>th</sup> Anniversary Committee with an idea to raise money by marketing a challenge coin. He explained that since there was not enough time for the Committee to take that project on, he is coming before the Board of Selectmen to see if they would allow him on behalf of the Massachusetts State Police Museum and Learning Center to produce the coin. Mr. Melia asked how much they will charge. Mr. Crawford replied that the cost to manufacture the coin depends on how many are ordered. For 100 coins it would cost a little over \$1,100. Mr. Crawford added that each coin is numbered. Selectman Melia noted that he questioned the legality of it, to which the Town Clerk has jurisdiction of the Town Seal, and he does not have an issue with it. Mrs. Zywiec read aloud the portion of M.G.L. regarding the town seal. She advised the Board that some Clerks consider themselves to be the authority to choose how to use the seal, but she feels it is best for the Selectmen to decide that. She further advised the Board that whatever that seal goes on appears to be sponsored by the Town and is an official town use of the seal. A motion/Mr. Ampagoomian, seconded/Mr. Melia to allow the Massachusetts State Police Museum & Learning Center to use the Town Seal for a challenge coin, and to come before the board on a case-by-case basis for any further use. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**The Great Blackstone River Revival/Present: Bonnie Combs, Marketing Dir. – BRVNH.** Ms. Combs explained that the Great Blackstone River Revival is a watershed wide cleanup and is also the 50<sup>th</sup> anniversary of the original cleanup. She said that Unibank and the Blackstone Valley Rotary are hosting pickup locations. The cleanup event is scheduled for Saturday, August 27, 2022. Those looking to participate can show up at the Unibank on Route 122 (located in the Shaw's plaza), where volunteers will be outside the bank with grabbers, vests, gloves and trash bags. On September 10, 2022, there will be a celebration with live music from 11 am – 6 pm. Selectman Melia asked how they were advertising. Ms. Combs stated that those interested can go to [www.zaptheblackstone.com](http://www.zaptheblackstone.com) to register and one of the many members will reach out to you. Selectman Ampagoomian asked about larger debris that will not fit in a trash bag like around Plummers Landing. Ms. Combs advised that there is a listing of streets and that area is not on the list. She further explained that MASS DCR has partnered with the Blackstone River Watershed Association and they are doing a Clean Up Green Up event, which will involve mostly trail maintenance.



**Town Manager Evaluation Process.** Chairman Collins requested Board members to complete the Town Manager's evaluation and turn them in by September 6<sup>th</sup> to either Mrs. Ciaramitaro or Mrs. Susienka in the Manager's office. Selectman Melia noted that Mrs. Ciaramitaro would be distributing an electronic version of the evaluation forms if the board wished to complete it that way.

**TOWN MANAGER'S REPORT/None**

**SELECTMEN'S CONCERNS:** Selectman Ampagoomian requested a timeline of when the streets would be under construction by the Whitinsville Water Company. Chief Labrie stated that he spoke with the paving company to set up Detail Officers, and they plan to pave by the end of this week on Douglas Road. He also mentioned that Church Street at Quaker Street has been ground down to gravel, and their goal is to put to binder down tomorrow and finish paving Mendon Road.

**ITEMS FOR FUTURE AGENDA: O. Ambulance Fund (Write off of uncollectible accounts).**

**CORRESPONDENCE/None**

**EXECUTIVE SESSION/None**

A motion/Mr. Ampagoomian, seconded/Mr. Melia to adjourn the public meeting. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

**Meeting Adjourned: 7:53 PM**

**Respectfully submitted,**

**Brian Paulhus, Clerk**

/mjc

## **LIST OF DOCUMENTATION**

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

**August 22, 2022**

#### **PLEDGE OF ALLEGIANCE**

**Presentation of Retirement Plaque to: Lieutenant David Nowlan, Firefighter/EMT**

#### **I. APPROVAL OF MINUTES:**

**A. 1) May 23, 2022**

**-Copy of May 23, 2022 meeting minutes**

**2) June 7, 2022 [Joint Meeting with the School Committee]**

**-Copy of June 7, 2022 meeting minutes**

**3) June 13, 2022**

**-Copy of June 13, 2022 meeting minutes**

**4) June 27, 2022**

**-Copy of June 27, 2022 meeting minutes**

**5) August 16, 2022**

**-Copy of August 16, 2022 meeting minutes**

#### **II. PUBLIC HEARING/None**

#### **III. APPOINTMENTS/B. By the Board of Selectmen: 1) David Potty, Historical Commission/Present: Ken Warchol**

**-Copy of Talent Bank Form for David Potty**

**2) Mark DeWeerd, Whitinsville Downtown Crossroads Historic District Commission [Historical Commission Nominee]/Present: Ken Warchol**

**-Copy of Talent Bank Form for Mark DeWeerd**

**3) Michael Yetsko, Cable Advisory Committee/Present: Harry Berkowitz**

**-Copy of Talent Bank Form for Michael Yetsko**

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

#### **V. DECISIONS:**

**C. Whittin Community Center/Request permission to hold a portion of the Greenway Challenge Road Race event in Whitinsville on Saturday, September 24, 2022, subject to the safety requirements of the Northbridge Police Department/Present: Charles Thompson, Race Coordinator**

**-Copy of letter request**

**-Copy of Brochure with race details**

**-Copy of approval from the DPW Director**

**-Copy of approval from the Chief of Police**

**D. Fairlawn Christian Reformed Church, 305 Goldthwaite Road/Request for a One-Day Weekday Entertainment License for a Drive-in Movie event on Friday, September 16, 2022 at 7:30 PM, subject to the safety requirements of the Northbridge Police and Fire Departments**

- Copy of an application for a one-day weekday entertainment license
- Copy of Revenue Enforcement and Protection Attestation
- Copy of Workers' Compensation Affidavit
- Copy of license routing slip

**E. Open Sky Community Services, 50 Douglas Road/Request for a one-day wines and malts license for their annual Valley Bag Toss event on Saturday, October 15, 2022 from 12 PM – 5 PM [Rain date: Sunday, October 16, 2022]**

- Copy of license application for a one-day wine and malt license
- Copy of Revenue Enforcement and Protection Attestation
- Copy of Workers' Compensation Affidavit
- Copy of Hold Harmless Agreement
- Copy of Certificate of Liability Insurance
- Copy of Tips certification
- Copy of license routing slip

**F. Oliver Ashton Post #343 / Vote to renew lease for a three-year term to expire June 30, 2025**

- Copy of lease between the Town of Northbridge and the Oliver Ashton Post #343

**G. VOTES Act/Vote to allow the Chief of Police to assign a Police Detail for elections/No documentation**

**H. State Primary Election [September 6, 2022]/Vote to sign the warrant**

- Copy of State Primary Election [September 6, 2022]

**I. Bylaw Review Committee/Request to extend the term of the Committee until May 2023 [SATM]**

- Copy of memo requesting an extension for the Bylaw Review Committee

**J. Special Election/Vote to set a Special Election on Tuesday, November 8, 2022, from 7 AM – 8 PM at Northbridge High School**

- Copy of memo regarding the vacancy on the Board of Selectmen

**K. Fall Annual Town Meeting [October 25, 2022]/Vote to place articles on the warrant**

- Copy of Fall Annual Town Meeting Warrant [October 25, 2022]

**L. Pine Grove Cemetery Deed/1) Nancy Devries [Lot No. 38, two full burial graves on Locust Ave. North]**

- Copy of Pine Grove Cemetery Deed for Nancy Devries

**2) Sharon Humphrey [Lot No. 26D, Birch Path, North]**

- Copy of Pine Grove Cemetery Deed for Sharon Humphrey

**\*LL. Massachusetts State Police Museum & Learning Center/Request to use the Town Seal/Present: Jack Crawford, Board Member/No documentation**

- VI. DISCUSSIONS**  
**M. The Great Blackstone River Revival/Present: Bonnie Combs, Marketing Dir. – BRVNHC**  
-Copy of website news announcement  
-Copy of fliers  
  
**N. Town Manager Evaluation Process/None**
- VII. TOWN MANAGER'S REPORT/None**
- VIII. SELECTMEN'S CONCERNS/No documentation**
- IX. ITEMS FOR FUTURE AGENDA**  
**O. Ambulance Fund (Write off of uncollectible accounts)**
- X. CORRESPONDENCE/None**
- XI. EXECUTIVE SESSION/none**

## **SPECIAL BOARD OF SELECTMEN'S MEETING September 16, 2022**

A virtual Special Meeting of the Board of Selectmen was called to order by Chairman Collins at 3:30 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. Board Members present: Collins, Melia and Paulhus. Selectman Ampagoomian was not present and it is duly recorded. Also Present: Adam D. Gaudette, Town Manager.

**APPROVAL OF MINUTES/None**

**PUBLIC HEARING/None**

**APPOINTMENTS/RESIGNATIONS/None**

**CITIZENS' COMMENTS/INPUT/None**

### **DECISIONS:**

**Special Town Meeting:** **1)** A motion/Mr. Melia, seconded/Mr. Paulhus to call a Special Town Meeting for Tuesday, October 25, 2022 (Northbridge Middle School) to commence at the conclusion of the Fall Annual Town Meeting. Vote yes/Melia, Paulhus, and Collins. **2)** A motion/Mr. Melia, seconded/Mr. Paulhus to open the warrant on this date and time (September 16, 2022 at 7:00 p.m.). Vote yes/Melia, Paulhus, and Collins. **3)** A motion/Mr. Melia, seconded/Mr. Paulhus to place an article on the warrant to approve a Tax Increment Financing Agreement between the Town and Eyepoint Pharmaceuticals, and authorize the Selectmen to execute the TIF Agreement and any required documents and to approve submission to the EACC and to carry out any other action necessary. Vote yes/Melia, Paulhus, and Collins. **4)** Vote to close the warrant for the Special Town Meeting on Friday, September 23, 2022 at 12:00 Noon. Vote yes/Melia, Paulhus, and Collins.

**DISCUSSIONS/None**

**TOWN MANAGER'S REPORT/None**

**SELECTMEN'S CONCERNS/None**

**ITEMS FOR FUTURE AGENDA**

**CORRESPONDENCE**

**EXECUTIVE SESSION/None**

A motion/Mr. Melia, seconded/Mr. Paulhus to adjourn the meeting. Vote yes/Melia, Paulhus, and Collins.

**Meeting Adjourned: 4:00 PM**

**Respectfully submitted,**

**Brian Paulhus, Clerk**

/mjc

**LIST OF DOCUMENTATION  
SPECIAL BOARD OF SELECTMEN'S MEETING  
September 16, 2022**

**PLEDGE OF ALLEGIANCE**

**I. APPROVAL OF MINUTES**

**II. PUBLIC HEARING**

**III. APPOINTMENTS/RESIGNATIONS**

**IV. CITIZENS' COMMENTS/INPUT**

**V. DECISIONS**

**Special Town Meeting:** 1) Vote to call a Special Town Meeting for Tuesday, October 25, 2022 to commence at the conclusion of the Annual Town Meeting, 2) Vote to open the warrant this date and time, 3) Vote to place article(s) on the warrant, and 4) Vote to close the warrant for the Special Town Meeting on Friday, September 23, 2022 at 12:00 Noon

**-Copy of draft warrant article (Re: TIF Agreement with Eyepoint Pharmaceuticals)**

**VI. DISCUSSIONS**

**VII. TOWN MANAGER'S REPORT**

**VIII. SELECTMEN'S CONCERNS**

**IX. ITEMS FOR FUTURE AGENDA**

**X. CORRESPONDENCE**

**XI. EXECUTIVE SESSION**

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

**October 25, 2022**

A meeting of the Board of Selectmen was called to order at 6:30 PM by Chairman Russell Collins at the Northbridge Middle School Auditorium, 171 Linwood Avenue, Whitinsville, MA.  
**Present:** Board Members: Collins, Melia, Paulhus and Ampagoomian.

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

**Town Meeting Business/Fall Annual Town Meeting.** The Board was informed that the motion for Article 3 was revised to reflect a different accounting of the \$1,450,000 for the purchase of approximately 97.67 acres of Castle Hill Farm as follows:

**Borrow:** \$1,200,000 up to 30 years; and,

**Appropriate:** \$250,000 from the Community Preservation Fund Undesignated/Unreserved Balance

The remaining appropriation of \$50,000 from the Community Preservation Fund Undesignated/Unreserved Balance for costs associated with the acquisition remains unchanged.

A motion/Mr. Melia, seconded/Mr. Ampagoomian to support the revised motion for Article 3 as shown above. Vote yes/Collins, Melia, Paulhus and Ampagoomian.

**Town Meeting Business/Special Town Meeting/None.**

There being no further business before the Board at this time, a motion/Mr. Melia seconded/Mr. Ampagoomian, to adjourn the Selectmen's Meeting at the conclusion of the Fall Annual and Special Town Meetings this evening. Vote yes/Collins, Ampagoomian, Paulhus, and Melia.

**Meeting Adjourned: 7:58 P.M.**

**Respectfully submitted,**

**Brian Paulhus, Clerk**

/sls



**LIST OF DOCUMENTATION**

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

**October 25, 2022**

**APPROVAL OF MINUTES/None**

**PUBLIC HEARING/None**

**APPOINTMENTS/RESIGNATIONS/None**

**CITIZENS' COMMENTS/INPUT/None**

**DECISIONS**

**A. Fall Annual Town Meeting Business**

**-Copy of motions including the revised motion for Article 3**

**B. Special Town Meeting Business**

**-Copy of motions**

**DISCUSSIONS/None**

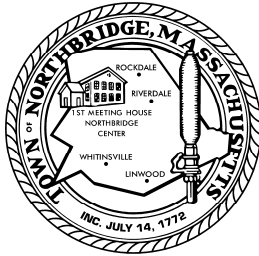
**TOWN MANAGER'S REPORT/None**

**SELECTMEN'S CONCERNS/None**

**ITEMS FOR FUTURE AGENDA/None**

**CORRESPONDENCE/None**

**EXECUTIVE SESSION/None**



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

B.

**Adam D. Gaudette  
Town Manager**

October 24, 2022

**Via Email: ganlegpubnotices7@gannett.com**

Telegram & Gazette (Legals)

Account: #692716

To Whom It May Concern:

Please place the following Legal Notice in your newspaper for **Thursday, October 27, 2022:**

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***TOWN OF NORTHBRIDGE  
PUBLIC HEARING NOTICE***

Notice is hereby given, under Chapter 138, Section 12 of the MGLs that a Public Hearing will be held on **Monday, November 7, 2022, at 7:05 PM** in the Selectmen's Room, Northbridge Town Hall, 7 Main Street, Whitinsville, MA to consider the application of SSJP Holdings, LLC dba Reunion [Sargon Hanna, Mgr.] for a new All Alcoholic Beverages Liquor License at 1227 Providence Road, Whitinsville, MA 01588. The description of the premises is as follows: 100 seat restaurant with roughly 30 bar seats and 70 dining seats. The restaurant is about 2,750 sq. ft. The liquor deliveries will arrive in the back entrance of the restaurant and will be stored in a locked liquor storage room. 1 floor, 3 entrance/exits seating capacity of 100 and occupancy 120.

Russell Collins, Chairman  
Northbridge Board of Selectmen  
October 27, 2022

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Please send bill and tear sheets to: Northbridge Town Hall  
Town Manager's Office  
7 Main Street  
Whitinsville, MA 01588

Sincerely,

Melissa Ciaramitaro  
Sr. Admin Asst./HR Asst.

c: Sargon Hanna  
Abutters



*The Commonwealth of Massachusetts*  
**Alcoholic Beverages Control Commission**  
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
MONETARY TRANSMITTAL FORM**

**APPLICATION FOR A NEW LICENSE**

**APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL  
LICENSING AUTHORITY.**

**ECRT CODE: RETA**

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

**PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE  
PAYMENT RECEIPT**

**ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)**

**ENTITY/ LICENSEE NAME**

**ADDRESS**

**CITY/TOWN**

**STATE**

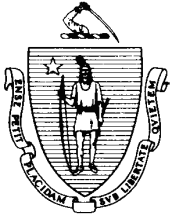
**ZIP CODE**

For the following transactions (Check all that apply):

- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> New License                        | <input type="checkbox"/> Change of Location   | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal)         | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License                           | <input type="checkbox"/> Alteration of Licensed Premises  | <input type="checkbox"/> Change of License Type (i.e. club / restaurant)  | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock)    |
| <input type="checkbox"/> Change of Manager                             | <input type="checkbox"/> Change Corporate Name  | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement               |
| <input type="checkbox"/> Change of Officers/<br>Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest<br>(LLC Members/ LLP Partners,<br>Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder       | <input type="checkbox"/> Change of Hours                              |
|  | <input type="checkbox"/> Other <input type="text"/>   |   | <input type="checkbox"/> Change of DBA                                |

**THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS  
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL:**

**Alcoholic Beverages Control Commission**  
**95 Fourth Street, Suite 3**  
**Chelsea, MA 02150-2358**



*The Commonwealth of Massachusetts*  
*Alcoholic Beverages Control Commission*  
*95 Fourth Street, Suite 3, Chelsea, MA 02150-2358*  
*www.mass.gov/abcc*

**APPLICATION FOR A NEW LICENSE**

Municipality

**1. LICENSE CLASSIFICATION INFORMATION**

**ON/OFF-PREMISES**

On-Premises-12

**TYPE**

\$12 Restaurant

**CATEGORY**

All Alcoholic Beverages

**CLASS**

Annual

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

100 seat modern American restaurant serving craft cocktails and craft beer

Is this license application pursuant to special legislation?



Yes



No

Chapter

Acts of

**2. BUSINESS ENTITY INFORMATION**

The entity that will be issued the license and have operational control of the premises.

Entity Name

FEIN

DBA

Manager of Record

Street Address

Phone

Email

Alternative Phone

Website

**3. DESCRIPTION OF PREMISES**

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

100 seat restaurant with roughlt 30 bar seats and 70 dining seats. The restaurant is about 2750 sq feet. The liquor deliveries will arrive in the back entrance of the restaurant and will be stored in a locked liquor storage room.

Total Square Footage:

Number of Entrances:

Seating Capacity:

Number of Floors

Number of Exits:

Occupancy Number:

**4. APPLICATION CONTACT**

The application contact is the person whom the licensing authorities should contact regarding this application.

Name:

Phone:

Title:

Email:

## APPLICATION FOR A NEW LICENSE

### 5. CORPORATE STRUCTURE

Entity Legal Structure	<input type="text" value="LLC"/>	Date of Incorporation	<input type="text" value="Jun 16, 2022"/>
State of Incorporation	<input type="text" value="Massachusetts"/>	Is the Corporation publicly traded? <input type="radio"/> Yes <input checked="" type="radio"/> No	

### 6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:  
**On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers** - At least 50% must be US citizens;  
**Off Premises (Liquor Store) Directors or LLC Managers** - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
<b>Sargon Hanna</b>	208 Brigham Hill RD, North Grafton, MA 01536	<del>XXXXXXXXXX</del>	<del>XXXX/XX/XX</del>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Owner	50	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<b>Shawn Briggs</b>	38 Merril Rd, Sutton, MA 01590	<del>XXXXXXXXXX</del>	<del>XX/XX/XXXX</del>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Owner	50	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached? ☐ Yes ☒ No

### CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☒ No

## APPLICATION FOR A NEW LICENSE

### 6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☒ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
Sargon Hanna	On Premise	Reunion Tap & Table	Grafton
Shawn Briggs	ON Premise	Reunion Tap & Table	Grafton

### 6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes ☐ No ☒

If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

### 6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?

Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

## 7. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease 

Landlord Name P.C.K LIMITED PARTNERSHIP

Landlord Phone 508-864-7994

Landlord Email billgfdl@gmail.com

Landlord Address One Mercantile St, SUITE 510, Worcester, MA 01609

Lease Beginning Date 10/1/2022

Rent per Month 3667.67

Lease Ending Date 9/30/2027

Rent per Year 44,000.00

Will the Landlord receive revenue based on percentage of alcohol sales?

☐ Yes ☒ No

## APPLICATION FOR A NEW LICENSE

### 8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	0
B. Purchase Price for Business Assets	0
C. Other * (Please specify below)	250,000
D. Total Cost	250,000

\*Other Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

### SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Total	0

### SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
Rockland Trust Bank	250,000	Commercial/Business Loan	<input type="radio"/> Yes <input checked="" type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

### FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

Rockland Trust Bank is lending to SSJP Holdings, LLC an amount of 250,000 for construction and renovation of the leased space.

### 9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? ☐ Yes ☒ No

Please indicate what you are seeking to pledge (check all that apply) ☐ License ☐ Stock ☐ Inventory

To whom is the pledge being made?



## 10. MANAGER APPLICATION

### A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name	Sargon Hanna	Date of Birth	07/05/1985	XXXXXXXXXXXX
Residential Address	208 Brigham Hill RD, North Grafton, MA 01536			
Email	Sargon@reuniontap.com	Phone	508-864-4891	
Please indicate how many hours per week you intend to be on the licensed premises			40	

### B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?\* ☒ Yes ☐ No \*Manager must be a U.S. Citizen  
If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.  
Have you ever been convicted of a state, federal, or military crime? ☐ Yes ☒ No  
If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

### C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
10/15/2007	10/15/2019	Account Manager	Elias Hanna	Elias Hanna

### D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? ☐ Yes ☒ No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature Sargon Hanna Date 10/21/2022

## 11. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

☐ Yes ☒ No

If yes, please fill out section 11.

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

**IMPORTANT NOTE:** A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

### 11A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone		
<input type="text"/>	<input type="text"/>	<input type="text"/>		
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

### CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

☐ Yes ☐ No

If yes, attach an affidavit providing the details of any and all convictions.

## 11B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

### LICENSE

Does any individual or entity identified in question 11A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

### 11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 11A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

### 11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 11A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

### 11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Has any of the disclosed licenses listed in questions in section 11B, 11C, 11D ever been suspended, revoked or cancelled?

Yes ☐ No ☐ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

### 11F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee?

Yes ☐ No ☐

b. Will the licensee retain control of the business finances?

Yes ☐ No ☐

c. Does the management entity handle the payroll for the business?

