

**BOARD OF SELECTMEN'S MEETING
December 16, 2019**

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

The Pledge of Allegiance was recited by those present.

APPROVAL OF MINUTES/None

Chairman Athanas announced that the public hearing would be deferred since it was not yet 7:05pm.

APPOINTMENTS/Resignations/None

CITIZENS' COMMENTS/INPUT/None

2020 Miscellaneous License Renewals [Common Victualler, Class II, Automatic Amusement Devices, Entertainment, Sunday Entertainment, etc.]/Vote to approve subject to the payment of all monies due the Town. A motion/Mr. Nolan, seconded/Mr. Ampagoomian to approve the renewal of 2020 Miscellaneous License Renewals [Common Victualler, Class II, Automatic Amusement Devices, Entertainment, Sunday Entertainment, etc.] with the exception of Mike's Vending, Sammy's Restaurant, and Northbridge Salvage Company, LLC [company was dissolved in 2011]; subject to the payment of all monies due to the Town. Vote yes/Messrs. Ampagoomian, Athanas, Melia and Nolan.

2020 Annual Liquor License Renewals/Vote to approve subject to the payment of all monies due the Town. A motion/Mr. Melia, seconded/Mr. Nolan to approve the 2020 Annual Liquor License Renewals with the exception of Sammy's Restaurant for failure to renew; subject to the payment of all monies due the Town. Vote yes/Messrs. Ampagoomian, Athanas, Melia and Nolan.

Licenses not to be renewed for 2020/Vote not to renew: 1) Northbridge Salvage Company, LLC, Moon Hill Road (L. E. Ambrogi, Mgr., Class III Motor Vehicle Junk License. Selectman Ampagoomian asked what happens with the vehicles since the license isn't being renewed. Town Manager Gaudette stated that there is an ownership discussion ongoing because the owner of the business passed away. Currently no one has submitted a new license application for that location and pending the outcome it might be something we discuss with Town Counsel and the Building Inspector. 2) **Sammy's Restaurant, LLC d/b/a Sammy's Restaurante, 2147 Providence Road (Sohail Ahmad, Mgr.)** a) All Alcohol Common Victualler Liquor License and b) Non-alcoholic Common Victualler License 3) **Mikes Vending, LLC, 360 Main Street [Lovey's], Non-alcoholic Common Victualler License.** A motion/Mr. Ampagoomian, seconded/Mr. Nolan **not to renew** the following licenses for calendar year 2020: Northbridge Salvage Company, LLC, Moon Hill Road (L. E. Ambrogi, Mgr., Class III - Motor Vehicle Junk Dealer's License); Sammy's Restaurant, LLC d/b/a Sammy's Restaurante, 2147 Providence Road (Sohail Ahmad, Mgr., All Alcohol Common Victualler Liquor License and Non-alcoholic Common Victualler License); and Mike's Vending, LLC, 360 Main Street @ Lovey's [Non-alcoholic Common Victualler License]. Vote yes/Messrs. Ampagoomian, Athanas, Melia and Nolan.

Release of Community Development Block Grant Certificate(s) Not to Encumber [32 Elm Street, Whitinsville]. Town Manager Gaudette advised the Board that the Community Development Block Grant's Housing Rehabilitation program is something the Town hasn't done for quite some time. He explained that through the Grant Program, participants were allowed to rehabilitate their homes with grant

funds, but they were required to have a lien placed on their property to prevent them from turning around and flipping the house to make a profit. With that, he indicated there is a lien on this particular property, and the property owners are looking to refinance their property. For that purpose, the Lender has asked if the town would subordinate our rights, which would put us in 2nd place to recoup any funds, if it came to that. Town Manager Gaudette noted that the current grant program lien is in year 13 out of the 15 years required under the program for payback purposes and recommended the Board approve the release of the lien(s). A motion/Mr. Melia, seconded/Mr. Ampagoomian to approve and sign the release of Certificate(s) Not to Encumber for 32 Elm Street, Whitinsville. Vote yes/Messrs. Ampagoomian, Athanas, Melia and Nolan.

PUBLIC HEARING – 7:05 PM: *Continuation of public hearing from December 2, 2019.*
1) Application