Yes ☐ No ☐

d. Management Term Begin Date

e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

☐ \$ per month/year (indicate amount)

☐ % of alcohol sales (indicate percentage)

☐ % of overall sales (indicate percentage)

☐ other (please explain)

**ABCC Licensee Officer/LLC Manager**

Signature:

Title:

Date:

**Management Agreement Entity Officer/LLC Manager**

Signature:

Title:

Date:

### **ADDITIONAL INFORMATION**

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

## APPLICANT'S STATEMENT

I, Sargon Hanna the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager  
Authorized Signatory  
of SSJP Holdings LLC  
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:



Date: 10/6/2022

Title:

Manager

## ENTITY VOTE

The Board of Directors or LLC Managers of

SSJP Holdings, LLC

Entity Name

duly voted to apply to the Licensing Authority of

Northbridge

City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on

10/5/2022

Date of Meeting

For the following transactions (Check all that apply):

- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> New License                        | <input type="checkbox"/> Change of Location   | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal)         | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License                           | <input type="checkbox"/> Alteration of Licensed Premises  | <input type="checkbox"/> Change of License Type (i.e. club / restaurant)  | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock)    |
| <input type="checkbox"/> Change of Manager                             | <input type="checkbox"/> Change Corporate Name  | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement               |
| <input type="checkbox"/> Change of Officers/<br>Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest<br>(LLC Members/ LLP Partners,<br>Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder       | <input type="checkbox"/> Change of Hours                              |
|  | <input type="checkbox"/> Other  |   | <input type="checkbox"/> Change of DBA                                |

"VOTED: To authorize

Sargon Hanna

Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

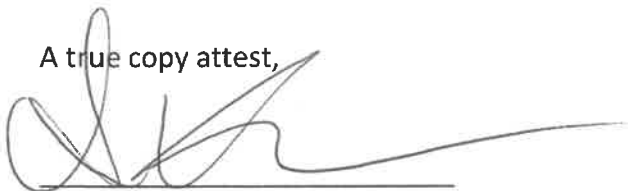
"VOTED: To appoint

Sargon Hanna

Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,

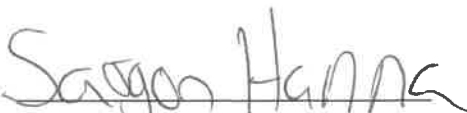


Corporate Officer / LLC Manager Signature

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature



(Print Name)

(Print Name)

*Revised*

**The Commonwealth of Massachusetts**  
**William Francis Galvin**

Minimum Fee: \$100.00

Secretary of the Commonwealth, Corporations Division  
 One Ashburton Place, 17th floor  
 Boston, MA 02108-1512  
 Telephone: (617) 727-9640

### Restated Certificate of Organization

(General Laws, Chapter )

**Identification Number:** 001589554

**The date of filing of the original certificate of organization:** 6/16/2022

**1. The exact name of the limited liability company is:** SSJP HOLDINGS LLC  
**and if changed, the name under which it was originally organized:**

**2a. Location of its principal office:**

No. and Street: 208 BRIGHAM HILL RD  
 City or Town: N. GRAFTON State: MA Zip: 01536 Country: USA

**2b. Street address of the office in the Commonwealth at which the records will be maintained:**

No. and Street: 208 BRIGHAM HILL RD  
 City or Town: N. GRAFTON State: MA Zip: 01536 Country: USA

**3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:**

MANAGEMENT AND OWNERSHIP OF BAR, RESTAURANT AND HOSPITALITY SERVICES

**4. The latest date of dissolution, if specified:**

**5. Name and address of the Resident Agent:**

Name: SARGON HANNA  
 No. and Street: 208 BRIGHAM HILL RD  
 City or Town: N. GRAFTON State: MA Zip: 01536 Country: USA

**I, SARGON HANNA resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.**

**6. The name and business address of each manager, if any:**

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	SHAWN BRIGGS	208 BRIGHAM HILL RD N. GRAFTON, MA 01536 USA
MANAGER	SARGON HANNA	208 BRIGHAM HILL RD N. GRAFTON, MA 01536 USA

**7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no**



<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address</b> (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	SARGON HANNA	208 BRIGHAM HILL RD N. GRAFTON, MA 01536

**8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:**

<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address</b> (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	SARGON HANNA	208 BRIGHAM HILL RD N. GRAFTON, MA 01536 USA
REAL PROPERTY	SHAWN BRIGGS	208 BRIGHAM HILL RD N. GRAFTON, MA 01536 USA

**9. Additional matters:**

**10. Describe any amendments to be effected by the restated certificate, and if none, include a statement to that affect:**

NO OTHER CHANGES EXCEPT THAT OF NAME CHANGE OF RESIDENT AGENT AND NAME OF MANAGERS AND SIGNATORY

**11. The restated certificate shall be effective when filed unless a later effective date is specified:**

**SIGNED UNDER THE PENALTIES OF PERJURY, this 6 Day of October, 2022,**  
SARGON HANNA , Signature of Applicant.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

October 06, 2022 10:15 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial 'W' and 'G'.

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*

## ADDENDUM A

### 6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Percentage of Ownership in Entity being Licensed (Write "NA" if this is the entity being licensed)			
<input type="text"/>	<input type="text"/>			

Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB	
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Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
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Name of Principal	Residential Address	SSN	DOB	
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Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
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Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
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Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

#### CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?  
If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☐ No

## LEASE

Lease Agreement made this 5<sup>th</sup> day of August, 2022, between **P.C.K. LIMITED PARTNERSHIP**, a Massachusetts Limited Partnership with a business address c/o NAI Glickman Kovago & Jacobs, One Mercantile Street, Suite 510, Worcester, Massachusetts 01609 (“Lessor”), and **SSJP HOLDINGS LLC**, a Massachusetts Limited Liability Company having its principal place of business at 208 Brigham Hill Road, North Grafton, Massachusetts 01536 (“Lessee”).

## WITNESSETH

THAT, in consideration of the covenants herein contained, Lessor hereby leases and Lessee hereby rents the following described Premises:

The store front consisting of approximately 2,750 square feet of floor area located within the Whitinsville Plaza shopping center and having a mailing address of 1227 Providence Road, Whitinsville, Massachusetts 01588 (the “Premises”). The Premises shall include the right to share, in common with others, all walkways, parking areas and such access as may be provided to the side or rear of the Premises, if any.

Lessor specifically reserves the right to make rules and regulations regarding the use of common areas and the parking areas to the extent that Lessor may prohibit employee parking except within certain areas if in the judgment of Lessor that becomes necessary in order that there be sufficient customer parking for all users of said lot, provided such rules and regulations are of general application to all tenants of Whitinsville Plaza.

Upon the execution of this Lease and Lessee providing Lessor with satisfactory evidence of insurance as required in paragraph 10 herein as well as coverages for builder’s risk and workmen’s compensation, Lessor shall deliver to Lessee the Premises in accordance with Schedule A attached hereto and incorporated herein. Lessee agrees to make all alterations or renovations desired by Lessee, all in accordance with the provisions of paragraph 15 herein, at Lessee’s cost and expense.

1. **TERM AND AUTOMATIC EXTENSIONS:** The term of this Lease shall be for a period of five (5) years commencing (the “Commencement Date”) on that date which is the later of: (a) the date that Lessee receives an occupancy permit to use the Premises; or (b) the date that Lessee receives local and state approval for an on-premises serving liquor license for the Premises (together, items (a) and (b) are hereinafter referred to as the “Necessary Approvals”).

This Lease is contingent upon Lessee obtaining the Necessary Approvals, at Lessee’s sole cost and expense, on or before that date which is 120 days after the date first above written (the “Permit Period”). Lessee agrees to use diligent

efforts to obtain the Necessary Approvals and to keep Lessor informed of Lessee's progress in connection therewith. If, despite Lessee's diligent efforts, the Necessary Permits have not been obtained on or before the expiration of the Permit Period, then, at Lessor's option, this Lease may be terminated by notice to Lessee whereupon all obligations of the parties hereto shall cease and this Lease shall be void and without further recourse to the parties. Notwithstanding the foregoing or anything to the contrary herein contained, if Lessee has applied for and is using diligent efforts to obtain the Necessary Approvals, then the Permit Period shall be enlarged by the amount of time necessary for Lessee to obtain the Necessary Approvals, provided that Lessee continues to use diligent efforts to obtain the Necessary Approvals during any such enlarged Permit Period.

Provided Lessee is not then in default, this Lease shall be automatically extended for two (2) extended terms of five (5) years each unless, on or before six (6) months prior to the commencement of any such extended term, Lessee gives Lessor oral or written notice of termination.

2. RENT: Rent shall become due and payable beginning on the Commencement Date as follows:

<b>Term</b>	<b>Lease Year</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>	<b>Increase</b>
Initial Term	1	\$44,000.00	\$3,666.67	
Initial Term	2	\$44,880.00	\$3,740.00	2.0%
Initial Term	3	\$45,777.60	\$3,814.80	2.0%
Initial Term	4	\$46,693.15	\$3,891.10	2.0%
Initial Term	5	\$47,627.02	\$3,968.92	2.0%
1st Extension Term	6	\$48,579.56	\$4,048.30	2.0%
1st Extension Term	7	\$49,551.15	\$4,129.26	2.0%
1st Extension Term	8	\$50,542.17	\$4,211.85	2.0%
1st Extension Term	9	\$51,553.01	\$4,296.08	2.0%
1st Extension Term	10	\$52,584.07	\$4,382.01	2.0%
2nd Extension Term	11	\$53,635.75	\$4,469.65	2.0%

2nd Extension Term	12	\$54,708.47	\$4,559.04	2.0%
2nd Extension Term	13	\$55,802.64	\$4,650.22	2.0%
2nd Extension Term	14	\$56,918.69	\$4,743.22	2.0%
2nd Extension Term	15	\$58,057.07	\$4,838.09	2.0%

All rent payments shall be made on the first day of each month in advance. Rent for any partial month shall be equitably adjusted. All rent payments shall be made payable to Lessor and delivered to Lessor, by direct deposit, or to Lessor's address by a good check payable in U.S. funds and drawn on a Massachusetts bank.

Throughout the term of this Lease, rent shall be increased by the Triple Net Charges as set forth below, which charges shall be considered as additional rent:

(a) Taxes, Assessments and Insurance: Lessee shall pay an amount equal to its proportionate share of any and all real estate taxes and municipal assessments levied on the land and buildings of which the Premises are a part as well as insurance premiums on said land and buildings. Lessee's share of such taxes, assessments and insurance shall be equitably adjusted for and with respect to any portion of the term of this Lease which does not include an entire period.

(b) Parking Lot, Snow Plowing and Common Area Charges: Lessor agrees that Lessor will be responsible for contracting for services and Lessee agrees to pay an amount equal to its proportionate share of the costs of services for the plowing and removal of snow from the parking lot, driveway and walkways and maintaining the parking lot and common areas, including, but not limited to, maintaining the existing and future lighting, landscaping, building and common areas in not less than their current degree of maintenance and repair. Common Area shall include all areas of the Shopping Center except the interior of all rentable space and Common Area charges shall include, but not be limited to all general maintenance and other costs and expenses of every kind and nature relating in any way to the ownership, operation, management and associated fees, repair and maintenance of the building in which the Premises are a part (including the parking and landscaping areas) and common areas. Excluded from the calculation of the additional rent charges shall be the following:

1. All expenses for which Lessor is compensated directly by third parties (such as other tenants) or by insurance proceeds;
2. All costs covered by warranties of manufacturers, suppliers or contractors;

3. All costs associated with the construction of tenant improvements made specifically and exclusively for other tenants of this building.

(c) For purposes of the preceding two (2) paragraphs (a) and (b), Lessee's proportionate share shall be calculated based on that fraction determined by the ratio of first floor square footage occupied by the Lessee which will be considered to be 2,750 square feet as compared to the total first floor square footage of all buildings of which the Premises are a part. IT IS THE INTENT OF THIS AGREEMENT THAT THE LESSEE'S OCCUPANCY OF THE PREMISES SHALL BE NET, NET, NET TO THE LESSOR.

(d) Payments to be made under the preceding paragraphs shall be paid by Lessee: i) within thirty (30) days of being presented with a bill; or ii) at the option of Lessor, Lessee shall pay one-twelfth (1/12) of the estimated annual expense for the same with each monthly rent payment. Lessor shall adjust the monthly payments based on actual billings within sixty (60) days of the close of each calendar year.

Lessee shall have the right, within sixty (60) days of the close of the calendar year to audit the books and records relating to Common Area Charges at the location where the books and records are typically kept by Lessor. Any adjustments required by said audit shall be made within thirty (30) days of notice of the same.

3. UTILITIES: Lessee agrees to pay promptly all bills chargeable to the Premises for electricity, gas and any other utilities separately metered and consumed by Lessee, whether for heat, air conditioning or otherwise, and bills for water and sewer servicing the Premises. It is agreed that all utilities chargeable to Lessee including electricity, gas, air conditioning, water and sewer, and grease trap maintenance shall be separately metered. Lessor shall deliver the Premises with the plumbing system, the electric system, and the heating, ventilation and air conditioning system (the "HVAC System") serving the Premises in good working order. Lessor shall either repair or replace, in Lessor's sole discretion, the HVAC System. Lessee shall be responsible for its own cleaning and rubbish removal including the proper disposition of all waste products used or generated by Lessee in its business, including all fats and/or waste constituents from wastewater.

4. NUISANCE AND BUSINESS OPERATIONS: Lessee shall not allow the Premises to be used in a manner that will cause nuisance to others. Lessee will take all actions necessary to control any noise or disturbances or nuisances whether by its employees or its customers and Lessee shall ensure that there will be no gathering, congregating or loitering by its customers outside of the Premise to the extent that Lessee shall, by execution of this Lease hold Lessor harmless from all loss, cost, damages and fees, including but not limited to

attorney's fees originating from claims relating to any nuisance created by Lessee.

The business shall be operated and merchandised in a professional manner such that the Premises, and most importantly the storefront windows, shall at all times have a clean and neat appearance. The business shall be operated on a continuing basis for a number of days per week and hours per day consistent with similar restaurants in the same general locale as the Premises.

It is acknowledged by Lessee that the Premises are a part of a shopping plaza, the strength of which is the quality of its tenants. The tenants in the plaza enjoy the benefits of shared customers. It is Lessor's expectation that Lessee will contribute to the strength of the plaza in a positive manner. Therefore, in addition to Lessee's other obligations set forth in this Lease, it is expected that Lessee shall operate its business so that it is open and run in a good business-like, clean and sanitary manner.

5. USE OF PREMISES: Lessee agrees to use the Premises for the purpose of carrying on its business of a sit-down restaurant and bar and for no other purpose. Lessee shall not use the Premises as a drug store, beauty or nail salon or spa or a food supermarket or convenience store for the sale of fresh fruit and vegetables, fresh meat, fish, milk or dairy products, delicatessen products or frozen foods; nor shall the Premises contain any pinball, video or other arcade games.

Lessee at its sole expense shall comply with all material laws, orders, and regulations of Federal, State and Municipal authorities, including but not limited to those of the local Board of Health, and with any direction of any public officer pursuant to law, which shall impose any duty upon Lessor or Lessee with respect to the Premises and shall observe and comply with such reasonable rules and regulations as may be promulgated by Lessor. Lessee, at its sole expense, shall obtain all licenses or permits which may be required for the conduct of its business within the terms of this Lease, or for the making of repairs, alterations, improvements, or additions, and Lessor, where necessary, will join with Lessee in applying for all such permits or licenses. Lessee shall be solely responsible to pay any and all personal property taxes assessed on the Premises.

6. MAINTENANCE and REPAIRS: Lessee, during the term of this Lease or any extensions or renewals thereof, shall, at its expense, make all repairs and replacements as shall be reasonably necessary to keep the Premises in good repair, including but not limited to all windows, doors, plumbing, and electrical systems. Lessee further agrees that all damage or injury done to the Premises by Lessee or by any person who may be in or upon the Premises, except such injury or damage as may be done by Lessor, Lessor's agents, servants, or employees, shall be repaired by Lessee at Lessee's expense. Any damage or injury done to the Premises by Lessor, its agents, servants, or employees shall be repaired by Lessor. Lessor agrees to maintain the structural portion of the



outside walls, roof and floor of the building within which the Premises are a part. Lessee agrees to promptly and regularly remove all rubbish from the Premises at Lessee's cost and expense and not allow the same to accumulate.

In addition to, and not *in lieu* of any other provision in this Lease, during the term of this Lease or any extensions or renewals thereof:

(a) In the event Lessor elects to repair the HVAC System pursuant to paragraph 3 above, then Lessee shall, at its expense, keep maintenance and service records of the HVAC System, and shall maintain and repair the HVAC System and Lessor shall reimburse Lessee for costs exceeding Two Thousand and 00/100 (\$2,000.00) Dollars incurred by Lessee to maintain and repair the HVAC System, provided that: i.) Lessee has entered into a service contract to maintain the HVAC System during the Term of this Lease; and ii.) Lessee has maintained the HVAC System, to the reasonable satisfaction of Lessor, in accordance with such service contract. Upon reimbursement to Lessee for costs exceeding a total of Two Thousand and 00/100 (\$2,000.00) Dollars incurred by Lessee to maintain and repair the HVAC System during the Term of this Lease, Lessor's obligation to reimburse Lessee for such costs shall cease and any cost to maintain or repair the HVAC System incurred by Lessee after Lessor has reimbursed Lessee in the total amount of Two Thousand and 00/100 (\$2,000.00) Dollars shall be Lessee's sole cost and expense.

(b) In the event Lessor elects to replace the HVAC System pursuant to paragraph 3 above, then Lessee shall, at its expense, keep maintenance and service records of the HVAC System, and Lessee shall maintain, repair and replace the HVAC System at Lessee's sole cost and expense without reimbursement from Lessor.

Notwithstanding any provisions of this Lease to the contrary, Lessee shall be primarily responsible to keep the sidewalks immediately adjacent to the Premises free of ice, snow and debris between the times of Lessor's normal maintenance of the same.

Lessee will inspect and accept the Premises upon commencement of this Lease and agrees that, at the expiration of this Lease or upon earlier termination thereof, to quit and surrender the Premises in good condition, excepting reasonable wear, damage by fire or other casualty or other causes beyond the control of Lessee.

Lessee shall, at its expense, regularly maintain a grease trap adequate to remove all fats and/or waste constituents from wastewater generated in the course of its business. Lessee shall submit proof of such maintenance to Lessor upon request.

7. LESSOR'S ENTRY: Lessee shall permit Lessor and its agents to enter the Premises at reasonable times to inspect the same and to make any repairs

which are the responsibility of Lessor and further to show the Premises at the end of the term or any extensions thereof to prospective tenants. Lessor shall not unreasonably interfere with Lessee's quiet enjoyment of the Premises while conducting Lessor's rights hereunder.

8. INSOLVENCY: If any proceedings in bankruptcy or insolvency are filed against Lessee or if any writ of attachment or writ of execution is levied upon the interest herein of Lessee, and such proceedings or levies shall not be released or dismissed within thirty (30) days thereafter, or if any sale of the leasehold interest hereby created or any part thereof should be made under any execution or other judicial process, or if Lessee shall make any assignment for the benefit of creditors or shall voluntarily institute bankruptcy or insolvency proceedings, Lessor, at Lessor's election, may re-enter and take possession of the Premises and remove all persons therefrom and Lessee covenants and agrees, notwithstanding any entry or re-entry by Lessor, whether by summary proceedings, termination or otherwise, to pay and be responsible for the days originally fixed hereunder for the payments thereof, amounts equal to the several installments of rent and other charges reserved as they would, under the terms of this Lease, become due if this Lease had not been terminated or if Lessor had not entered or re-entered as aforesaid, including but not limited to legal fees, costs, and charges incurred. Lessor agrees to use reasonable efforts to mitigate Lessor's damages.

Lessee agrees to provide Lessor, upon Lessor's request financial statements for the sole use of Lessor in determining Lessee's solvency and for the use of Lessor's mortgagee. All information shall be kept confidential to the extent permitted by law.

9. NON-WAIVER OF DEFAULT: The subsequent acceptance of rent hereunder by Lessor shall not be deemed a waiver of any preceding breach of any obligations hereunder by Lessee other than the failure to pay the particular rental so accepted and the waiver of any breach of any covenant or condition by Lessor shall not constitute a waiver of any other breach regardless of knowledge thereof.
10. INSURANCE: Lessee at its own expense shall provide and keep in force, for the benefit of Lessor, comprehensive general liability insurance in which Lessor shall be named as an additional insured with minimum limits of at least \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate, at least \$500,000.00 for property damage, and so-called "Business Interruption" insurance in which Lessor shall be named as an additional insured in an amount necessary to pay rent due hereunder during any period that the Premises is rendered unfit for use by Lessee including but not limited to periods described in paragraph 11 herein. Lessee agrees to increase the limits and type of coverage as may be requested by Lessor from time to time so that the same reflect commercially reasonable coverages taking into account

Lessee's use of the Premises. The policy shall contain a provision that the insurer will not cancel or change the insurance without first giving Lessor ten (10) days prior written notice. Lessee shall deposit said insurance policies or certificates of insurance with Lessor within ten (10) days of the commencement date hereof.

Additionally, during the term of this Lease, Lessee will indemnify and save harmless Lessor against and from any and all claims by or on behalf of any person arising from the conduct or management of or from any work or thing whatsoever done in or about the Premises by any person lawfully in or about the Premises except as to negligence of Lessor, its agents, servants, employees, invitees, or causes under Lessor's control.

Notwithstanding anything to the contrary contained in this Lease, the parties hereby mutually release one another of and from any and all liabilities and damages that are covered by their respective insurance then in force, to the full extent of such insurance coverage, provided that this release does not invalidate such insurance coverage nor affect the rights of subrogation of any insurer, and the parties agree to look to such insurance coverage for reimbursement or compensation for such covered damages or liabilities. This paragraph shall not affect the rights of the parties to seek damages from one another for claims which are not clearly covered by their respective insurance or for claims in excess of any insurance coverage.

11. FIRE OR OTHER CASUALTY LOSS: In the event of damage or destruction of the Premises by fire or other unavoidable casualty so that the same shall thereby be rendered unfit for use or otherwise materially and substantially impairs Lessee's ability to conduct its business, and the Premises cannot be restored with reasonable diligence within one hundred eighty (180) days then this Lease and the said term shall terminate at the election of either Lessee or Lessor and if either shall not so elect, then in case of any such destruction or damage to the Premises rendering the same unfit for use or occupation, the rent hereinafter shall be abated until the Premises is rendered fit for Lessee provided that Lessee maintains in full force and effect so-called "Business Interruption" insurance described in paragraph 10 herein.
12. DAMAGE AND LOSS: To the maximum extent that this Agreement may be made effective according to law Lessee agrees that Lessor shall not be responsible or liable to Lessee or those claiming by, through, or under Lessee, for any loss or damage resulting to Lessee or those claiming by, through or under it or its or their property from the breaking, bursting, stopping or leaking of electric cables, wires or water, gas, sewer or steam pipes and like loss or damage, unless caused by negligence of Lessor, its agents, servants or employees.

Lessee will indemnify Lessor and hold it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury arising from or out of any occurrence in, upon, or at the

Premises, or the occupancy or use by Lessee of the Premises or any part thereof or occasioned wholly or in part by any negligent act or omission of Lessee, its agents, contractors, employees, servants, lessees or concessionaires. In case Lessor shall be made a party to any litigation commencing by or against Lessee, then Lessee shall protect and hold Lessor harmless and shall pay all costs, expenses and reasonable attorney's fees incurred or paid by Lessor in connection with such litigation unless such litigation is due to the negligence of Lessor, its agents, servants, employees or invitees. Lessee shall also pay all costs, expenses and reasonable attorney's fees that may be incurred or paid by Lessor in enforcing the covenants and agreements in this Lease as against Lessee. Notwithstanding the foregoing, Lessee will not be liable for any legal expenses incurred by Lessor in a suit between Lessor and Lessee in which final judgment is for Lessee.

13. PLATE GLASS: Lessee agrees to be responsible for all plate-glass and all glass in all windows and doors.
14. QUIET ENJOYMENT: Lessee upon paying the basic rent and all additional rent and other charges herein provided for, and performing and observing all the other terms and conditions of this Lease, shall be entitled to the quiet enjoyment and possession of the Premises without hindrance or molestation by anyone claiming by or through Lessor, subject, however, to the reservations and conditions of this Lease.
15. ALTERATIONS AND RENOVATIONS: Lessee shall have the right to improve the Premises at Lessee's own expense as Lessee sees fit, as allowed by law and approved in advance by Lessor which approval shall not be unreasonably withheld or delayed. Lessee agrees to make no structural or permanent alterations or renovations to the Premises without first having submitted a plan of the same to Lessor and obtaining the express written consent of Lessor which consent will not be unreasonably withheld, delayed or denied. All such alterations, rebuildings, replacements, additions, improvements on or in the Premises after the Commencement Date and which may be erected, installed or affixed on or in the Premises shall be at Lessee's expense and shall become the sole property of Lessor and be deemed to be part of the Premises, except that all movable trade fixtures provided they are not permanently attached to or a part of any ceiling or wall shall be and remain the property of Lessee, provided, however, that after the removal of any such movable trade fixtures the Premises are to be returned to a condition with all wires and pipes capped but not filled and all holes repaired. Any damages sustained to the Premises by removal of Lessee's trade fixtures shall be repaired at Lessee's sole expense. Notwithstanding the above, Lessor reserves the right to require that all or any portion of Lessee's improvements, alterations and renovations, as well as trade fixtures and personal property, be removed by Lessee at Lessee's expense upon Lessee's vacating the Premises. For the purposes of this paragraph, the term "movable trade fixtures" shall not include any lighting, bathroom, heating,

ventilating, air conditioning and other like fixtures, not limited to the above. Any alterations or improvements to the Premises made by Lessee shall be completed in a good workmanlike manner by licensed and insured professionals in accordance with all necessary licenses and permits. Lessee shall provide satisfactory certificates of insurance covering its contractors for liability, property damage and worker's compensation, naming Lessor prior to engaging in any work in the Premises.

No renovations or improvements shall be made to the exterior of the Premises or penetrations made to the roof without the express written consent of Lessor irrespective of any waiver of the obligation to obtain written consent for other renovations, improvements, or alterations as set forth herein. Any penetration of the roof shall be made by Lessor's roofing contractor; the intent being to preserve the roof bond.

Notice is hereby given that Lessor shall not be liable for any labor or materials furnished, or to be furnished to Lessee upon credit and that no mechanic's liens or other lien for any such labor, materials shall attach to or affect the reversionary or other estate or interest of Lessor in and to the Premises. Lessee further agrees to indemnify Lessor against any and all costs, damages and expenses it may suffer on account of the same. Lessee shall immediately cause the same to be removed or dissolved by bond.

16. ABANDONMENT: Lessee agrees not to vacate or abandon the Premises at any time during the demised term. Should Lessee vacate or abandon the Premises or be dispossessed by process of law or otherwise, such abandonment or dispossession shall be a breach of this Lease, and in addition to any other right which Lessor may have, Lessor may remove any personal property belonging to the same, such removal and storage to be for the account of Lessee.
17. ASSIGNMENT AND SUBLETTING: Lessee may, at any time during the term of this Lease, assign or transfer this Lease or any interest therein with the express written consent of Lessor. The acceptance of rent from any person other than Lessee shall not relieve Lessee from its obligations under this paragraph or operate as an acceptance of any assignment or subletting. Notwithstanding the foregoing, no such assignment or subletting shall release Lessee from any of its obligations under this Lease.
18. HOLDING OVER: Any holding over after the expiration of said term or any extended term hereof without the consent of Lessor shall be construed to be a tenancy at sufferance. The use and occupancy fee during this tenancy period shall be 150% of the prior rent.
19. SUBORDINATION: Lessee agrees to subordinate its rights under this Lease to any mortgages that have heretofore or are hereafter placed on the Premises and agrees not to encumber its leasehold interest. No instrument executed by Lessee shall be necessary to effectuate such a subordination; however, upon

request of Lessor Lessee hereby agrees to immediately execute such instrument of subordination as Lessor may reasonably request. Lessor agrees to use reasonable efforts to obtain from mortgagees a non disturbance and attornment agreement, however, Lessee's obligations herein are not contingent on the execution of such an agreement by a mortgagee. Both Lessor and Lessee further agree to immediately execute such documents as may be reasonably requested by the other to reflect the current status of this Lease with respect to rent and other payments, defaults and the like.

20. CONDEMNATION: If the whole of the Premises shall be taken or condemned by any competent authority for any public use or purpose, then the term hereby granted shall cease on the day prior to the taking of possession by such authority or on the day prior to the vesting of title in such authority, whichever first occurs, and rent hereunder shall be paid to and adjusted as of that day. Lessor agrees to give written notice of such taking to Lessee promptly. If a portion of the Premises shall be taken or condemned, and, as a result thereof, there shall be such a major change in the character of the Premises as to prevent Lessee from using the same in substantially the same manner as theretofore used, then, and in that event, Lessee or Lessor may either cancel and terminate this Lease as of the date when the part of the Premises so taken or condemned shall be required for such public purpose or the said Lessee may continue to occupy the remaining portion, provided, however, Lessee shall give written notice to Lessor within fifteen (15) days after receipt of notice from Lessor of any taking or vesting of title, of its election. In the event Lessee shall remain in possession and occupation of the remaining portion, all the terms and conditions of this Lease shall remain in full force and effect with respect to such remaining portion, except that the rent reserved to be paid hereunder shall be equitably adjusted according to the amount in value of such remaining space, and not adjusted solely on the basis of square footage.

Lessor reserves to himself and Lessee assigns to Lessor all rights to damages accruing on account of any taking under the power of eminent domain by reason of any act of any public or quasi-public authority for which damages are payable. Lessee agrees to execute such instruments of assignment as may be reasonably required by Lessor in any proceedings for the recovery of such damages if requested by Lessor. Lessor does not reserve to himself and Lessee does not assign to Lessor any damages payable for movable trade fixtures installed by Lessee or anyone claiming under Lessee.

21. DEFAULT - LESSOR'S RIGHT TO PERFORM LESSEE'S OBLIGATIONS: If Lessee shall default in the performance of any covenant or condition in this Lease required to be performed by Lessee, in addition to other remedies available to Lessor due to Lessee's default, Lessor may, after fifteen (15) days, except for non-payment of rent and after giving written notice of the default to Lessee, or without notice, if in Lessor's opinion an emergency exists and notice is not reasonably possible, perform such covenant or condition for the account

and at the expense of Lessee. If Lessor shall incur any expense, including reasonable attorney's fees, in instituting, prosecuting or defending any action or proceeding instituted by reason of any default of Lessee, Lessee shall reimburse Lessor for the amount of such expenses. Should Lessee, pursuant to this Lease, become obligated to reimburse or otherwise pay Lessor any sum of money in addition to the specific rent, the amount thereof shall be deemed additional rent and may, at the option of Lessor be added to any subsequent installment of the specific rent due and payable under this Lease, in which event Lessor shall have the remedies for default in the payment thereof provided by this Lease. The provisions of this paragraph shall survive the termination of this Lease.

In the event of nonpayment of rent and additional rent continuing for fourteen (14) days, without prior notice to Lessee, Lessor shall be entitled to take appropriate action to evict, and shall enjoy such other remedies to which it is entitled under law.

In addition, all rent not paid when due (the first day of each month) shall be subject to a late charge in the amount of five percent (5%) of the amount of the monthly installment overdue for each day in excess of ten (10) days after the first day of each month that such rent is not paid. All accumulated unpaid rent and additional rent as well as costs and expenses, including attorneys' fees shall accrue interest at the rate of eighteen (18%) percent *per annum* until paid in full. In accordance with paragraph 9 herein, the subsequent acceptance of payments shall not be deemed a waiver of any preceding breach and acceptance of any partial payments of outstanding amounts shall not relieve Lessee from the obligation to pay the additional amounts due hereunder, including interest as provided for herein. Payment received by Lessee or Lessor's use of deposit funds pursuant to paragraph 27 herein, while charges, rent and additional rent are outstanding shall first be applied to interest due, then any other charges due (including costs and attorneys' fees), then additional rent, then rent.

The remedies of Lessor hereunder shall be cumulative and any delay or extension in enforcement shall not be deemed a waiver of Lessor's rights.

22. HAZARDOUS MATERIALS: Lessee hereby covenants (a) that the Premises will not be used for the generation, storage, treatment, use, or disposal of hazardous and toxic waste, (b) to deliver promptly to Lessor and to Lessor's Mortgagee copies of any notices received by Lessee in connection with the presence (or alleged presence) of Materials in or upon the Premises, (c) to allow both Lessor and Lessor's Mortgagee periodically to inspect the Premises, and (d) to indemnify and hold harmless both Lessor and Lessor's Mortgagee from and against all loss, liability, damage, and expense, including reasonable attorney's fees, arising from the presence of Materials in or upon the Premises but only to the extent that Lessee generated, used on the Premises, or otherwise knowingly permitted such Materials to be brought upon the Premises.

Materials, for the purposes of this paragraph, means oils, hazardous materials,

hazardous wastes, or hazardous substances as such terms are defined under the Comprehensive Environmental Response Compensation and Liability Act, as amended, the Resource Conservation and Recovery Act of 1976, as amended and the regulations promulgated thereunder, and all applicable state and local laws, rules and regulations including without limitation MGL Ch. 21C and Ch. 21E (collectively, "The Superfund and Hazardous Waste Laws").

Lessee's obligations to hold harmless and indemnify Lessor under this Lease shall not apply to any condition such as hazardous waste or otherwise existing upon the Premises prior to the term of this Lease.

23. SIGNS: Lessee shall have the right to install signage on the Premises at Lessee's expense, as allowed by law and approved in advance by Lessor which approval shall not be unreasonably withheld or delayed. Lessor reserves the right to regulate all aspects of signage. Any permissions for signage will be for lit signs of the channel or block letter type and not for cabinet type signage which is strictly prohibited. Lessee shall advertise its business by signage professionally designed, constructed and installed. Once installed, Lessee shall keep the sign in good working order and repair, including lighting. Upon the termination of this Lease, at Lessor's request, Lessee agrees to remove any or all signs erected by Lessee. Nothing herein is intended to affect interior signage.
24. NOTICE AND RENT PAYMENTS: All notices to be given to Lessee shall be in writing, deposited in the United States mail, Certified, Return Receipt Requested, and addressed to Lessee at 1167 Providence Road, Whitinsville, Massachusetts 01588. All notices addressed to Lessor shall be in writing, deposited in the United States mail, Certified, Return Receipt Requested, and addressed to NAI Glickman Kovago & Jacobs, One Mercantile Street, Suite 510, Worcester, Massachusetts 01609 with a copy to W. Robert Knapik, Law Office of W. Robert Knapik, P.C., 1279 Providence Road, Whitinsville, Massachusetts 01588. All notices shall be deemed to have been given or served on the date of delivery (or attempted delivery, if delivery cannot be made by reason of an act or omission of the addressee). Rents shall be mailed to Lessor at the above address or such other address as Lessor may designate.
25. SEVERABILITY: If any provision of this Lease shall be declared unenforceable or illegal by any court of competent jurisdiction then insofar as is possible the remainder of this Lease shall remain in full force and effect.
26. HEADINGS: The headings are used only as a matter of convenience and are not to be considered a part of this Agreement or to be used in determining the intent of the parties in interpreting the provisions of this Agreement.
27. PREPAID RENT: Upon Lessee's receipt of an occupancy permit to use the Premises, Lessee shall deposit with Lessor, Seven Thousand Six Hundred



Thirty-Five and 59/100 (\$7,635.59) Dollars as follows:

First Month's Rent \$3,666.67

Last Month's Rent \$3,968.92

As the annual rent is adjusted in accordance with the terms of this Lease, Lessee shall upon demand deposit with Lessor the amount so adjusted so that Lessor shall have a full Last Month's Rent on hand at all times during the term and any extensions of this Lease. No interest shall be paid on the deposit funds.

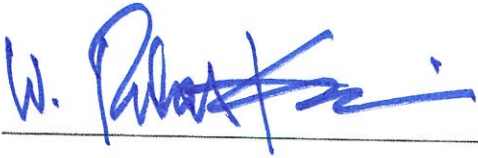
28. CONFIDENTIALITY: Lessor and Lessee will maintain all Confidential Information in confidence and will not disclose such information to any other party without written consent. "Confidential Information" includes the terms of this Lease and any and all information whether in oral, written or other form, which is communicated by Lessor to Lessee relating to Lessor's proposed development of the Premises, including but not limited to architectural plans, specifications, site plans and drawings (regardless of whether such information is labeled as confidential). Confidential Information may be released to the parties' attorneys, employees, partners, consultants and lenders who have a reasonable need for such Confidential Information, provided that such individuals agree to maintain the confidential nature of the information.

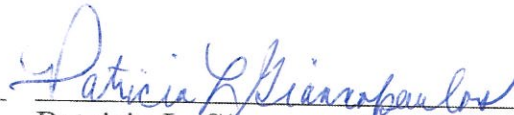
This Agreement is to be construed as a Massachusetts contract and the terms and provisions herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and permitted assigns.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Agreement as a sealed instrument on the date first above written.

Witness

**P.C.K. Limited Partnership, Lessor**

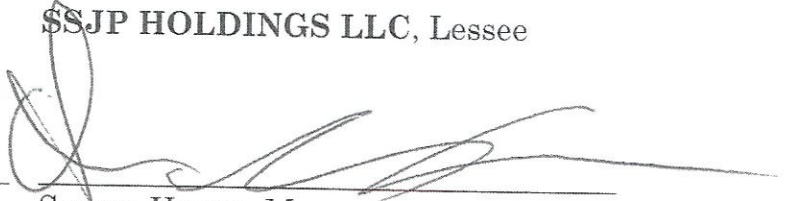
  
\_\_\_\_\_

  
\_\_\_\_\_

Patricia L. Giannopoulos, General Partner

**SSJP HOLDINGS LLC, Lessee**

  
\_\_\_\_\_

  
\_\_\_\_\_

Sargon Hanna, Manager

## SCHEDULE A

Lessor's work:

The Premises will be delivered in their current, AS IS condition, equipped with such abandoned restaurant equipment and fixtures (together, "Equipment") as may be present upon delivery of the Premises. Lessor shall deliver to Lessee all of Lessor's right, title and interest in and to the Equipment. Lessor shall have no responsibility for the Equipment or its operating condition. Lessee shall have the right and obligation to dispose of unwanted or inoperable Equipment from time to time.

GUARANTY OF LEASE

LESSOR: P.C.K. LIMITED PARTNERSHIP

LESSEE: SSJP HOLDINGS LLC

PROPERTY: 1167 PROVIDENCE ROAD, UNIT 1227, WHITINSVILLE, MA

DATE OF LEASE: AUGUST 5, 2022

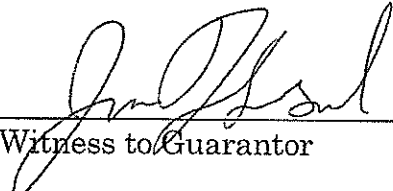
The undersigned Guarantor, jointly and severally if there be more than one, unconditionally guarantees to Lessor and the successors and assigns of Lessor the full and punctual performance and observance, by Lessee, of all the terms, covenants and conditions of the Lease contained on Lessee's part to be kept, performed or observed.

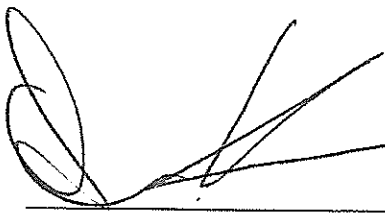
The liability of Guarantor hereunder shall in no way be affected by: (a) the release or discharge of Lessee in creditors', receivership, bankruptcy or other proceedings; (b) the impairment, limitation or modification of the liability of Lessee or the estate of Lessee in bankruptcy, or of any remedy for the enforcement of Lessee's liability under the Lease, resulting from the operation of present or future provisions of the National Bankruptcy Act or other statute or from the decision in any court; or (c) the rejection or disability or other defense of Lessee.

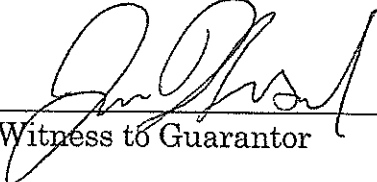
This guarantee shall apply to the Lease, any extension or renewal thereof, and any holdover term following the Initial Term and any extension or renewal thereof.

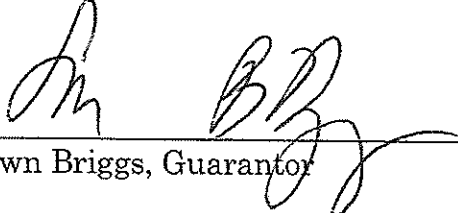
This instrument may not be changed, modified, discharged or terminated orally or in any manner other than by agreement in writing signed by Guarantor and Lessor.

In Witness whereof, Guarantor has hereunto set their hand and seal this 5<sup>th</sup> day of August, 2022.

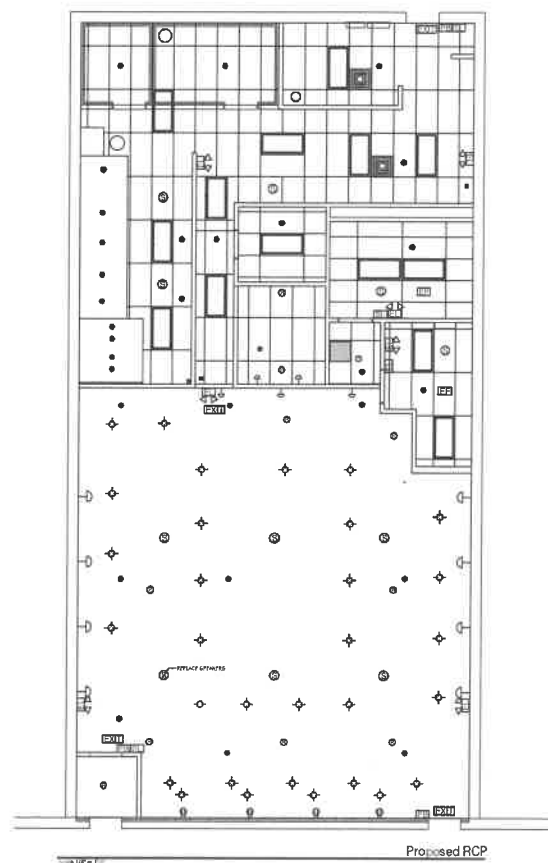
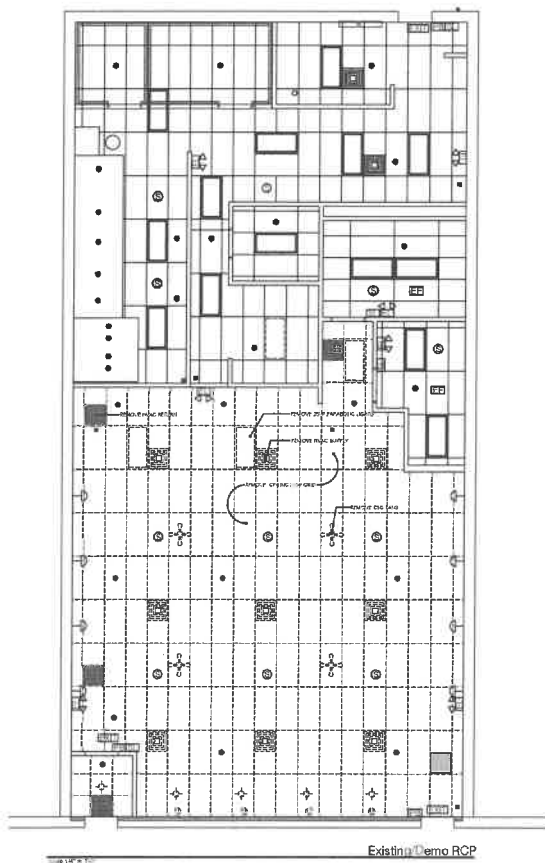
  
\_\_\_\_\_  
Witness to Guarantor

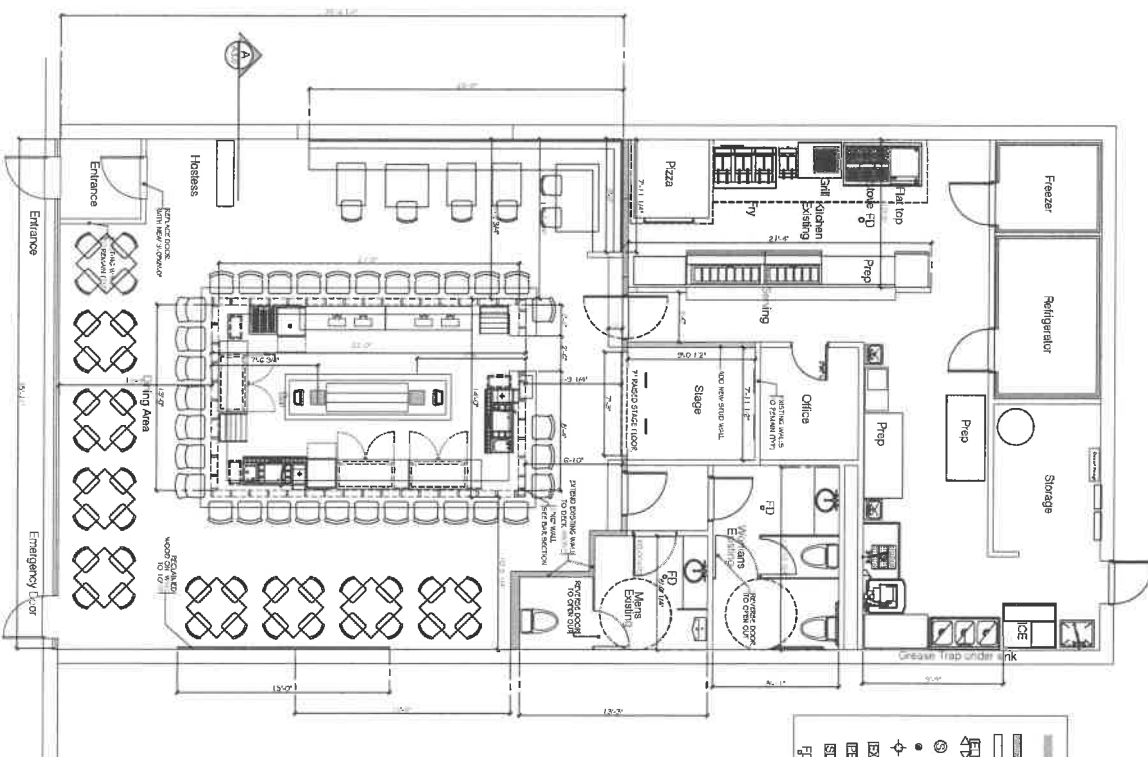
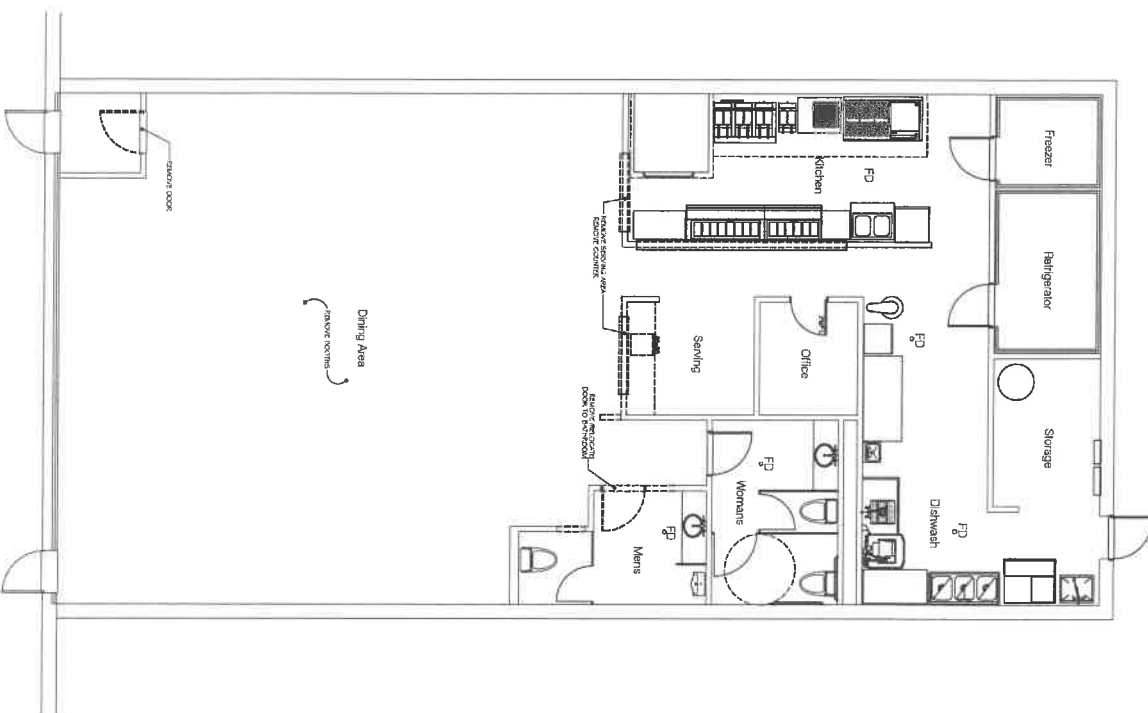
  
\_\_\_\_\_  
Sargon Hanna, Guarantor

  
\_\_\_\_\_  
Witness to Guarantor

  
\_\_\_\_\_  
Shawn Briggs, Guarantor

Item	Description	Info	Quote	Actual Price	Paul Paid	Reunion Paid	Total
Framing							
Framing Materials							
	(35) 2"x6" @ 8' cut to 40"	Bar Framing	\$17/8'	\$ 650.00			
	80 lf 2"x6" PT	Bar Framing	\$20/15'	\$ 120.00			
	80 lf 2"x6"	Bar Framing	\$19/16'	\$ 120.00			
	22 Sheets 1/2" plywood	Bar Framing	\$ 35/Sheet	\$ 800.00			
	6 Sheets 3/4" Plywood	Bar Framing	\$80/Sheet	\$ 480.00			
	Sheets 3/4" Plywood	Stage Framing	\$60/Sheet	\$ 180.00			
	(15) 2"x6" @ 10'	Stage Framing	\$14/10'	\$ 200.00			
	1"x6" @ 12' Oak	Stage Framing	\$80/12'	\$ 80.00			
	80 lf 1"x3" Oak	Bar Framing	\$45/12'	\$ 360.00			
	80 LF 1"x2" Oak	Bar Framing	\$22/12'	\$ 250.00			
	100 SF Pre Finished Oak Flooring	Stage Framing	\$5.50/SF	\$ 550.00			
	150 SF Unfinished Oak Flooring	Bar Framing	\$6.00/SF	\$ 900.00			
	2"x6" @ 12'	Top Of bar	\$ 14.00	\$ 350.00			
Metal Studs							
	(2) 3 5/8" x 20 GA @ 8'	Wall Framing	\$ 9.59	\$ 1,000.00	\$487.27		
	(3) 3 5/8" x 20 GA @ 18'	Wall Framing	\$ 21.75	\$ 550.00	\$461.25		
	(5) 3 5/8"x2" bottom track	Wall Framing	\$ 13.89	\$ 250.00			
Ceiling Tiles Optional	(4) USG Fire Code 2"x4" Layin	Ceiling Back of House	\$ 32.00				
Tectun	1"x4"x8'	As needed	\$ 160.00	\$ 800.00			
Entry Door	3 panel glass 3"x8'	Front Entry Vestibule	\$ 1,144.00	\$ 1,144.00	\$400.00		
	Hardware	Front Entry Vestibule	\$ 350.00	\$ 200.00			
Bath Door	Frosted Glass			\$ 2,300.00			
Kitchen Door	Black with Port Hole			\$ 2,300.00			
Framing	Walls and Bar and Stage +Demo	Jamie		\$ 23,500.00		\$7,500.00	
Electrical		D'Allo Electric Northbridge		\$ 34,800.00			
Mechanical							
	Fix Roof Top Units		\$ 2,700.00				
	Front Of House			\$ 15,800.00			
	Replace Roof Top Units		\$ 23,000.00				
Concrete Floors	7/sf			\$ 7,200.00			
Tile	300 SF Wall	10		\$ 3,500.00			
Mushroom Wood	12/SF			\$ 6,000.00			
Cleaning				\$ 3,000.00			
Dumpsters				\$ 5,000.00	\$1,250.00		
Misc				\$ 1,500.00			
Permits				\$ 3,000.00	\$300.00	\$1,070.00	
Drain Sonar				\$ 1,800.00			
Trenching				\$ 3,000.00			
TV Install				\$ 2,000.00			
8 TVs				\$ 4,800.00			
Speakers				\$ 1,500.00			
Cameras				\$ 500.00			
Painting				\$ 5,000.00			
Labors				\$ 3,000.00	\$300.00		
Plumbing				\$ 15,000.00			
Plaster				\$ 4,000.00			
Redo Bath				\$ 1,000.00			
banquet				\$ 9,000.00			
front desk				\$ 2,000.00			
Bar Seats			\$ 200.00	\$ 6,000.00			
Update Back Of House				\$ 1,000.00			
Bar Front and Rear lighting				\$ 5,000.00			
	Front Tables	Atals Pendant	\$ 425.00	\$ 1,200.00	\$4,490.50		
	BAR	Ishades of light caged pendant	\$ 220.00	\$ 2,500.00	\$1,583.13		
	Sides		\$ 180.00	\$ 1,500.00			
	Sconces	Industrial Pipe amazon (Litfad)	\$ 120.00	\$ 1,200.00			
	Recessed	bruck gx15 5"	\$ 125.00	\$ 1,000.00			
	Heat Lamp		\$ 250.00	\$ 750.00			
Tile Materials				\$ 1,500.00			
Bar Equipment							
	2 hand sinks		\$ 150.00	\$ 300.00			
	(2) 4 kegerators		\$ 2,400.00	\$ 5,948.00			
	(3) Bottle Coolers		\$ 3,000.00	\$ 8,200.00			
	(2) Wine Racks		\$ 1,200.00	\$ 900.00			
	(2) Tables		\$ 1,200.00	\$ 2,400.00			
	(3) Speed Rails		\$ 50.00	\$ 500.00			
	(2) Wells		\$ 1,300.00	\$ 9,500.00			
	Pizza Warmer		\$ 2,400.00	\$ 3,000.00			
Island				\$ 1,000.00			
Sign				\$ 7,000.00			
				\$ 227,882.00	\$9,272.15	\$8,570.00	\$17,842.15
Sheet 2							
	Paid To	For	Amount				
	Superior Waste	Dumpster	\$ 625.00				
	Superior Waste	Dumpster	\$ 625.00				
	Building Department	Building Permit	\$ 1,070.00				
	Board of Health	Board Of Health	\$ 300.00				
	Jamie Supertendant	Framing/Demo	\$ 7,500.00				
	Labor	Demo Clean	\$ 300.00				
	Kamco	Metal Studs Framing	\$ 487.27				
	Kamco	Metal Studs Framing	\$ 461.25				
	Arhouse	Lighting	\$ 1,583.13				
	Arhouse	Lighting	\$ 4,490.50				
	Horner Millwork	Interior Door	\$ 400.00				
			\$ 17,842.15				



[illegible]

THESE PLANS ARE THE PROPERTY OF PAUL M. APKARIAN ARCHITECTS, AND MAY NOT BE COPIED, REPRODUCED OR IN ANYWAY DUPLICATED FOR CONSTRUCTION WITHOUT WRITTEN PERMISSION OF PAUL M. APKARIAN ARCHITECTS

A.1.0	Demo Plan Construction Plans	<b>PROPOSED RENOVATION</b> Reunion  1227 Providence Road Whitinsville, MA	<b>Paul Apkarian Architects, Inc.</b> architecture • interiors • planning <a href="http://www.paai.net">www.paai.net</a> 508.641.0157 (n) paul@paai.net
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**TIPS**® On Premise

**CERTIFIED**

Issued: 5/27/2022

Expires: 5/16/2025

ID#: 5727234

**SHAWN B BRIGGS**

198 Worcester St

North Grafton, MA 01536-1078

For service visit us online at [www.gettips.com](http://www.gettips.com)

TIPS Trainer: David Eoyie, 51705

# Participant Session Roster



HEALTH COMMUNICATIONS INC.

Trainer: **David Boyle (51705)**  
 Date Held: 05/16/2022  
 Total: 15  
 No. Retakes: 0 (N = New, R = Retake)  
 Course: TIPS On Premise

For State: MA  
 No. Passed: 15  
 Session ID: 525907

Processed: 05/27/2022  
 No. Failed: 0  
 Received: 05/26/2022

5727220 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>STEVEN LANDRY, JR</b> 28 N Main St slandryj@gmail.com	Reunion Tap & Table North Grafton, MA 01536-1558 USA
5727221 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>COLIN VALS</b> 28 N Main St foolpitier@gmail.com	Reunion Tap & Table North Grafton, MA 01536-1558 USA
5727222 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>JACQUELINE SARTELL</b> 198 Worcester St jacqueline.sartell92@gmail.com	Reunion Tap & Table North Grafton, MA 01536-1578 USA
5727223 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>BRITTANY BAGNOLI</b> 198 Worcester St brittlynne1@gmail.com	Reunion Tap & Table North Grafton, MA 01536-1578 USA
5727224 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>SOPHIE BRIGGS</b> 198 Worcester St sophiebriggs@gmail.com	Reunion Tap & Table North Grafton, MA 01536-1578 USA
5727225 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>CHELSEA PRINCIPE STROM</b> 198 Worcester St cpstrom@ymail.com	Reunion Tap & Table North Grafton, MA 01536-1578 USA
5727226 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>MACKENZIE RUSSELL</b> 198 Worcester St mackenziesieggillis@hotmail.com	Reunion Tap & Table North Grafton, MA 01536-1578 USA
5727227 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>JOSH BRIGGS</b> 198 Worcester St joshbriggs@gmail.com	Reunion Tap & Table North Grafton, MA 01536-1578 USA
5727228 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>NOLAN BROWN</b> 35 Washington St nolanbrown555@gmail.com	Reunion Tap & Table Mendon, MA 01756-1018 USA
5727229 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>MATTHEW DAUGHTRY</b> 198 Worcester St mattd61589@gmail.com	Reunion Tap & Table North Grafton, MA 01536-1578 USA
5727230 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>SARGON HANNA</b> 208 Brigham Hill Rd sargon@reuniontap.com	Reunion Tap & Table North Grafton, MA 01536-1116 USA
5727231 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>FADI ALKOHT</b> 24 Meadow Ln fadikoht123@gmail.com	Reunion Tap & Table North Grafton, MA 01536-1108 USA
5727232 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>EMILY SHANKS</b> 198 Worcester St shanks.emily@gmail.com	Reunion Tap & Table North Grafton, MA 01536-1578 USA
5727233 N	<b>Pass</b> Expires: 05/16/2025 Permit #:	<b>ANNA BRIGGS</b> 198 Worcester St annabriggs50@gmail.com	Reunion Tap & Table North Grafton, MA 01536-1578 USA

**Note: Due to state privacy restrictions, Social Security Number is now only listed when required by state law**

## Participant Session Roster



HEALTH COMMUNICATIONS INC.

**5727234**  
N

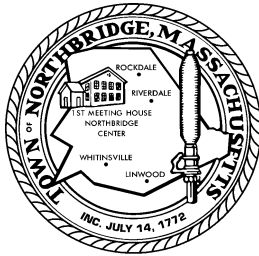
**Pass**  
Expires: 05/16/2025  
Permit #:

**SHAWN BRIGGS**  
198 Worcester St  
*shawn.briggs@gmail.com*

Reunion Tap & Table  
North Grafton, MA 01536-1578 USA

**Note:** Due to state privacy restrictions, Social Security Number is now only listed when required by state law

Printed on 05/27/2022



Adam D. Gaudette  
Town Manager

TOWN OF NORTHBRIDGE  
OFFICE OF THE TOWN MANAGER  
NORTHBRIDGE TOWN HALL  
7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Phone- (508) 234-2095 Fax- (508) 234-7640  
[www.northbridgemass.org](http://www.northbridgemass.org)

## MEMORANDUM

**DATE:** October 24, 2022

**TO:** Jennifer Cecconi, Assistant Assessor

**FROM:** Melissa Ciaramitaro, Sr. Administrative Assistant/HR Assistant

**SUBJECT:** Request for Abutters' List

---

I hereby request an abutters' list for the following location:

**1227 Providence Road, Whitinsville, MA 01588**

Application for a new §12 All Alcoholic beverages pouring license – SSJP Holdings, LLC dba Reunion

**Abutters' List requirements:**

- 1) All Churches, synagogues, hospitals and public or private elementary or secondary schools located within 500' radius of the premises.
- 2) Owners of real estate whose property directly touches the premises – not someone across the street.



# foot Abutters List Report

Northbridge, MA

October 25, 2022

## Subject Property:

Parcel Number: 23A-126  
CAMA Number: 23A-126  
Property Address: 1215-1229 PROVIDENCE RD

Mailing Address: P C K LIMITED PARTNERSHIP C/O  
GLICKMAN KOVAGO MANAGEMENT  
1 MERCANTILE ST, STE 510  
WORCESTER, MA 01608

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## Abutters:

Parcel Number: 23A-120  
CAMA Number: 23A-120  
Property Address: 35 NORTHERN AV

Mailing Address: PCK LIMITED PARTNERSHIP C/O  
GLICKMAN KOVAGO MANAGEMENT  
1 MERCANTILE ST, SUITE 510  
WORCESTER, MA 01608

---

Parcel Number: 23A-125  
CAMA Number: 23A-125  
Property Address: 1233 PROVIDENCE RD

Mailing Address: GEORGE STEVEN  
1233 PROVIDENCE RD  
WHITINSVILLE, MA 01588

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[www.cai-tech.com](http://www.cai-tech.com)

10/25/2022

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

# NTM License Slips

Row 2

<b>Current Status</b>	November 7, 2022 Agenda
<b>Done</b>	<input type="checkbox"/>
<b>License ID:</b>	NTM#16145
<b>License Type:</b>	Section 12 Pouring Resturaunt -All Alcoholic Beverages
<b>Description:</b>	100 seat restaurant, with upscale American pub food, craft cocktails and beer. Location 1227 Providence Road, Whitinsville In addition to this license they will also need a Common Vic. and entertainment licenses. Application attached. Please use the comment option with any questions. Please list any requirements you would like the Board to apply and any further licensing requirements.
<b>Business:</b>	SSJP Holdings, LLC dba Reunion
<b>Applicant:</b>	Sargon Hanna
<b>Address:</b>	1227 Providence Road, Whitinsville
<b>Approval Target</b>	11/03/22
<b>Slip Started on:</b>	10/18/22 10:39 AM
<b>PLANNING Approve:</b>	<input checked="" type="checkbox"/>
<b>PLANNING Comments:</b>	N/A -not applicable
<b>POLICE Approve:</b>	<input checked="" type="checkbox"/>
<b>POLICE Comments:</b>	Like all of our establishments, please comply with MA Gen. Laws and TIPS Certifications.
<b>FIRE Appove:</b>	<input checked="" type="checkbox"/>
<b>FIRE Comments:</b>	Pending full fire inspection
<b>BUILDING ZONING Approve:</b>	<input checked="" type="checkbox"/>
<b>BUILDING ZONING Comments:</b>	Subject to final approval and occupancy.
<b>CONSERVATION Approve:</b>	<input checked="" type="checkbox"/>

---

**CONSERVATION**  
**Comments:** N/A

---

**HEALTH**  
**Approve:** ☒

---

**HEALTH**  
**Comments:** Subject to receipt of Food Permit prior to release of Liquor License.

---

**ASSESSORS**  
**Approve:** ☒

---

**ASSESSORS**  
**Comments:**

---

**TREASURER**  
**COLLECTOR**  
**Approve:** ☐

---

**TREASURER**  
**COLLECTOR**  
**Comments:**

---

Phone: 508-864-4891

## 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):

SSJP Holdings, LLC

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

TO: Serve food and beverage

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GIVE LOCATION BY STREET AND NUMBER:

AT: 1227 Providence Rd

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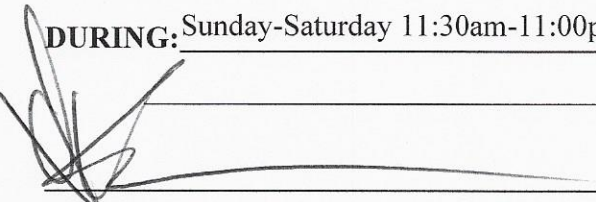
in said **Town of Northbridge** in accordance with the rules and regulations made under authority of said Statutes.

Choose one: ☒ New License      ☐ Transfer

LIST THE DAYS AND HOURS OF PROPOSED OPERATION:

DURING: Sunday-Saturday 11:30am-11:00pm

---

  
 (Signature of Applicant)

## Mailing Address:

Print Name: Sargon Hanna

Address: 208 Brigham Hill RD

City: N. Grafton

State, Zip: MA 01536

Received: \_\_\_\_\_  
 (Date) (Time)

***This license will expire on December 31 of the current year and must be renewed annually prior to January 1.***

**Official Use only**

Date License Granted: \_\_\_\_\_



**MASSACHUSETTS DEPARTMENT OF REVENUE  
REVENUE ENFORCEMENT AND PROTECTION (REAP) ATTESTATION**

I hereby declare under the penalties of perjury that I, to the best of my knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

  
\_\_\_\_\_  
\*Signature of individual or Corporate Names (Mandatory)

\_\_\_\_\_  
By: Corporate Officer (Mandatory, if applicable)

88-2837715

\_\_\_\_\_  
\*\* Social Security Number or Federal Identification Number

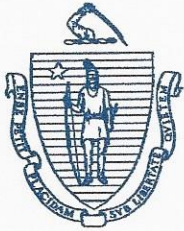
\* This license will not be issued unless this certification clause is signed by the applicant.

\*\*Your Social Security Number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation.

**This request is made under the authority of M.G.L. Chapter 62C, Section 49A.**

**Please sign form and return to:**

**Town of Northbridge  
Town Manager's Office  
7 Main Street  
Whitinsville, MA 01588**



*The Commonwealth of Massachusetts*  
*Department of Industrial Accidents*  
*Office of Investigations*  
*600 Washington Street*  
*Boston, MA 02111*  
*www.mass.gov/dia*

**FORM MUST BE FILLED  
OUT COMPLETELY**

If you carry Workers Comp. Insurance, you must  
provide proof to the Town in the form of a  
Certificate of Insurance.

**Workers' Compensation Insurance Affidavit: General Businesses**

**Applicant Information**

**Please Print Legibly**

Business/Organization Name: SSJP Holdings, LLC

Address: 208 Brigham Hill RD

City/State/Zip: N. Grafton, MA 01536

Phone #: 508-864-4891

**Are you an employer? Check the appropriate box:**

1. ☐ I am a employer with \_\_\_\_\_ employees (full and/or part-time).\*
2. ☒ I am a sole proprietor or partnership and have no employees working for me in any capacity.  
[No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]\*\*
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

**Business Type (required):**

5. ☐ Retail
6. ☒ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other \_\_\_\_\_

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

\*\*If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

***I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.***

Insurance Company Name: \_\_\_\_\_

Insurer's Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Policy # or Self-ins. Lic. # \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).**

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

***I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.***

Signature: \_\_\_\_\_ Date: 11/2/22

Phone #: 508 864 4891

***Official use only. Do not write in this area, to be completed by city or town official.***

City or Town: Northbridge Permit/License # \_\_\_\_\_

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk **4. Licensing Board** 5. Selectmen's Office  
6. Other \_\_\_\_\_

Contact Person: Melissa Wetherbee Phone #: 508-234-2095

# NTM License Slips

Row 1

<b>Current Status</b>	November 7, 2022 Agenda
<b>Done</b>	<input type="checkbox"/>
<b>License ID:</b>	NTM#16146
<b>License Type:</b>	Entertainment/Common Vic
<b>Description:</b>	100 seat restaurant, with upscale American pub food, craft cocktails and beer. Entertainment to include: Dancing by patrons, live music, Amplification system and recorded music indoor. Monday, Tuesday, Wednesday and Thursday 4 PM - 10 PM, Friday and Saturday 12 PM to 11 PM.
<b>Business:</b>	SSJP Holdings, LLC dba Reunion
<b>Applicant:</b>	Sargon Hanna
<b>Address:</b>	1227 Providence Road, Whitinsville
<b>Approval Target</b>	11/03/22
<b>Slip Started on:</b>	10/24/22 10:39 AM
<b>PLANNING Approve:</b>	<input checked="" type="checkbox"/>
<b>PLANNING Comments:</b>	N/A -Not Applicable (former use/new business) formerly Jube's Restaurant; Planning defer to Building Insp/ZEO
<b>POLICE Approve:</b>	<input checked="" type="checkbox"/>
<b>POLICE Comments:</b>	No issues
<b>FIRE Approve:</b>	<input checked="" type="checkbox"/>
<b>FIRE Comments:</b>	Pending full fire inspection
<b>BUILDING ZONING Approve:</b>	<input checked="" type="checkbox"/>
<b>BUILDING ZONING Comments:</b>	Subject to Occupancy, building permit application shows 84 seats.
<b>CONSERVATION Approve:</b>	<input checked="" type="checkbox"/>

CONSERVATION N/A  
Comments:

HEALTH ☒  
Approve:

HEALTH N/A  
Comments:

ASSESSORS ☐  
Approve:

ASSESSORS  
Comments:

TREASURER ☐  
COLLECTOR  
Approve:

TREASURER  
COLLECTOR  
Comments:

**THE COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF NORTHBRIDGE**

**APPLICATION FOR ENTERTAINMENT LICENSE [WEEKDAYS ONLY]**

The undersigned hereby applies for a License in accordance with the provisions of the Statutes relating thereto

**NAME OF APPLICANT, FIRM, OR CORPORATION:** SSJP Holdings LLC

**TO:** Obtain an Entertainment License for:

<b>Type:</b> (Check all that apply):		
<input checked="" type="checkbox"/> Concert	<input type="checkbox"/> Dance	<input type="checkbox"/> Exhibition
<input checked="" type="checkbox"/> Live band	<input type="checkbox"/> Other: _____	
<b>Includes:</b>		
<input checked="" type="checkbox"/> Dancing by patrons	<input type="checkbox"/> Dancing by entertainers or performers	<input checked="" type="checkbox"/> Recorded music
<input checked="" type="checkbox"/> Live music	<input checked="" type="checkbox"/> Amplification System	<input type="checkbox"/> Floor show
<input type="checkbox"/> Light show	<input type="checkbox"/> Theatrical exhibition, play or moving picture show	<input type="checkbox"/> Other dynamic audio or visual show (whether live or recorded)
<input checked="" type="checkbox"/> INDOOR <input type="checkbox"/> OUTDOOR <input type="checkbox"/> BOTH		

**GIVE LOCATION BY STREET AND NUMBER:**

**AT:** 1227 Providence Rd  
in said Town of Northbridge in accordance with the rules and regulations made under authority of said Statutes.

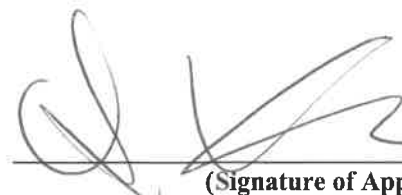
**Please check the day(s) and list the hours of the proposed entertainment**

Sunday\*\*

- ☐ Monday: 4-10  
☐ Tuesday: 4-10  
☐ Wednesday: 4-10  
☐ Thursday: 4-10  
☐ Friday: 12-11  
☐ Saturday: 12-11

Print Name: Sargon Harris  
 Address: 208 Brigham Hill Rd  
 City: N. Grafton, MA  
 State, Zip: MA 01536

<b>Official Use:</b>	
Received: _____	(Date) _____ (Time) _____
_____ Date License Granted	


  
 (Signature of Applicant)

**\*\*Please note a separate application is needed for Sunday Entertainment**



**MASSACHUSETTS DEPARTMENT OF REVENUE  
REVENUE ENFORCEMENT AND PROTECTION (REAP) ATTESTATION**

I hereby declare under the penalties of perjury that I, to the best of my knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

  
\_\_\_\_\_  
\*Signature of individual or Corporate Names (Mandatory)

  
\_\_\_\_\_  
By: Corporate Officer (Mandatory, if applicable)

88-2837715

\_\_\_\_\_  
\*\* Social Security Number or Federal Identification Number

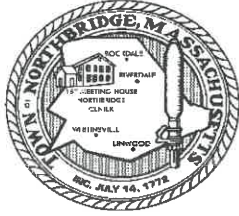
\* This license will not be issued unless this certification clause is signed by the applicant.

\*\*Your Social Security Number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation.

**This request is made under the authority of M.G.L. Chapter 62C, Section 49A.**

***NORTHBRIDGE***  
***TAX CLASSIFICATION***  
***HEARING***  
***FISCAL YEAR 2023***

Monday November 7, 2022



# Town of Northbridge Board of Assessors

Town Hall, 7 Main Street  
Whitinsville, Massachusetts 01588-2210

(508) 234-2740

## MEMO

To: Northbridge Board of Selectmen; Russell D. Collins, Chairperson;  
Adam Gaudette, Town Manager  
From: Northbridge Board of Assessors  
Date: November 7, 2022  
Re: Classification Hearing

Chapter 40, Sec.56 of the Massachusetts General Laws requires that the Selectmen hold an annual public meeting to determine the percentages of the local tax levy to be borne by each class of property. This is referred to as the Tax Classification Hearing.

The information contained in these handouts are intended to provide the Board of Selectmen with the information necessary to determine the selection of a Residential Factor, as well as options pertaining to residential and small business exemptions available under Massachusetts General Laws. The decision of the Board must be submitted to the State's Department of Revenue on Form LA 5.

### Discussion of the Selection of a Residential Factor (Split Tax Rate):

The Board of Selectmen has an option to select a residential factor of "1" or less. If a factor of "1" is adopted, there would be a single tax rate for all residential, commercial, industrial and personal property. If a factor of less than "1" is adopted, there will be a shift from the residential property class to the commercial, industrial and personal property classes.

In order to consider a shift of the tax rate the following tables and exhibits illustrate:

1. An Estimated Fiscal Year 2023 Tax Rate
2. The FY 2022 Tax Rates and average single family tax bills
3. Pie Chart of Class Percentages for Fiscal Year 2023
4. Tax Changes From 2022 to 2023
5. Tax Shift Options in 10% increments.

The proposed FY 2023 tax rate, pending approval by the Department of Revenue, should be:  
Estimated Tax Rate=Levy \$30,659,478 / Taxable Value \$2,365,257,590=.01298 x 1,000=\$12.96  
The levy amount may change once all the forms are completed and approved, thereby changing the tax rate by a small amount. This is a decrease of \$ .81 per thousand from FY 2022.

*Robert Fitzgerald*

Respectfully,  
Robert Fitzgerald  
Principal Assessor



## FISCAL YEAR 2023 TAX RATE BREAKDOWN

FISCAL YEAR 2022			TOTAL TAXABLE VALUE FY 2023	
2022 Levy Limit	(Last Year's Levy)	\$24,383,206 /	\$2,365,188,550 = \$	10.31
+ Prop 2 1/2		609,580 /	\$2,365,188,550 = \$	0.26
+ New Growth		529,655 /	\$2,365,188,550 = \$	0.22
+ Debt Exclusion	(New Balmer School)	2,650,579 /	\$2,365,188,550 = \$	1.12
	(BVRHS Expansion)	64,511 /	\$2,365,188,550 = \$	0.03
	(School Roof)	135,826 /	\$2,365,188,550 = \$	0.06
	(Police Roof)	13,060 /	\$2,365,188,550 = \$	0.01
	(DPW Building)	278,432 /	\$2,365,188,550 = \$	0.12
	Turf Field	789,690 /	\$2,365,188,550 = \$	0.33
	Fire Station	1,204,940	\$2,365,188,550 = \$	0.51
= Tax Rate		\$30,659,478 /	\$2,365,188,550 = \$	<u>12.96</u>

All figures are approximated for an estimated tax rate.

The Actual Tax Rate may change after DOR certification.



# Town of Northbridge Board of Assessors

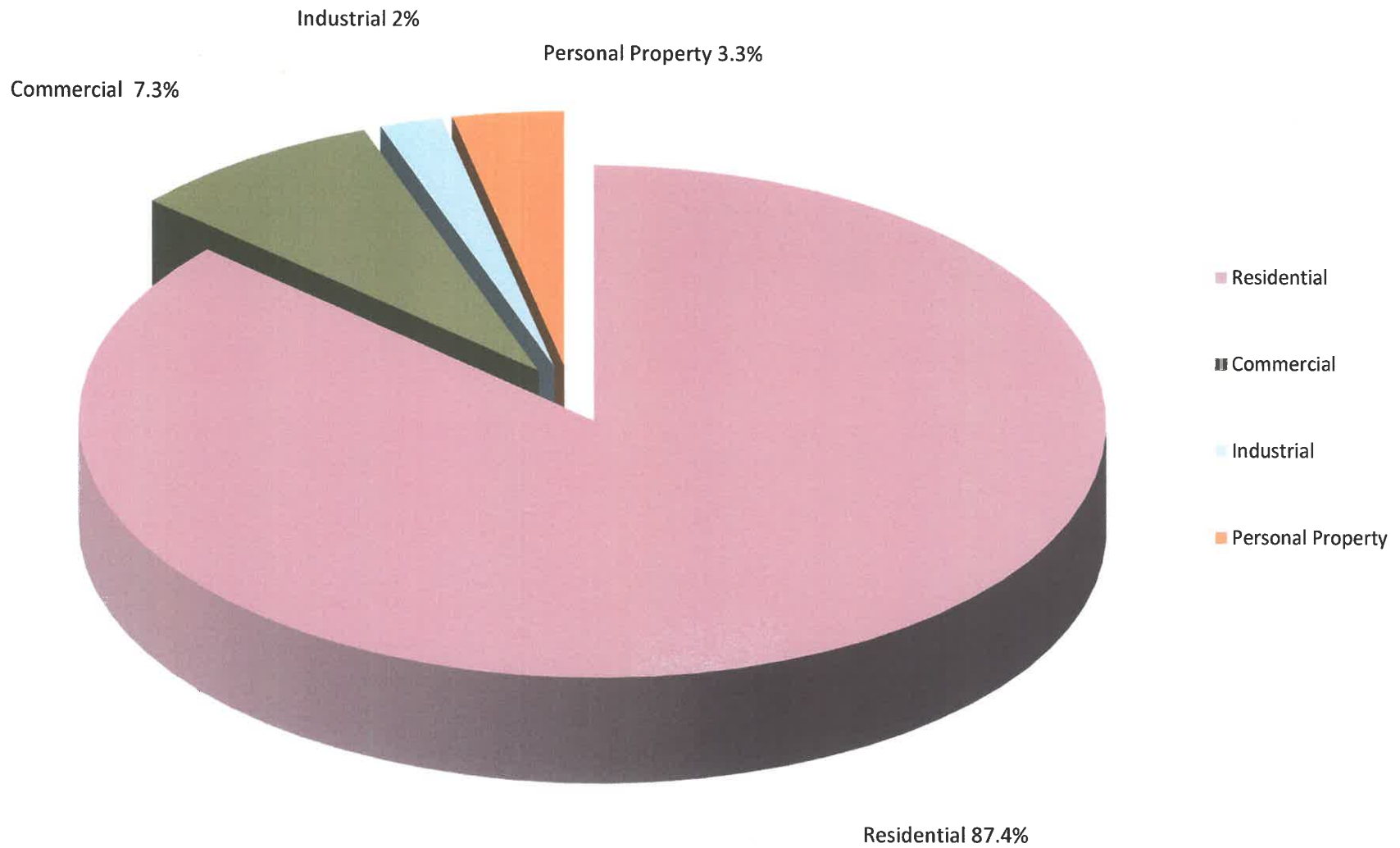
Town Hall, 7 Main Street  
Whitinsville, Massachusetts 01588-2210

(508) 234-2740

## 2022 TAX RATES IN DECENDING ORDER

	FY 2022 TAX RATES	AVERAGE SINGLE FAMILY FY 2022 TAX	AVERAGE SINGLE FAMILY FY 2022 VALUE
1. BLACKSTONE	\$ 17.90	\$ 5,900	\$ 329,700
2. HOPEDALE	\$ 17.11	\$ 7,040	\$ 411,600
3. DOUGLAS	\$ 16.34	\$ 5,800	\$ 357,400
4. UXBRIDGE	\$ 15.16	\$ 5,400	\$ 353,900
5. UPTON	\$ 16.77	\$ 7,800	\$ 464,900
6. MENDON	\$ 15.41	\$ 7,800	\$ 504,900
7. GRAFTON	\$ 16.88	\$ 7,600	\$ 448,600
8. SUTTON	\$ 15.18	\$ 6,500	\$ 429,600
9. MILLVILLE	\$ 15.11	\$ 5,100	\$ 337,300
10. MILLBURY	\$ 15.00	\$ 4,900	\$ 327,400
11. NORTHBRIDGE	\$ 13.77	\$ 5,100	\$ 367,400

## FISCAL YEAR 2023 - VALUATION BY CLASS



## TAX SHIFT OPTIONS 2023

<b>Tax Shift %</b>	<b>Total Residential Valuation 87% of Total</b>	<b>Resid'l Tax Rate</b>	<b>Tax Dollars To Collect</b>	<b>Residntl Percent Tax Decrease</b>	<b>Total Commercial/ Indst'l &amp; Personal Prop. Valuation 13% of Total</b>	<b>CIP Tax Rate</b>	<b>Tax Dollars To Collect</b>	<b>CIP Percent Tax Increase</b>
1.00	\$ 2,068,298,325	12.98	\$ 26,846,512	<b>0.0</b>	\$ 296,959,265	12.98	\$ 3,854,531	<b>0.00</b>
1.10	\$ 2,068,298,325	12.79	26,453,536	<b>-1.5</b>	\$ 296,959,265	14.27	4,237,609	<b>0.10</b>
1.20	\$ 2,068,298,325	12.60	26,060,559	<b>-2.9</b>	\$ 296,959,265	15.57	4,623,656	<b>0.20</b>
1.30	\$ 2,068,298,325	12.42	25,688,265	<b>-4.3</b>	\$ 296,959,265	16.87	5,009,703	<b>0.30</b>
1.40	\$ 2,068,298,325	12.23	25,295,289	<b>-5.8</b>	\$ 296,959,265	18.17	5,395,750	<b>0.40</b>
1.50	\$ 2,068,298,325	12.04	24,902,312	<b>-7.2</b>	\$ 296,959,265	19.46	5,778,827	<b>0.50</b>

APPLICATION FOR EMPLOYMENT

COMMONWEALTH OF MASSACHUSETTS

*Town of Northbridge*

D.1.

ALL APPLICATIONS TO BE RETURNED TO THE TOWN MANAGER'S OFFICE

Applicants are considered for all positions without regard to race, color, religion, gender orientation, national origin, age, marital or veteran status, or the presence of a non-job-related medical condition or handicap.

(PLEASE PRINT)

Date of Application: 10/05/2022

Position(s) Applied For: \_\_\_\_\_

Referral Sources: ☐ Advertisement ☐ Friend ☐ Relative ☒ Walk-In  
☐ Employment Agency ☐ Other: \_\_\_\_\_

Name: Desaleau Cameron J  
Last First Middle

Address: XX Northbridge Ma 01534  
XX City State Zip Code

Telephone: XXXXXXXXXXXX XXXX  
Area Code

If employed and you are under 18, can you furnish a work permit? ☐ Yes ☐ No

Have you filed an application here before? ☒ Yes ☐ No If yes give date: Aug 2021

Have you ever been employed here before? ☒ Yes ☐ No If yes give date: Aug 2021 - Feb 2022

Are you employed now? ☒ Yes ☐ No May we contact your present employer? ☒ Yes ☐ No

Are you prevented from lawfully becoming employed in this country because of Visa or Immigration Status? Proof of citizenship or immigration status will be required upon employment). ☐ Yes ☒ No

On what date would you be available for work? Nov 1

Are you available to work ☒ Full Time ☐ Part Time ☐ Shift Work ☐ Temporary

Are you on a lay-off and subject to recall? ☐ Yes ☒ No

Can you travel if job requires it? ☒ Yes ☐ No

**EMPLOYMENT EXPERIENCE**

Start with your present or last job. Include military service assignments and volunteer activities. You may exclude organization names which indicate race, color, religion, gender orientation, national origin, age, marital, or veteran status.

1. Employer: Army National Guard Address: 115 Barnum Rd

City: Ayer State: MA Zip: 01434 Phone: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

Dates Employed: from: Nov 2021 to: Present Work Performed: Mechanic

2. Employer: Town of North Address: 11 Fletcher St  
City: Whitinsville State: MA Zip: 01588 Phone: 508 234 0816  
Supervisor: \_\_\_\_\_ Reason for Leaving: College / military  
Dates Employed: from: Aug 2021 to: Feb 2022 Work Performed: Snow help  
Summer help

3. Employer: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_  
Dates Employed: from: \_\_\_\_\_ to: \_\_\_\_\_ Work Performed: \_\_\_\_\_

4. Employer: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_  
Dates Employed: from: \_\_\_\_\_ to: \_\_\_\_\_ Work Performed: \_\_\_\_\_

5. Employer: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_  
Dates Employed: from: \_\_\_\_\_ to: \_\_\_\_\_ Work Performed: \_\_\_\_\_

Special Skills and Qualifications: Summarize special skills and qualifications acquired from employment or other experience:

in the army i got my G&T Cert  
also Trained to be a diesel mechanic

**EDUCATION:**

	High School	College/University	Graduate/Profession
School Name:	Northbridge high school		
Years Completed: (Circle)	1 2 3 ④	1 2 3 4	1 2 3 4 or more
Diploma/Degree Describe Course of Study:	High School Diploma		
Describe specialized training, apprenticeship, skills, and/or extracurricular activities			
Honors Received:			

State any additional information you feel may be helpful to us in considering your application:

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List professional, trade, business or civic activities and offices held: (you may exclude those which indicate race, color, religion, gender orientation, national origin, age, marital or veterans:

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Give name, address, and telephone number of three (3) references (who are not related to you)

1. Thomas Stinchfield 21 Cook St Douglas MA 508-714-6112
2. Jake Charbonneau 1498 Quaker St Northbridge MA 774-482-4111
3. \_\_\_\_\_

## APPLICANT'S STATEMENT

I certify that answers given herein are true and complete to the best of my knowledge.

I authorize investigation of all statements contained in this application for employment as may be necessary in arriving at an employment decision. I understand that this application is not and is not intended to be a contract of employment.

In the event of employment, I understand that false or misleading information given in my application or interview(s) may result in discharge. I understand, also that I am required to abide by all rules and regulations of the Company.



Signature of Applicant

10/05/2022

Date

*The information provided in this application for employment is true and complete to the best of my knowledge. In the event of employment, I understand that false or misleading information given in my application or interview(s) may result in discharge.*

*I authorize investigation of all statements contained in this application and the release of any pertinent information regarding my education, past employment history and background. I authorize the Town of Northbridge to obtain any information from schools, employers or individuals relating to my activities. This information may include, but is not limited to: academics, achievement, performance, attendance, personal history and discipline. Further, I hereby authorize all references, persons, schools, my current employer (if applicable) and previous employers and organizations named in this application, unless otherwise stated, to provide the Town of Northbridge any relevant information that may be required to arrive at an employment decision. I understand that the information released is for the Town of Northbridge's use only.*

*I hereby voluntarily release, Discharge and exonerate the Town of Northbridge, its agents and representatives, and any person so furnishing information from any and all liabilities of every nature and kind arising out of the furnishing or inspection of such documents, records and other information or the investigations made by or on behalf of the Town of Northbridge.*

*I understand that all appointments are probationary and that I must demonstrate my ability for continued employment. I understand that, if appointed, my employment will be at-will, for an indefinite period, and can be terminated at any time by the Town, unless otherwise stated in a collective bargaining agreement which covers the position to which I am appointed. I also understand that I must be available from time to time to work outside normal business hours, as the needs of the department require.*

*If required for the position I am seeking. I agree to take a physical examination, which may include testing for drugs or a psychological examination, as required, and recognize that any offer of employment may be contingent upon the results of such an examination.*

*I understand that any employment offer by the Town is conditional upon my ability to establish employment under the Immigration Reform and Control Act of 1986 within three (3) days of the date of hire.*

*I represent that I have read and fully understand the foregoing and seek employment under these conditions.*

Signature



Date:

10/05/2022

*"Discrimination against any person in any practice or procedure in advertising, recruitment, referrals, testing, hiring, transfer, promotion or any other term, condition or privilege of employment which limits or adversely affects employment opportunities, because of political or religious opinions, or affiliations, or because of race, color, sex, gender, orientation, national origin, marital status, pregnancy, parenthood, age or handicap which is unrelated to the person's occupational qualifications or any other non-merit factor which is not a bona fide occupational qualification is prohibited".*

*It is unlawful in Massachusetts to require a lie detector test as a condition of employment or continued employment. An employer who violates that law shall be subject to criminal penalties and civil liabilities.*



## APPLICANT DATA RECORD

Applicants are considered for all positions, and employees are treated during employment without regard to race, color, religion, gender orientation, national origin, age, marital or veteran status, medical condition or handicap.

As employers/government contractors, we comply with government regulations and affirmative action responsibilities.

Solely to help us comply with government record keeping, reporting and other legal requirements, please fill out the Applicant Data Record. We appreciate your cooperation.

This data is for periodic government reporting and will be kept in a Confidential File separate from the Application for Employment.

(Please Print)

Date: 10/05/2022 Position Applied For: \_\_\_\_\_

Referral Source: ☐ Advertisement ☐ Friend ☐ Relative ☒ Walk-In  
☐ Employment Agency ☐ Other: \_\_\_\_\_

Name: Deralcar Cameron James  
Address: XX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX  
Telephone: XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX XXXXXXXXXXXX

### FOR HUMAN RESOURCES DEPARTMENT USE ONLY

Position(s) applied for is open: ☐ Yes ☐ No

Arrange Interview: ☐ Yes ☐ No

Employed: ☐ Yes ☐ No

Position(s) considered for: \_\_\_\_\_

Remarks: \_\_\_\_\_

Date of employment: \_\_\_\_\_

Job Title: \_\_\_\_\_ Salary: \_\_\_\_\_ Department: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes:

## Dylan Boulanger

78 Perry Street

Douglas, MA 01516

Phone: XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

## Skills

Organizational strengths

Multitasking abilities

Communication skills

Problem resolving

CDL Class A

## Experience

July 2022-October 2022

### **Seasonal Laborer II Douglas MA – DCR (*Department Of Conservation And Recreation*)**

Performed service on equipment, including ATV'S, UTV'S, Tractors, Chainsaws, Weedwhackers, thatchers, and multiple other pieces of equipment  
Dug trenches and drainage ditches to reroute water flow  
Cleared out drainage ditches and catch basin covers  
Used multiple power tools and landscaping tools including weed whackers, leaf blowers, pole saws, push mowers, wood chipper, loppers, shovels, rakes, drills, hammers, and multiple other tools  
Painted sign posts, table boards, and signs  
Planted and transplanted flowers  
Loaded trucks and UTV'S with equipment, supplies, dirt, wood, and rocks  
Operated motor vehicles including, ATV'S, UTV'S, and trucks  
Cleaned grills around the park, trash picked, and cleaned bathrooms

July 2021-December 2021

**Commercial Dishwasher Services Foxboro, MA – *Auto-Chlor Systems***

- Maintained regular services and preventative maintenance to machines
- Customer Service
- Up selling chemical products
- Installed Dishwashers, Chemical Dispensers, and Mop Sink Dispensers
- Rebuilt New and Used Machines
- Wired New and Used Machines

October 2020-July 2021

**Cell Phones Sale Associate Whitinsville, MA – *OSL***

- Maintained knowledge of sales and promotions to guide immediate purchases and encourage repeat visits.
- Assisted Walmart Employees in ordering and processing new inventory.
- Monitored workstation supply needs to anticipate shortages and avoid disruptions to service.
- Sold wireless phones, services, and accessories in fast-paced environment handling as many as many customers as possible.
- Quickly connected with each customer to offer assistance and promote products.
- Maintained revenue by attracting customers with attractive sales displays.
- Encouraged customers to sign up for warranties and additional services, consistently exceeding quotas for add-on sales.

July 2019-October 2020

**Blissful Meadows Douglas, MA – *Dishwasher***

- Moved items from main storage areas to easily accessible small fridge, freezers and containers to support kitchen staff efficiency.
- Kept kitchen areas neat and clean by removing trash and organizing supplies.
- Assisted with kitchen prep work to help operations run smoothly and meet customer needs.
- Worked with chemicals such as detergent, rinse agents and sanitizers to protect customer health.
- Washed equipment, surfaces, refrigerators and other areas and applied sanitizing chemicals.
- Increased machine efficiency by scraping and pre-washing dishes.
- Cleared, washed and stacked all plates, dining utensils and trays quickly and without breaking.
- Effectively scrubbed and scoured pots and pans using soapy water and steel wool to remove burnt-on food.

Kept work area clean, dry and free of debris to prevent incidents and accidents.  
Gently moved glassware, and other delicate items to prevent breakage.

July 2019-Present (Part Time)

**Construction/Demolition Millville, MA- *JG United***

Loaded and unloaded construction materials from trucks to specified work areas.  
Patrolled the job site to remove potential hazards and debris.  
Worked in outdoor environments with extreme temperature and weather conditions.  
Used hand tools to dig around buildings and protect utility structures on the site.  
Farm Work including hay, tending to cows and horses.  
Demolition of buildings such as barns and small houses.  
Clean outs of houses, apartment buildings.  
Installed new insulation  
Clean snow from driveways and roadways.

November 2018-January 2019

**Hannafords Uxbridge, MA - *Grocery Bagger***

Retrieved items for customers and verified prices.  
Collected carts from parking lot and designated returns.  
Helped customers get groceries to vehicles.  
Bagged merchandise carefully to prevent damage of delicate items such as bread and eggs.  
Organized shelves.

## Education

September 2016 - August 2020

**Douglas Highschool, Douglas MA - *High School Diploma***

December 2021 - July 2022

**NETTTS- New England Tractor Trailer Training School, Pawtucket RI - *CDL Class A***

August 2022 - Present

**Wildland Fire Learning Portal, Online Courses**

L-180 Human Factors in The Wildland Fire Service

S-130 Firefighter Training

S-190 Introduction to Wildland Fire Behavior

GPA 3.4

Tech Crew in Drama Club

**APPLICATION FOR EMPLOYMENT**

**COMMONWEALTH OF MASSACHUSETTS**

***Town of Northbridge***

**ALL APPLICATIONS TO BE RETURNED TO THE TOWN MANAGER'S OFFICE**

**Applicants are considered for all positions without regard to race, color, religion, gender orientation, national origin, age, marital or veteran status, or the presence of a non-job-related medical condition or handicap.**

**(PLEASE PRINT)**

Date of Application 10/10/2022

Position(s) Applied For: Northbridge DPW

Referral Sources: ☐ Advertisement ☒ Friend ☐ Relative ☐ Walk-In  
☐ Employment Agency ☐ Other:

Name: Boulanger Dylan Jacob  
Last First Middle

Address: ~~XXXXXXXXXXXXXXXXXXXX~~ Douglas MA 01516  
City State Zip Code

Telephone: ~~XXXXXXXXXXXX~~  
Area Code

If employed and you are under 18, can you furnish a work permit? ☐ Yes ☐ No

Have you filed an application here before? ☐ Yes ☒ No If yes give date: \_\_\_\_\_

Have you ever been employed here before? ☐ Yes ☒ No If yes give date: \_\_\_\_\_

Are you employed now? ☒ Yes ☐ No May we contact your present employer? ☒ Yes ☐ No

Are you prevented from lawfully becoming employed in this country because of Visa or Immigration Status?  
(Proof of citizenship or immigration status will be required upon employment). ☐ Yes ☒ No

On what date would you be available for work? As soon as possible

Are you available to work ☒ Full Time ☐ Part Time ☐ Shift Work ☐ Temporary

Are you on a lay-off and subject to recall? ☐ Yes ☒ No

Can you travel if job requires it? ☒ Yes ☐ No

***EMPLOYMENT EXPERIENCE***

**Start with your present or last job. Include military service assignments and volunteer activities. You may exclude organization names which indicate race, color, religion, gender orientation, national origin, age, marital, or veteran status.**

1. Employer: Department of conservation and Recreation Address: 107 Walburn Lake RD

City: Douglas State: MA Zip: 01516 Phone: 508-476-7

Supervisor: Chuck Stone Reason for Leaving: Seasonal Job

Dates Employed: from: July 2022 to: October 2022

Work Performed: worked as a seasonal laborer around the park and trails  
— All work I performed is in my resume

2. Employer: Auto-chkr Systems Address: 140 Washington St  
City: Foxborough State: MA Zip: 02035 Phone: 508-543-6767  
Supervisor: Jeff Reason for Leaving: left to go obtain my CDE A  
Dates Employed: from: July 2021 - 0 to: December 2021  
Work Performed: maintained regular services to machines, delivered chemicals, rebuilt new machines, wired new machines

3. Employer: Blissfield Meadows golf course Address: 801 Chocolate Rd  
City: Uxbridge State: MA Zip: 01569 Phone: 508-278-6110  
Supervisor: Mark Reason for Leaving: left as better work came about  
Dates Employed: from: July 2019 to: October 2020  
Work Performed: Increased machines efficiency by scraping and pre rinsing dishes, assisted with kitchen prep

4. Employer: Cell phone sales associate - OSE Address: 100 Kelley Pkwy  
City: Whitinsville State: MA Zip: 01588 Phone: 508-234-9034  
Supervisor: multiple supervisors Reason for Leaving: wasn't what I was expecting, treated poorly  
Dates Employed: from: October 2020 to: July 2021  
Work Performed: Maintained knowledge of sales and promotions, sold wireless phones in a fast paced environment

5. Employer: J6 United Address: 151 W Harkness Rd  
City: Millville State: MA Zip: 01529 Phone: 508-316-8177  
Supervisor: Jeffery Guilfoil Reason for Leaving: currently work part time on my days off  
Dates Employed: from: July 2019 to: current, work on my day off  
Work Performed: used multiple hand tools including sawzalls, grinders, hammers, pickaxes, and many more on multiple job sites

Special Skills and Qualifications: Summarize special skills and qualifications acquired from employment or other experience:

EDUCATION:

	Elementary	High	College/University	Graduate/Profession
School Name:	Douglas Elementary School	Douglas High School		NETTS-CDL CLASS A
Years Completed	<div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8 <input checked="" type="checkbox"/></div>	<div>1</div> <div>2</div> <div>3</div> <div>4 <input checked="" type="checkbox"/></div>	<div>1</div> <div>2</div> <div>3</div> <div>4</div>	Wild land fire learning portal courses
Diploma/Degree		High School Diploma		L-180 S-130
Describe Course of Study:	General Studies	General Studies		S-190
Describe Specialized Training, Apprenticeship, Skills, and/or Extracurricular activities		Tech crew Drama club		

State any additional information you feel may be helpful to us in considering your application:

List professional, trade, business or civic activities and offices held: (you may exclude those which indicate race, color, religion, gender orientation, national origin, age, marital or veterans status):

CDL CLASS A

Give name, address, and telephone number of three (3) references (who are not related to you)

1. Kyle Marin	57 Upper Gore RD	774-277-5163
2. Paul Gosselin	Charlton MA	508-769-8636
3. Chuck Stone	107 Wallum Lake RD	857-262-9227

APPLICANT'S STATEMENT

I certify that answers given herein are true and complete to the best of my knowledge.

I authorize investigation of all statements contained in this application for employment as may be necessary in arriving at an employment decision. I understand that this application is not and is not intended to be a contract of employment.

In the event of employment, I understand that false or misleading information given in my application or interview(s) may result in discharge. I understand, also that I am required to abide by all rules and regulations of the Company.

Dawn BB

Signature of Applicant

10/10/2022

Date

*The information provided in this application for employment is true and complete to the best of my knowledge. In the event of employment, I understand that false or misleading information given in my application or interview(s) may result in discharge.*

*I authorize investigation of all statements contained in this application and the release of any pertinent information regarding my education, past employment history and background. I authorize the Town of Northbridge to obtain any information from schools, employers or individuals relating to my activities. This information may include, but is not limited to: academics, achievement, performance, attendance, personal history and discipline. Further, I hereby authorize all references, persons, schools, my current employer (if applicable) and previous employers and organizations named in this application, unless otherwise stated, to provide the Town of Northbridge any relevant information that may be required to arrive at an employment decision. I understand that the information released is for the Town of Northbridge's use only.*

*I hereby voluntarily release, Discharge and exonerate the Town of Northbridge, its agents and representatives, and any person so furnishing information from any and all liabilities of every nature and kind arising out of the furnishing or inspection of such documents, records and other information or the investigations made by or on behalf of the Town of Northbridge.*

*I understand that all appointments are probationary and that I must demonstrate my ability for continued employment. I understand that, if appointed, my employment will be at-will, for an indefinite period, and can be terminated at any time by the Town, unless otherwise stated in a collective bargaining agreement which covers the position to which I am appointed. I also understand that I must be available from time to time to work outside normal business hours, as the needs of the department require.*

*If required for the position I am seeking. I agree to take a physical examination, which may include testing for drugs or a psychological examination, as required, and recognize that any offer of employment may be contingent upon the results of such an examination.*

*I understand that any employment offer by the Town is conditional upon my ability to establish employment under the Immigration Reform and Control Act of 1986 within three (3) days of the date of hire.*

*I represent that I have read and fully understand the foregoing and seek employment under these conditions.*

Signature  Date: 10/10/2022

*"Discrimination against any person in any practice or procedure in advertising, recruitment, referrals, testing, hiring, transfer, promotion or any other term, condition or privilege of employment which limits or adversely affects employment opportunities, because of political or religious opinions, or affiliations, or because of race, color, sex, genderl orientation, national origin, marital status, pregnancy, parenthood, age or handicap which is unrelated to the person's occupational qualifications or any other non-merit factor which is not a bona fide occupational qualification is prohibited".*

*It is unlawful in Massachusetts to require a lie detector test as a condition of employment or continued employment. An employer who violates that law shall be subject to criminal penalties and civil liabilities.*

### APPLICANT DATA RECORD

Applicants are considered for all positions, and employees are treated during employment without regard to race, color, religion, gender orientation, national origin, age, marital or veteran status, medical condition or handicap.

As employers/government contractors, we comply with government regulations and affirmative action responsibilities.

Solely to help us comply with government record keeping, reporting and other legal requirements, please fill out the Applicant Data Record. We appreciate your cooperation.

This data is for periodic government reporting and will be kept in a Confidential File separate from the Application for Employment.



(Please Print)

Date: 10/10/2022 Position Applied For: North bridge DPW

Referral Source: ☐ Advertisement ☒ Friend ☐ Relative ☐ Walk-In  
☐ Employment Agency ☐ Other: \_\_\_\_\_

Name: Boulanger Dylan Jacob  
Last First Middle  
Address: XXXXXXXXXXXXXXXXXXXX Douglas 01516  
XXXXXXXXXXXXXXXXXXXX City Zip  
Telephone: XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX

FOR HUMAN RESOURCES DEPARTMENT USE ONLY

Position(s) applied for is open: ☐ Yes ☐ No

Arrange Interview: ☐ Yes ☐ No

Employed: ☐ Yes ☐ No

Position(s) considered for: \_\_\_\_\_

Remarks: \_\_\_\_\_

Date of employment: \_\_\_\_\_

Job Title: \_\_\_\_\_ Salary: \_\_\_\_\_ Department: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes:

# D.3.

## MEMO

To: Adam Gaudette, Northbridge Town Manager

From: Rebecca Sasseville, Library Director, Whitinsville Social Library

Subject: Recommendation of Bethany Walker for Senior Library Assistant

Date: November 2, 2022

I am writing to recommend Bethany Walker for a promotion and to fill the vacant Senior Library Assistant position at Whitinsville Social Library.

Mrs. Walker has been working at our library for over five years. She is well versed in the library's policies, culture, and patrons. She is excellent at customer service and working with all types of people including community members, co-workers and library volunteers. Her friendliness and positivity will continue to be a great asset in a supervisor role.

She has an appreciation for libraries and is a reader of both fiction and non-fiction. I am confident in her technology skills and that she will excel in this new position with more responsibilities.

I highly recommend Mrs. Walker be approved as a part-time Senior Library Assistant at Whitinsville Social Library.

If you have any questions or concerns feel free to contact me further.

**PART-TIME POSITION OPENING  
TOWN OF NORTHBRIDGE  
LIBRARY ASSISTANT**

The Town of Northbridge seeks candidates to fill a part-time Library Assistant position at Whitinsville Social Library.

Candidates must be available to fill the closing shifts on Mondays and Wednesdays (3-8:15), all day Friday (9:45-5:15) and at least one Saturday (9:45-2:15) a month. This is a public facing position at our circulation desk. This is a non-benefited position.

**Primary responsibilities:**

- Providing direct customer service in person, via telephone and email to people of all ages, abilities and backgrounds from the community.
- Promoting Whitinsville Social Library services including physical and electronic resources.
- Demonstrating to patrons how to use self-service options including using their online library account, library apps, personal computers, printing, registering for events and museum passes, downloading e-books & e-audiobooks, and other library resources.

The work is detail orientated and can be fast-paced. Job involves standing, walking, or using stairs for the entire shift. Other responsibilities may be assigned.

**Required Qualifications:**

- Experience in customer service and working with the public.
- Excellent with personal computers including Microsoft Office, Internet/browsers including Chrome, G-Suite and email, printers, smartphones, and copy machines.
- Detail oriented with an ability to use alpha-numeric organizational schemes (Dewey Decimal Classification).
- Must be able to lift a minimum of 30 pounds, stand for up to 5 hours, repeatedly bend and stoop to reach shelves, and work under very noisy conditions for up to 1 hour.
- Ability to pass a criminal records (CORI) check and pre-employment physical.
- High School Diploma or Equivalency.

**Preferred Qualifications:**

- Previous public library experience and/or MLIS student.
- Experience with Evergreen ILS and/or the CWMARS online public access catalog.
- Experience with downloadable media, apps, and e-reader devices.
- Current public library patron and supporter.
- Excellent availability.
- Experience with arts & crafts, marketing, or social media management.

Starting pay is \$14.53 per hour.

**Internal/External Applicants:**

To be considered for this position, submit a cover letter and resume or [Town of Northbridge Application](mailto:rsasseville@cwmar.org) to the Library Director at rsasseville@cwmar.org.

**Review of applications will commence immediately and will continue until a suitable candidate is determined.**

*The Town of Northbridge is an Affirmative Action/Equal Opportunity Employer.*

**APPLICATION FOR EMPLOYMENT**

**COMMONWEALTH OF MASSACHUSETTS**

***Town of Northbridge***

***ALL APPLICATIONS TO BE RETURNED TO THE TOWN MANAGER'S OFFICE***

Applicants are considered for all positions without regard to race, color, religion, gender orientation, national origin, age, marital or veteran status, or the presence of a non-job-related medical condition or handicap.

**(PLEASE PRINT)**

Date of Application: October 18, 2022

Position(s) Applied For: Senior Library Assistant

Referral Sources: ☒ Advertisement ☐ Friend ☐ Relative ☐ Walk-In  
☐ Employment Agency ☐ Other:

Name: Walker Bethany Lynne  
Last First Middle

Address: XXXXXXXXXXXXXXXXXXXX Whitinsville MA 01588  
Number Street City State Zip Code

Telephone: XXXXXXXXXX  
Area Code

If employed and you are under 18, can you furnish a work permit? N/A ☐ Yes ☐ No

Have you filed an application here before? ☒ Yes ☐ No If yes give date: 2017

Have you ever been employed here before? ☒ Yes ☐ No If yes give date: Current Library Assistant

Are you employed now? ☒ Yes ☐ No May we contact your present employer? ☒ Yes ☐ No

Are you prevented from lawfully becoming employed in this country because of Visa or Immigration Status? Proof of citizenship or immigration status will be required upon employment). ☐ Yes ☒ No

On what date would you be available for work? At supervisor discretion

Are you available to work ☐ Full Time ☒ Part Time ☐ Shift Work ☐ Temporary

Are you on a lay-off and subject to recall? ☐ Yes ☒ No

Can you travel if job requires it? ☒ Yes ☐ No

***EMPLOYMENT EXPERIENCE***

**Start with your present or last job.** Include military service assignments and volunteer activities. You may exclude organization names which indicate race, color, religion, gender orientation, national origin, age, marital, or veteran status.

1. Employer: Whitinsville Social Library Address: 17 Church Street

City: Whitinsville State: MA Zip: 01588 Phone: 508-234-2151

Supervisor: Rebecca Sasseville Reason for Leaving: Still employed

Dates Employed: from: 2017 to: present Work Performed: Customer service, assisting patrons with readers advisory and reference questions, repairing and processing library materials, additional projects to maintain and improve the library

2. Employer: UMass Medical School Address: 55 Lake Avenue North  
City: Worcester State: MA Zip: 01655 Phone: 508-865-5260  
Supervisor: Gregory Pazour Reason for Leaving: Still employed  
**Dates Employed:** from: 1997-2004, 2015 to: present Work Performed: Lab work, data analysis,  
supply ordering and maintenance

3. Employer: Beginning Bridges Address: 9 North Main Street  
City: Uxbridge State: MA Zip: 01569 Phone: 508 278 5110  
Supervisor: Emily Murray Reason for Leaving: Schedule changes  
**Dates Employed:** from: 2014 to: 2020 Work Performed: Designing and running  
literacy focused playgroups, providing support and resources to families

4. Employer: TeamOps Address: 1 Patriot Place  
City: Foxborough State: MA Zip: 02035 Phone: 508 549 0015  
Supervisor: Robert Hubbel Reason for Leaving: Covid-19  
**Dates Employed:** from: 2016 to: 2021 Work Performed: Customer service and security

5. Employer: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_  
**Dates Employed:** from: \_\_\_\_\_ to: \_\_\_\_\_ Work Performed: \_\_\_\_\_

Special Skills and Qualifications: Summarize special skills and qualifications acquired from employment or other experience:  
I am proficient with Evergreen and Libby, as well as general office software including email, word processing, and  
spread sheets. I can work independently and prioritize tasks.

***EDUCATION:***

	High School	College/University	Graduate/Profession
School Name:	Grafton High School	Connecticut College	
Years Completed: (Circle)	1 2 3 (4)	1 2 3 (4)	1 2 3 4 or more
Diploma/Degree			
Describe Course of Study:	High School Diploma	BA, Biology	
Describe specialized training, apprenticeship, skills, and/or extracurricular activities			
Honors Received:			

State any additional information you feel may be helpful to us in considering your application:

I am an avid reader and a current library user. I enjoy the resources and programs WSL offers,  
both for me and for my children.

List professional, trade, business or civic activities and offices held: (you may exclude those which indicate race, color, religion, gender orientation, national origin, age, marital or veterans:

School volunteer, soccer coach

Give name, address, and telephone number of three (3) references (who are not related to you)

1. Caryn Gagner, Supervisor WSL 17 Church St, Whitinsville MA 508 244 9006
2. Gregory Pazour, Supervisor UMMS 373 Plantation St, Worcester MA 508 254 8696
3. Emily Murray, 9 North Main St, Uxbridge MA 508 278 5110  
Supervisor Beginning Bridges

## APPLICANT'S STATEMENT

I certify that answers given herein are true and complete to the best of my knowledge.

I authorize investigation of all statements contained in this application for employment as may be necessary in arriving at an employment decision. I understand that this application is not and is not intended to be a contract of employment.

In the event of employment, I understand that false or misleading information given in my application or interview(s) may result in discharge. I understand, also that I am required to abide by all rules and regulations of the Company.

Bethany Walker                      10/18/2022  
Signature of Applicant                      Date

*The information provided in this application for employment is true and complete to the best of my knowledge. In the event of employment, I understand that false or misleading information given in my application or interview(s) may result in discharge.*

*I authorize investigation of all statements contained in this application and the release of any pertinent information regarding my education, past employment history and background. I authorize the Town of Northbridge to obtain any information from schools, employers or individuals relating to my activities. This information may include, but is not limited to: academics, achievement, performance, attendance, personal history and discipline. Further, I hereby authorize all references, persons, schools, my current employer (if applicable) and previous employers and organizations named in this application, unless otherwise stated, to provide the Town of Northbridge any relevant information that may be required to arrive at an employment decision. I understand that the information released is for the Town of Northbridge's use only.*

*I hereby voluntarily release, Discharge and exonerate the Town of Northbridge, its agents and representatives, and any person so furnishing information from any and all liabilities of every nature and kind arising out of the furnishing or inspection of such documents, records and other information or the investigations made by or on behalf of the Town of Northbridge.*

*I understand that all appointments are probationary and that I must demonstrate my ability for continued employment. I understand that, if appointed, my employment will be at-will, for an indefinite period, and can be terminated at any time by the Town, unless otherwise stated in a collective bargaining agreement which covers the position to which I am appointed. I also understand that I must be available from time to time to work outside normal business hours, as the needs of the department require.*

*If required for the position I am seeking. I agree to take a physical examination, which may include testing for drugs or a psychological examination, as required, and recognize that any offer of employment may be contingent upon the results of such an examination.*

*I understand that any employment offer by the Town is conditional upon my ability to establish employment under the Immigration Reform and Control Act of 1986 within three (3) days of the date of hire.*

*I represent that I have read and fully understand the foregoing and seek employment under these conditions.*

Signature Bethany Walker                      Date: 10/18/2022

*"Discrimination against any person in any practice or procedure in advertising, recruitment, referrals, testing, hiring, transfer, promotion or any other term, condition or privilege of employment which limits or adversely affects employment opportunities, because of political or religious opinions, or affiliations, or because of race, color, sex, genderl orientation, national origin, marital status, pregnancy, parenthood, age or handicap which is unrelated to the person's occupational qualifications or any other non-merit factor which is not a bona fide occupational qualification is prohibited".*

*It is unlawful in Massachusetts to require a lie detector test as a condition of employment or continued employment. An employer who violates that law shall be subject to criminal penalties and civil liabilities.*

## APPLICANT DATA RECORD

Applicants are considered for all positions, and employees are treated during employment without regard to race, color, religion, gender orientation, national origin, age, marital or veteran status, medical condition or handicap.

As employers/government contractors, we comply with government regulations and affirmative action responsibilities.

Solely to help us comply with government record keeping, reporting and other legal requirements, please fill out the Applicant Data Record. We appreciate your cooperation.

This data is for periodic government reporting and will be kept in a Confidential File separate from the Application for Employment.

(Please Print)

Date: 10/18/2022 Position Applied For: Senior Library Assistant

Referral Source: ☒ Advertisement ☐ Friend ☐ Relative ☐ Walk-In  
☐ Employment Agency ☐ Other: \_\_\_\_\_

Name: Walker Bethany Lynne  
Last First Middle  
Address: XXXXXXXXXXXXXXXXXX Whitinsville, MA 01588  
Number Street City Zip  
Telephone: XXXXXXXXXX

### FOR HUMAN RESOURCES DEPARTMENT USE ONLY

Position(s) applied for is open: ☐ Yes ☐ No

Arrange Interview: ☐ Yes ☐ No

Employed: ☐ Yes ☐ No

Position(s) considered for: \_\_\_\_\_

Remarks: \_\_\_\_\_

Date of employment: \_\_\_\_\_

Job Title: \_\_\_\_\_ Salary: \_\_\_\_\_ Department: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes:



**Melissa Ciaramitaro**

---

**From:** Dan Lessard <derbydan476@gmail.com>  
**Sent:** Monday, October 17, 2022 9:25 PM  
**To:** Melissa Ciaramitaro  
**Subject:** Selectman's meeting

Thank you for meeting with me today, as discussed I am requesting to be put on the agenda for the next board of selectmen's meeting.

The subject is to request the approval to place a banner in the town on Church St. This is for the veterans supper Blackstone Valley Veterans Association sponsors.

The banner would hang from November 13th to November 18 as discussed.

Thank You for your help.

Dasn Lessard

Blackstone valley Veterans Association

Melissa Ciaramitaro

---

**From:** jessie@schotanusdesigncenter.com  
**Sent:** Monday, October 17, 2022 11:09 AM  
**To:** Melissa Ciaramitaro  
**Cc:** littlemanoriginals@yahoo.com; lulusgiftco@gmail.com  
**Subject:** Fwd: Shop Small 2022

Hi Melissa,

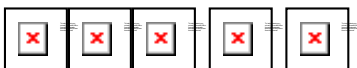
It is crazy 9 years! Can we do the sign board the week of 11/14 and if no one requests week of 11/21 please keep it up. We also need to request street banner 11/20-12/4. Let me know what meeting that topic will come up in and I will be there. Available

Sign to say  
Shop Small 01588  
9th annual Week long  
Passport Event  
11/26/22 - 12/4/22

--

Take care,  
Jessie Schotanus

Showroom hours Mon-Thur 9-5  
Fri & Sat 9-1.  
83 Church Street Suite 1  
Whitinsville, MA 01588  
ph 508-372-9283  
fax 508-372-9286



G.

Tri-Valley Front Runners  
Terri Powell  
President  
November 2<sup>nd</sup>, 2022  
Whitinsville, MA 01588

Northbridge Board of Selectmen  
7 Main St.  
Whitinsville, MA 01588

Dear Northbridge Board of Selectmen,

I am writing this letter to ask for your permission to organize the annual **1<sup>st</sup> Day 5k** road race within the Northbridge town limits. A portion of the race proceeds is donated to a local non-profit organization. We are a local nonprofit running club that supports running and health awareness in the Blackstone Valley Community. We have approximately 450 members and are an affiliate club member of Road Runners Club of America as well an affiliate member of the US Track and Field New England Chapter. We host many races in the area and would like to keep the tradition that MRA Multi Sport started with this race.

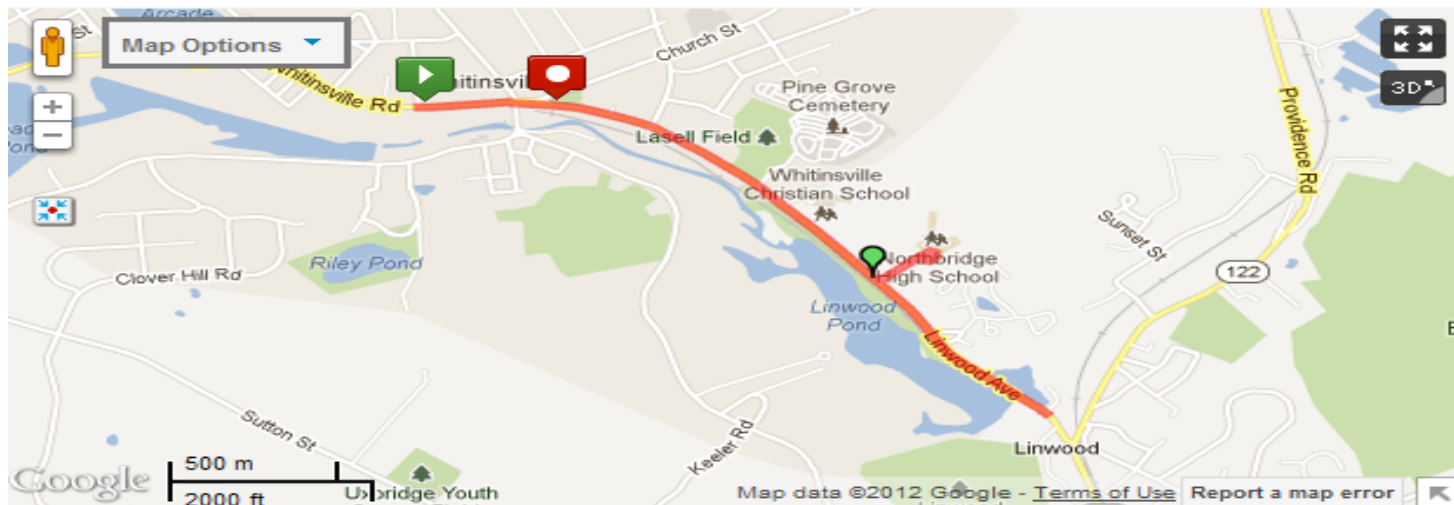
Subject to your approval, I would like the date of the race to be on **Saturday, January 1, 2023**. I would like the race to start at 11:00am. Due to the success of the prior races, the route will remain the same, which starts at Grove St just above Lane & Associates Law Offices, goes through Memorial Square, and then out and back on Linwood Ave, finishing just west of the Square (similar to the Thanksgiving Day race finish line area). Like the previous years, I will be coordinating with the Whittin Community Center and Alternatives to use their parking lots, and post-race gathering at the Gray Barn. In the event of inclement weather, I'll coordinate the status of the race with the Northbridge Police Department and Department of Public Works.

I would like to plan for approximately 300 runners which is the same number we have had the prior few years and have sold out by mid-December. The town has always been very supportive regarding traffic control and I would like to ask for your continued support in 2023. I'll coordinate with Northbridge Police Department and agree to comply to their detail assignments as we'll again be **seeking the closure of Linwood Ave between 10:45am and noon**. My organization will obtain insurance from the RRCA (Road Runners Club of America), and will provide proof of insurance listing the town as additional insured on the policy. I will also return a signed copy of the town Hold Harmless Agreement. Tri-Valley Front Runners (TVFR) will coordinate all volunteers to set up, break down and clean up before and after the race.

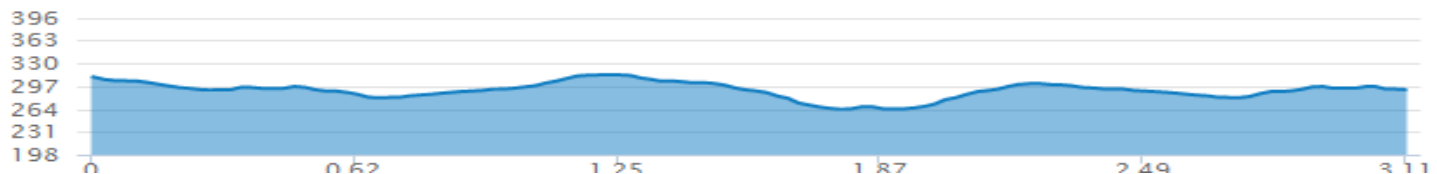
I hope that you will look favorably upon this request and I look forward to a continuing dialogue as we work together to what has become a local tradition to kick off the New Year.

Sincerely,  
Terri Powell  
President  
Tri-Valley Front Runners  
508 612-3244  
[terrirules@yahoo.com](mailto:terrirules@yahoo.com)  
<https://www.tri-valleyfrontrunners.com>

- Start at Main/Grove St and head down Linwood at 11am
- Turn into high school and go around circle by front entrance
- Aid station located at entrance to High School
- Continue down Linwood and turn around at Mills
- Finish right before park at Memorial Square (same area as Whitin 5 race)
- Pre and Post race events at Gray Barn
- **Police Summary: Four total**
  1. One at High St at start of race
  2. One at Church St/Memorial Square at start of race - moves to Linwood/Cross St after runners pass through intersection
  3. One at main intersection (Hill/Douglas/Main) – moves to Linwood St following last runner to close Linwood down
  4. One at Linwood/Rt 122 to close Linwood down.
- ☐ Know for Turkey Day race there was problems with cars coming down Linwood, but not sure if they came from Cross St or somewhere else. Think we need more? Or do you guys have Road Closed signs to help at Cross St?



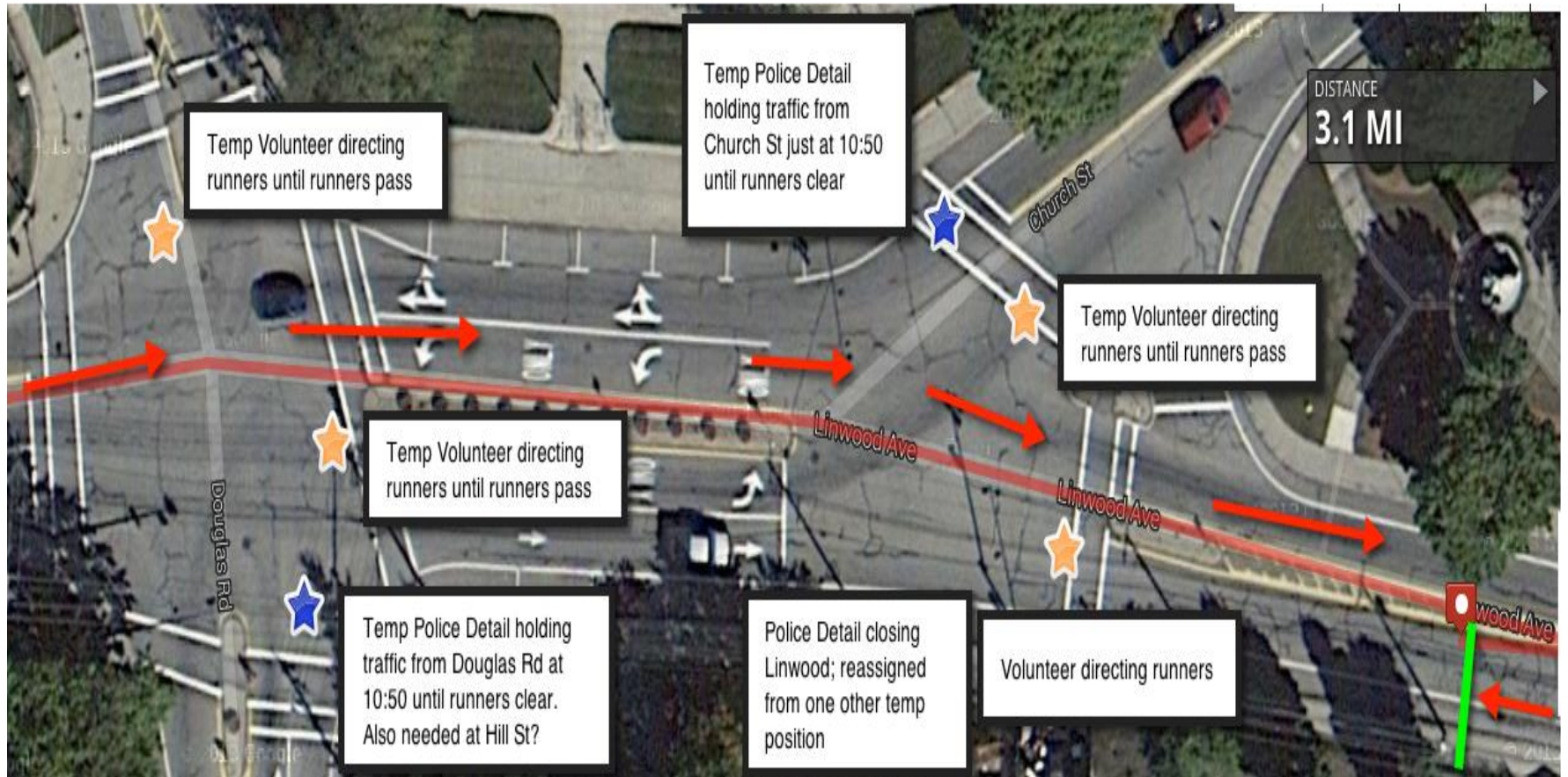
#### ELEVATION (ft)



***\*As of 2014, the starting line is at Grove St,  
with runners staging in that big lot on top of  
Hill. Police Detail is at High St closing down  
traffic at 10:50am***









Volunteer directing runners  
at turn-around location at  
west side of entrance to  
back of Linwood Mills

Police Detail closing  
down Linwood for  
duration of race  
(10:50am-noon)



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/26/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Insurance Management Group 12730 Coldwater Road, Suite 103  Fort Wayne IN 46845	<b>CONTACT NAME:</b> Margaret Mayers <b>PHONE (A/C, No, Ext):</b> (260) 338-2925 <b>E-MAIL ADDRESS:</b> mmayers@insmgt.com <b>FAX (A/C, No):</b> (765) 664-0761
<b>INSURED</b> Road Runners Club of America/2023 and Its Member Clubs 1501 Langston Boulevard Suite 103 Arlington 22209	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> National Casualty Company <b>INSURER B:</b> Nationwide Life Insurance Company <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
	<b>NAIC #</b> 11991 66869

**COVERAGES****CERTIFICATE NUMBER:** 2023 \$2M A.I.**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Legal Liability to Participants \$2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: Per Event Basis			KRO0000009333000	12/31/2022	12/31/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Abuse and Molestation \$ 500,000
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			KRO0000009333000	12/31/2022	12/31/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <b>EXCESS LIAB</b> DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Exces Medical & Accident \$250 Deductible/Claim)			BAX0000031991400	12/31/2022	12/31/2023	Excess Medical \$10,000 AD & Specific Loss \$2,500

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

CERTIFICATE HOLDER IS NAMED AS AN ADDITIONAL INSURED AS RESPECTS TO THEIR INTEREST IN THE OPERATIONS OF THE NAMED INSURED. DATE OF EVENT(S): 01/01/23 1st Day 5K Road Race INSURED RRCA CLUB/EVENT MEMBER: Tri-Valley Front Runners, Att'n: Mark Capparella, PO Box 125, Milford, MA 01757

**CERTIFICATE HOLDER****CANCELLATION**

01/01/23 Town of Northbridge 7 Main Street  Whitinsville MA 01588	<b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>  <b>AUTHORIZED REPRESENTATIVE</b> 
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## Melissa Ciaramitaro

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**From:** Jamie Luchini  
**Sent:** Thursday, November 03, 2022 2:42 PM  
**To:** Melissa Ciaramitaro; Tim Labrie  
**Subject:** Re: 1St Day 5K

No issue here, as long as weather cooperates.

Thanks,  
- *Jamie*

Jamie Luchini  
Director of Public Works  
Northbridge DPW

---

**From:** Melissa Ciaramitaro <mciaramitaro@northbridgemass.org>  
**Sent:** Wednesday, November 2, 2022 2:46 PM  
**To:** Jamie Luchini <jluchini@northbridgemass.org>; Tim Labrie <tlabrie@northbridgemass.org>  
**Subject:** 1St Day 5K

*Good afternoon,*

*Please see attached request and let me know if there are any issues. This will be going before the Board of Selectmen on Monday, November 7, 2022.*

*Thank you*

*Melissa Ciaramitaro, Sr. Adm. Asst./HR. Asst.  
Town Manager's Office  
Town of Northbridge  
7 Main Street Whitinsville, MA 01588  
Phone: 508-234-2095 Ext. 1202*

**Melissa Ciaramitaro**

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**From:** Jamie Luchini  
**Sent:** Monday, October 24, 2022 12:56 PM  
**To:** Melissa Ciaramitaro; Tim Labrie  
**Subject:** Re: Road Closure - Nov. 26th 4-6

All good on my end.

Thanks,  
- *Jamie*

Jamie Luchini  
Director of Public Works  
Northbridge DPW

---

**From:** Melissa Ciaramitaro <mciaramitaro@northbridgemass.org>  
**Sent:** Monday, October 24, 2022 12:01 PM  
**To:** Jamie Luchini <jluchini@northbridgemass.org>; Tim Labrie <tlabrie@northbridgemass.org>  
**Subject:** Road Closure - Nov. 26th 4-6

*Good morning,*

*Chief White has requested to be put on the 11.7.22 agenda for the Tree Lighting and parade event. Any issues with his request to close Church Street from Park Street to Main Street from 4 PM – 6 PM?*

*Please let me know.*

*Thank you*

*Melissa Ciaramitaro, Sr. Adm. Asst./HR. Asst.  
Town Manager's Office  
Town of Northbridge  
7 Main Street Whitinsville, MA 01588  
Phone: 508-234-2095 Ext. 1202*

## Melissa Ciaramitaro

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**From:** Tim Labrie  
**Sent:** Monday, October 24, 2022 12:06 PM  
**To:** Melissa Ciaramitaro; Jamie Luchini  
**Subject:** Re: Road Closure - Nov. 26th 4-6

No issues. We will handle the traffic control.

Get [Outlook for iOS](#)

---

**From:** Melissa Ciaramitaro <mciamitaro@northbridgemass.org>  
**Sent:** Monday, October 24, 2022 12:01:21 PM  
**To:** Jamie Luchini <jluchini@northbridgemass.org>; Tim Labrie <tlabrie@northbridgemass.org>  
**Subject:** Road Closure - Nov. 26th 4-6

*Good morning,*

*Chief White has requested to be put on the 11.7.22 agenda for the Tree Lighting and parade event. Any issues with his request to close Church Street from Park Street to Main Street from 4 PM – 6 PM?*

*Please let me know.*

*Thank you*

*Melissa Ciaramitaro, Sr. Adm. Asst./HR. Asst.  
Town Manager's Office  
Town of Northbridge  
7 Main Street Whitinsville, MA 01588  
Phone: 508-234-2095 Ext. 1202*

**TAX INCREMENT FINANCING AGREEMENT**

(Alternatively, the "Agreement")

BETWEEN

**THE TOWN OF NORTHBRIDGE**

(Alternatively, the "Town")

**EYEPOINT PHARMACEUTICALS US, INC.**

(Alternatively, the "Company")

AND

**OSTERMAN MANAGEMENT, LLC**

(Alternatively, the "Property Owner")

This Agreement is made as of the \_\_\_\_ day of \_\_\_\_\_ 2022 by and among The Town, the Company, and the Property Owner.

WHEREAS, the Company is a Delaware corporation having its principal office at 480 Pleasant Street, Suite A-210, Watertown, Massachusetts 02472 and is authorized to do business in Massachusetts; and

WHEREAS, the Property Owner is a Massachusetts corporation having its principal office at One Memorial Square, Whitinsville, Massachusetts 01588 and is authorized to do business in Massachusetts; and

WHEREAS, the Town is a Massachusetts municipal corporation acting through its Board of Selectmen, having its principal office at Seven Main Street, Whitinsville, MA 01588; and

WHEREAS the Property Owner owns property located at 600 Commerce Drive, Northbridge, MA 01588 as shown on Town Assessors' Map # Lot # (hereinafter the "Property") and which Property is shown on the map attached to this Agreement as Exhibit A; and

WHEREAS the Property Owner intends to lease the Property to the Company in connection with the Project (as defined below); and

WHEREAS the Property Owner plans to construct an approximately 40,000 square foot building on the Property for the Company, for the Company's biopharmaceutical manufacturing operations, together with related parking and other site improvements (hereinafter, the "Project"); and

WHEREAS the Project investment at the Property is an estimated \$28.6 million, including approximately \$19.75 million for hard and soft construction costs, as well as approximately \$875,000 for utility and infrastructure costs to be paid for by the Property Owner, and approximately \$8.0 million for new personal property to be paid for by the Company; and

WHEREAS the Company plans to create 45 new, permanent, full-time jobs at the Property over a five (5) year period; and

WHEREAS the Company and the Property Owner jointly intend to apply for qualifying status of the Project as a Local Incentive-Only Project under the Massachusetts Economic Development Incentive Program ("EDIP"); and

WHEREAS the Town strongly supports increased economic development to provide additional jobs, expand business within the Town of Northbridge, and strengthen the Town's economy and tax base; and

WHEREAS, on \_\_\_\_\_, at a meeting duly noticed and convened, the Northbridge Board of Selectmen voted to recommend approval of this Agreement; and

WHEREAS on \_\_\_\_\_, at a meeting duly noticed and convened, the Northbridge Town Meeting voted to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

#### **A. THE TOWN'S OBLIGATIONS**

1. A Tax Increment Financing ("TIF") exemption (the "Exemption") is hereby granted to the Company and the Property Owner by the Town on the terms set for the herein and in accordance with Massachusetts General Laws Chapter 23A, Sections 3A to 3F; Chapter 40, Section 59; and Chapter 59, Section 5, Clause 51, and the applicable regulations thereunder. The Exemption for real estate taxes shall be for a period of fifteen (15) years (the "Exemption Term"), commencing in the fiscal year for which the Town has increased the assessed value at the Property to the full assessed value of the Project at the Property (the first day of such fiscal year in which said full assessed valuation occurs is hereinafter referred to as the "Start Date", which date shall be no earlier than the first day of the fiscal year following the date a certificate of occupancy has been issued to allow the Company to use and occupy the Project); and shall provide an exemption from real estate taxation of the new incremental value of the Property resulting from the Project, compared against the base assessed value of the Property as set forth in Section A.2 hereof, which new incremental value shall be determined by the Town's Board of Assessors according to Massachusetts Department of Revenue guidelines. Such Exemption shall be as follows:

<b>Period</b>	<b>Exemption Percentage</b>
Year 1	100%
Year 2	95%
Year 3	90%
Year 4	85%
Year 5	80%
Year 6	75%
Year 7	70%
Year 8	65%
Year 9	60%
Year 10	55%
Year 11	50%
Year 12	45%
Year 13	40%
Year 14	35%
Year 15	30%

2. The base assessed valuation of the Property to be used in calculating the new assessed value of the Property pursuant to Section A.1 of this Agreement, shall be \$1,500,000.00, subject to the provisions of Section A.3 below.<sup>1</sup>
3. The base assessed valuation shall be adjusted by the Town annually during the Exemption Term by an adjustment factor which reflects increased commercial and industrial property values within the Town, as provided in Massachusetts General Laws Chapter 40, Section 59.
4. The increased value or "increment" created by improvements to the Property for the Project will be the value amount eligible for exemption from taxation, in accordance with the Exemption applicable to each year of the Exemption Term as set forth in the schedule contained in Section A.1 hereof.
5. The Exemption provided shall be contingent upon continued occupancy of the Project by the Company or its successors(s) in interest.

## **B. THE COMPANY and PROPERTY OWNER'S OBLIGATIONS**

1. The Property Owner shall construct an estimated 40,000 square foot on-site building on the Property for the Company for the Company's biopharmaceutical manufacturing operations.
2. The Project investment at the Property shall be an estimated \$28.6 million, including approximately \$19.75 million for hard and soft construction costs, as well as approximately \$875,000 for utility and infrastructure costs paid for by

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<sup>1</sup> Client to confirm this is current assessed value of the Property.

the Property Owner, and approximately \$8.0 million for new personal property to be paid for by the Company.

3. The-Company shall create 45 new, permanent, full-time jobs at the Property over a five (5) year period commencing on the Start Date.
4. The Company's job retention and creation plans are outlined in the Employment & Job Creation section of the EDIP Local Incentive-Only Application to be submitted to Massachusetts Office of Business Development,<sup>2</sup> and those plans are incorporated into this Agreement by reference.
5. The Company shall submit an annual report pursuant to Massachusetts General Laws Chapter 23A, Section 3F<sup>3</sup> to the Massachusetts Economic Assistance Coordinating Council ("EACC") for each year of the Exemption Term, with a copy to the Town. The annual report shall include the number of jobs retained and created, and value of the Property capital investments and other related items with respect to the Property annually and on a cumulative basis, including employment statistics and number of Northbridge residents employed, and local vendors and contractors utilized for the Project improvements. The Company shall also submit a report as required by Massachusetts General Laws Chapter 40, Section 59 clause (viii) to the Town and the EACC.<sup>4</sup>
6. The Company shall additionally report to the Town the number of local vendors and contractors utilized for the Project construction in Year One of the Exemption period, and the number of Northbridge residents employed at the Property.
7. The Company shall use reasonable efforts, to the extent permitted by law and assuming equal qualifications, to give priority to qualified Northbridge residents in its hiring of new employees for the Project.
8. The Company shall use reasonable efforts, to the extent permitted by law and assuming equal qualifications, to give priority to qualified local vendors and contractors for the provision of goods and services to the Project.
9. If the Company and/or the Property Owner fail to meet the obligations specified in Section B.1 through B.5 above, and such failure continues beyond the notice and cure periods set forth in Section B.9 below, then such failure shall be considered a material default and the Town, acting by and through its Board of Selectmen, may take action to notify the EACC and/or request the EACC to revoke approval of this Agreement. Upon the EACC's revocation of its approval of this Agreement, the Town shall provide the Company and the Property with

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<sup>3</sup> See <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleII/Chapter23A/Section3F>.

<sup>4</sup> See <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40/Section59>

notice thereof, and may discontinue the Tax Increment Financing benefits provided to the Company and the Property Owner commencing with the fiscal year within which such revocation occurs (*i.e.*, the Project is “decertified”), or if such benefits have already been received by the Company for the fiscal year in which the Project has been decertified, commencing as of the fiscal year immediately following such fiscal year.

10. Prior to taking any action to request revocation of this Agreement by the EACC pursuant to Section B.8, the Town shall give written notice of the alleged material default to the Company and the Property Owner and provide the Company and Property Owner an opportunity to meet with Northbridge officials having the relevant authority under this Agreement to discuss a remedy for the alleged default. The Company and Property Owner shall have sixty (60) days from the receipt of such written notice to respond to the Town regarding any alleged default and one hundred twenty (120) days from the receipt of such written notice to remedy such alleged default, or, with respect to alleged defaults which by mutual agreement of the Parties cannot be remedied within such one hundred-twenty (120)-day period, within such additional period of time, not exceeding 90 days, as is required to reasonably remedy such alleged default, provided the Company and Property Owner exercise due diligence in the remedying of such alleged default.
11. If the Company plans to move its operations from the Property during the Exemption Term, the Company shall give the Town (30) days’ advance written notice, to the attention of its Board of Selectmen, with a courtesy copy to its Town Manager.

### **C. OTHER CONSIDERATIONS**

1. Pursuant to Massachusetts General Laws Chapter 40, Section 59 clause (v), this Agreement shall be binding upon the Company, its successors and assigns, and the Property Owner, and subsequent owners of the Property.
2. The matters described above as obligations of the Company and Property Owner are \ conditions to the eligibility for tax exemptions under this Agreement and do not create any other enforceable obligation or covenants of the Company and Property Owner. The Town's sole remedies for failure by the Company to satisfy any of its respective obligations and conditions are set forth in Sections B.8 through B.10 and Section C.12 through C.13 of this Agreement.
3. This Agreement is subject to Massachusetts General Laws Chapter 23A, Sections 3A to 3F, Chapter 40, Section 59, and Chapter 59, Section 5, Clause 51, and the applicable regulations thereunder.<sup>5</sup>

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<sup>5</sup> See <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleII/Chapter23A>, <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40/Section59> and <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleIX/Chapter59/Section5>.



4. The Property Owner shall pass on all real estate tax savings resulting from this Agreement to the Company, which may be accomplished through adjustments to rent under the lease between them or other reasonable arrangements mutually agreeable to the Property Owner and the Company.
5. Should any provision of the Agreement be declared or determined by a court of competent jurisdiction to be illegal or invalid, the validity of the remaining parts, terms, and provisions hereof shall not be affected thereby and said illegal or invalid part, term or provision shall be deemed not to be part of this Agreement.
6. The time within which the Company and/or the Property Owner shall be required to perform any of their respective acts or obligations under this Agreement shall be extended to the extent that the performance of such acts or obligations shall be delayed by a *Force Majeure Event* and only for so long as said *Force Majeure Event* has continued. A *Force Majeure Event* means any supervening events or occurrences, such as acts of God, earthquakes, fire, acts of terrorism, pandemic, war, labor disputes, delays, supply chain disruptions, restrictions by government bodies, government shut-downs, governmental states of emergency, or other causes that are beyond the reasonable control of the Company and/or the Property Owner and which prevent performance by the Company and/or the Property Owner.
7. This Agreement is subject to approval by the EACC pursuant to Section 3E of M.G.L. Chapter 23A and the applicable regulations thereunder, and this Agreement shall not be modified except in a writing signed by the parties and approved by the EACC.
8. Each person executing this Agreement represents and warrants that he or she has been duly authorized to execute and deliver this Agreement by the entity for which he or she is signing, and this Agreement is the valid and binding agreement of such entity, enforceable in accordance with its terms.
9. This Agreement may be executed in separate counterparts, each of which when so executed shall be an original; but all of such counterparts shall together constitute but one and the same instrument.
10. No officer, director, manager, member, employee, agent or representative of any party, or of any affiliate thereof, shall have any personal liability under this Agreement.
11. During the term of this Agreement, the Property Owner and the Company shall provide the Town and its representatives with reasonable access to the Property upon at least forty-eight (48)-hours advance request for the purpose of annually reviewing the status of the Project and verifying compliance with this Agreement. In addition, the Company shall annually submit to the

Town's Assessor a Form 2 Personal Property Tax Return for the Facility (State Tax Form 2 – Form of List), and shall comply with all reasonable requests of the Assessor and the Board of Assessors for information and documentation regarding personal property pursuant to Massachusetts General Laws Chapter 59, Section 38F.

12. If the Project is decertified by the EACC, exemption benefits under this Agreement already awarded to the Company and the Property Owner may be reclaimed and recovered by the Town if the Project is at "material variance" with this Agreement, i.e., if the investment at the levels described is not made and / or the number of employees hired and retained falls below 75% of the number intended, as described herein.
13. If the Project is deemed to be at "material variance" with this Agreement, the level of exemption subject to being reclaimed by the Town will be proportional to the capital investment and employment levels described herein, versus the levels of actual capital investment and employment made at the time the Project was deemed to be at "material variance". For the purposes of reclamation and recovery – capital investment shall constitute 75% of the value and the remaining 25% shall be attributable to the number of employees hired.
14. If the Company or the Property Owner changes the Certified Project, i.e., the level of proposed new jobs and / or investment for the Project, the Company and/or the Property Owner, as applicable, shall notify the Town in writing within 30 days of said change. The notice letter shall be submitted to the Board of Selectmen, with a copy to the Town Manager.
15. This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Massachusetts, without regard to conflicts of laws principles.

[Signatures Follow on Next Pages]

WITNESSETH the execution and delivery of this Agreement by the Town, the Company and the Property Owner, as an instrument under seal, as of the date first above written.

AGREED TO:

**"TOWN"**

**TOWN OF NORTHBRIDGE,  
by its BOARD OF SELECTMEN**

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_

AND:

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_

**"COMPANY"**

**EYEPOINT PHARMACEUTICALS, INC.,**  
a Delaware corporation

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_

[Signatures continue on following page]

**“PROPERTY OWNER”**

OSTERMAN MANAGEMENT, LLC,  
a Massachusetts limited liability company

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_



NOTES:

1. LOCUS IS REFERENCED AS ADDRESSES MAP 1A, P. 10.
2. LOCUS DEED BOOK 10366 PAGE 11A.
3. LOCUS IS LOCATED WITHIN THE "NORTHWEST CORNER PARK" PLANNED DEVELOPMENT, 411 JEFFERSON STREET, RECORDED IN DEED BOOK 2476A, PAGE 33 (2003).
4. ELEVATIONS REFER TO APPROXIMATE NAVD83.
5. UNDERGROUND UTILITIES SHOWN HAVE BEEN COPIED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE SOURCES, OR AS INDICATED BY FIELD OPERATIONS AND THE APPLICABLE UTILITY RECORDS.
6. UNDERGROUND UTILITIES OF UNKNOWN DEPTH SHOULD BE SHOWN AS UNKNOWN DEPTH. RECORDS NOT KNOWN SHOULD BE SHOWN AS UNKNOWN DEPTH.

APPROVED: \_\_\_\_\_  
NORTHSHORE PLANNING BOARD


DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
V.E. Properties IX, LLC  
1 Memorial Square  
P.O. Box 67  
Whitinsville, MA 01588

TITLE: \_\_\_\_\_  
**SITE PERIMETER**  
**PLAN**  
FOR  
**BUILDING x**  
**PHASE x**

**Osterman**  
**Commerce Park**  
A Planned Business  
Development

SCALE: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_  
  
**ALLEN ENGINEERING & ASSOCIATES, INC.**  
Civil Engineers - Surveyors  
Land Development Consultants  
One Charles W. Road - Suite 2  
Hopedale, MA 01747  
(508) 235-5121 • Fax: (508) 235-5122  
www.aeaonline.com

SCALE: \_\_\_\_\_ 1"=50' FEET

DATE: \_\_\_\_\_ March 9, 2022

REVISIONS

#	DATE	DESCRIPTION	BY
JOB NO. 00007	SHEET: 2.0		

EXHIBIT A  
PROPERTY MAP

EXHIBIT B  
LOCAL INCENTIVE VALUATION WORKSHEET

[See attached]<sup>6</sup>

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<sup>6</sup> To be inserted once approved by client.

## LICENSE AGREEMENT

The TOWN OF NORTHBRIDGE, a municipal corporation having a usual place of business at 7 Main Street, Whitinsville, MA 01588, duly organized and existing under the laws of the Commonwealth of Massachusetts (hereinafter referred to as the Licensor), for consideration of One (\$1.00) Dollar, grants to Massachusetts Electric Company, a Massachusetts corporation with its usual place of business at 40 Sylvan Road, Waltham, Massachusetts 02451 (hereinafter referred to as the Licensee) a License to install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, an "UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM" (hereinafter referred to as the "UNDERGROUND SYSTEM") located in Northbridge, Worcester County, Massachusetts, consisting of lines of buried wires and cables and lines of wires and cables installed in underground conduits, together with all equipment and appurtenances thereto for the transmission of intelligence and for the furnishing of electric service to the herein described premises and others, and without limiting the generality of the foregoing, but specifically including the following equipment, namely: manholes, manhole openings, bollards, handholes, junction boxes, transformers, transformer vaults, padmounts, padmount transformers and all housings, connectors, switches, conduits, cables and wires all located within the License area of the hereinafter described property.

Said "UNDERGROUND SYSTEM" is located in, through, under, over, across and upon certain parcels of land situated on the northwesterly side of Providence Road, being more particularly shown on a Plan of Land recorded with the Worcester District Registry of Deeds in Plan Book 306, Plan 121.

And further, said "UNDERGROUND SYSTEM" (locations of the electrical equipment and other facilities on the hereinbefore referred to premises of the Grantor) is approximately shown on a sketch entitled: "nationalgrid; Address: 1681 Providence Road, Whitinsville, MA 01588; SKETCH TO ACCOMPANY EASEMENT FOR: WR# 30426848; DATE: 10/05/2022; Drawn By: Felix Aben," a reduced copy of said sketch is attached hereto as "Exhibit A" and recorded herewith, copies of which are in the possession of the Grantor and Grantee herein, but the final definitive locations of said "UNDERGROUND SYSTEM" shall become established by and upon the installation and erection thereof by the Grantee.

Also with the further right from time to time to pass and repass over, across and upon said land of the Licensor as is reasonable and necessary in order to renew, replace, repair, remove, add to, maintain, operate, patrol and otherwise change said "UNDERGROUND SYSTEM" and each and every part thereof, but not the general location thereof, and to make such other excavation or excavations as may be reasonably necessary in the opinion and judgment of the Licensee, its successors and assigns, and to clear and keep cleared the portions and areas of the premises

Mass El. – 40 Sylvan Road, Waltham, Massachusetts 02451

return to:  
Jennifer A. Killion  
National Grid Service Company,  
Inc.  
40 Sylvan Road  
Waltham, MA 02451

05 NBRIMA GEN  
WR30426848

Property Address: 1681 Providence Road, Northbridge, MA (Worcester County)

wherein the "UNDERGROUND SYSTEM" is located as shown on the sketch herein referred to, of such trees, shrubs, bushes, structures, objects and surfaces, as may in the opinion and judgment of the Licensee interfere with the safe and efficient operation and maintenance of the "UNDERGROUND SYSTEM" and other related electrical equipment. However, said Licensee, its successors and assigns, will properly backfill said excavation or excavations and restore the surface of the land to as reasonably good condition as said surface was in immediately prior to the excavation or excavations thereof.

It is the intention of the Licensor to grant to the Licensee, its successors and assigns, a License as aforesaid and any and all additional and/or incidental rights needed to install, erect, maintain and operate within the Licensor's land an "UNDERGROUND SYSTEM" for the transmission of intelligence and for supplying electric service for the building, buildings or proposed buildings shown on the last herein referred to sketch or amended sketch.

It is agreed that said "UNDERGROUND SYSTEM" and all necessary appurtenances thereto, shall remain the property of the Licensee, its successors and assigns, and that the Licensee, its successors and assigns, shall pay all taxes assessed thereon.

If the herein referred to locations as laid out and shown on the sketch are unsuitable for the purposes of the Licensee or the Licensor, then the locations may, subject to the prior written consent of Licensor, which consent shall not be unreasonably withheld, be changed to areas mutually satisfactory to both the Licensor and the Licensee herein; and further the newly agreed to locations shall be indicated and shown on the sketch above referred to by proper amendment or amendments thereto. Any relocation so requested shall be at the sole cost and expense of the requesting party.

Licensor and Licensee agree that this License shall terminate upon the recording of a permanent easement granted by Licensor to Massachusetts Electric Company for the above noted location as described in this License.

For Licensor's title, see deed dated March 3, 1967, recorded with the Worcester District Registry of Deeds in Book 4738, Page 130.

IN WITNESS WHEREOF, the TOWN OF NORTHBRIDGE has caused its seal to be hereto affixed and these presents to be signed in its name and behalf by ADAM GAUDETTE, its Town Manager, being thereto duly authorized this \_\_day of November, 2022.

TOWN OF NORTHBRIDGE

By: \_\_\_\_\_  
Its: \_\_\_\_\_

WR30426848



PERMISSIVE USE AGREEMENT

This Agreement made as, and effective as, of the first day of August, 2022 by and between the Town of Northbridge, Massachusetts (the “Town”), by the Northbridge Board of Selectmen, and Riverdale Mills Corporation (“RMC”):

WHEREAS, RMC owns the land located on Riverdale Road (aka Riverdale Street), Northbridge, Massachusetts shown on Town Assessors’ Map 22 as Lot 38 as owned by RMC (the “Property”); and

WHEREAS, the Town desires permissive use of a small portion of the private Property to maintain a World War II memorial (the “Monument”), to be located on the south side of the Property with the approximate latitude of 42.140526, and longitude of 71.642914, and approximately where indicated by an “X” on an excerpt from said Assessors’ Map 22, a copy of which is attached hereto as Exhibit A; and

WHEREAS, this permissive use would allow the Town access onto the Property for the limited and sole purpose of maintaining the existing Monument and landscaping the grounds within a fifty-foot (50’) radius of the Monument [an area of about 7,854 Sq.Ft.]; and

WHEREAS, RMC is willing to provide the Town such permissive use pursuant to the terms of this Agreement;

NOW, THEREFORE, the parties hereto agree as follows:

1. During the term of this Agreement, which commences on the date set forth above, and any written extension or renewal thereof signed by both parties, the permissive access currently enjoyed by the Town to the Monument located just off of Riverdale Road on the above-described Property shall continue in effect subject to the terms of Section 2 hereof.

2. RMC or its successors or assigns may terminate this Agreement at any time upon thirty (30) days written notice given to the Town Clerk of the Town of Northbridge. Notice may be given by delivery in hand to the office of the Town Clerk, by certified mail, return receipt requested, or by any recognized delivery service which provides the ability to track receipt of the notice.

3. To the extent permitted by law, the Town agrees to hold RMC and the successors and assigns of RMC harmless and indemnified against any liability, loss or damage, including reasonable attorney’s fees, caused by the Town’s use of the access over the Property

granted under this Agreement, except to the extent caused by the act or omission of RMC or by any successor or assign of RMC, as the case may be.

4. During the term of this Agreement and any extension or renewal thereof the Town shall be responsible for routine maintenance and repair of the Monument, including without limitation removal of debris and landscaping of the grounds immediately surrounding and associated with the Monument.

5. This Agreement supersedes any verbal or written agreement with any party dated prior to the effective date of this Agreement.

6. This Agreement shall be binding upon the successors and assigns of the parties hereto.

Signed as of the date first above written.

RIVERDALE MILLS CORPORATION

By \_\_\_\_\_  
James M. Knott, Jr., President

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS \_\_\_\_\_, 2022

On this \_\_\_\_ day of \_\_\_\_\_, 2022 before me, the undersigned notary public, personally appeared James M. Knott, Jr. proved to me through satisfactory evidence of identification which was that he is known to me personally to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose as President of Riverdale Mills Corporation.

\_\_\_\_\_, Notary Public  
[Notary Name]  
My commission expires:

The Northbridge Board of Selectmen

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Russell Collins, Chairman

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Thomas J. Melia, Vice Chairman

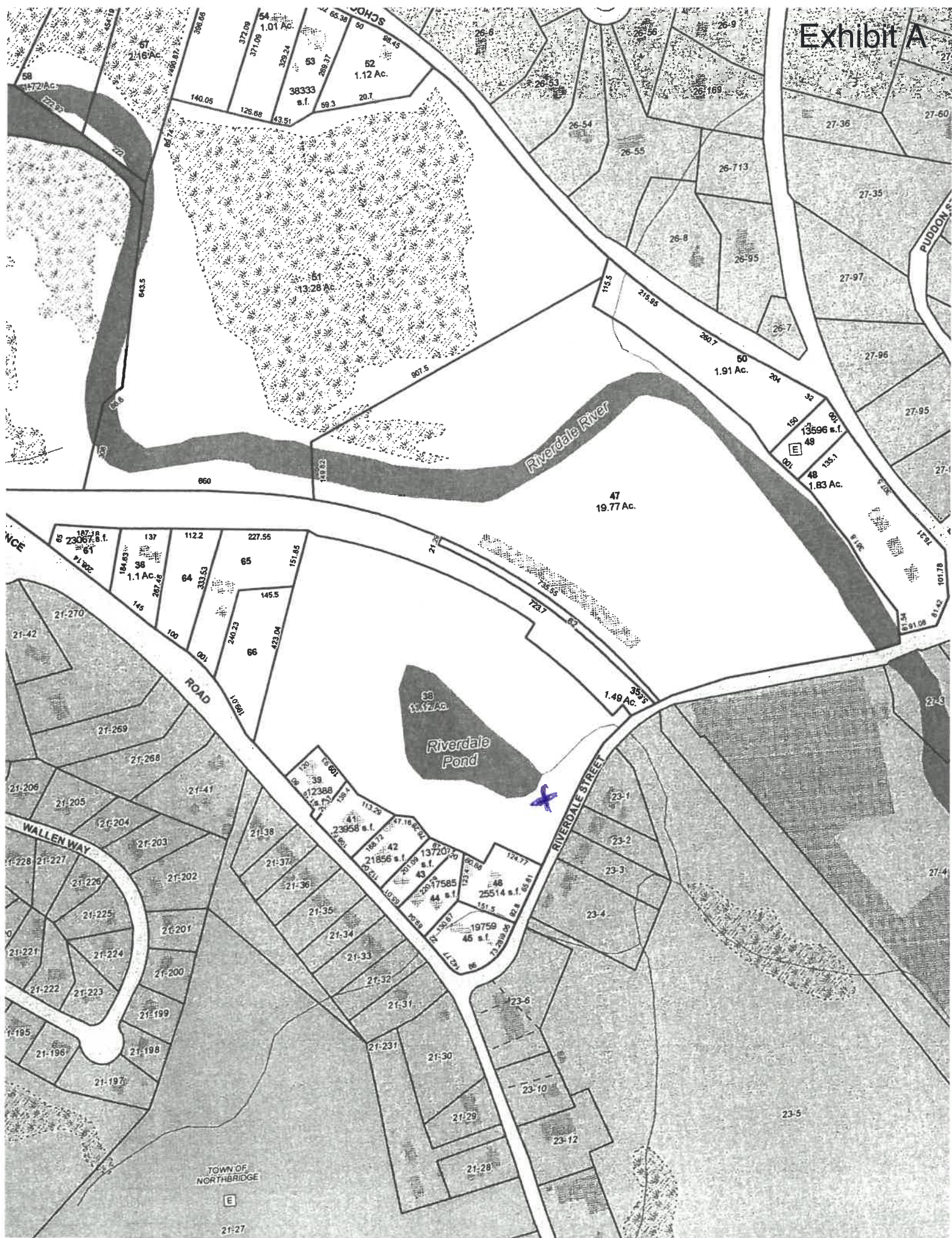
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Charles Ampagoomian, Jr.

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Brian Paulhus, Clerk

# Exhibit A





*Know all Men by These Presents,*

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That the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Three Thousand Two Hundred Dollars, paid by **Linda St Francis, of 602 Treasure Island Rd, Webster, MA, 01570**, the receipt of which is hereby acknowledged, does sell and convey to said **Linda St Francis**, one double burial **Lot Number 31, situated on the way called Walnut Ave (South), in the Pine Grove Cemetery**, and the sole and exclusive right of burial of the dead therein, subject to the following rules and restrictions for the regulation and government of said Cemetery; viz:

1<sup>st</sup>. That the said Lot shall not be used for any other purpose than as a place of burial for the dead, and proper Cemetery uses, such as the Town may approve; and no trees within the Lot or the Cemetery shall be cut down or destroyed without consent of the Town.

2<sup>nd</sup>. That if any trees or shrubs in said Lot shall become in any way detrimental to the adjacent lots or avenues, or dangerous or inconvenient, the Town shall have the right to enter into said Lot and remove said trees or shrubs, or such parts thereof as are dangerous, detrimental or inconvenient.

3<sup>rd</sup>. That if any monument or other structure whatever, or any inscription, be placed in the said Lot which shall be determined by the Town to be offensive, the Town shall have the right to enter upon said Lot and remove said offensive or improper object or objects.

4<sup>th</sup>. If a fence shall at any time be erected or placed in or around said Lot, the materials or design of which shall not be approved by the Town, it must be forthwith removed upon direction of the Town, and if not so removed the Town shall have the right to enter upon said Lot and remove said fence.

5<sup>th</sup>. The said lot shall be holden subject to all by-laws, rules and regulations made and to be made by the Town.

IN WITNESS WHEREOF, the said Town of Northbridge has caused these presents to be signed and sealed by its Board of Selectmen, this 7<sup>th</sup> day of November, in the year of our Lord Two Thousand Twenty-Two.

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## **Town Manager's Report for the Period of October 24, 2022 – November 4, 2022**

### **1. Key Meetings Attended:**

- Tuesday, October 25, 2022 – Attended the Fall Annual Town Meeting.
- Thursday, October 26, 2022 – Attended the weekly Fire Station Construction Conference.
- Monday, October 31, 2022 – Participated in the weekly Fire Station Design Team video conference.
- Wednesday, November 2, 2022 – Met with Tony Genga to discuss Deputy Chief Employment Agreement terms.
- Thursday, November 3, 2022 – Met with Vice-Chair Melia to go over the 11/7 BOS Agenda.
- Thursday, November 3, 2022 – Met with Stefano Loretto, our consultant for Aggregation.
- Thursday, November 3, 2022 – Attended the weekly Fire Station Construction Conference.

2. **Fire Station Project:** Weekly design team meetings continue to occur every Monday morning and weekly construction meetings every Thursday afternoon with the project team, the GC M. O'Connor, and the site contractor Leahy. The GC continues to work on foundation installation in an effort to have construction ready for the winter. The GC expects to begin erecting steel in early December. The Design Team continues to work through bidding questions/change order clarifications. The BPCC will meet next on 11/9/2022.
3. **Northbridge Elementary School Reuse Study:** The architect team from Abacus recently conducted a site visit to evaluate the buildings' construction. Abacus has met with several stakeholders and is developing a public participation process possible for later this fall. The surveyor has completed the field work and we are awaiting the existing conditions plan. The DEP Phase I study has been completed by the consultant Langan Environmental.
4. **Linwood Basketball Courts Project:** The field survey has been completed by Activitas, the site engineer. The Town Manager, the DPW Director and Activitas have met with the Parks and Recreation discuss design programming. The project is expected to be bid in the spring.
5. **FY2024 Budget and Capital Development:** Planning for next year's budget is underway. The Town Manager is working on preliminary revenues and available capital funds in preparation for Budget Assignments later this fall.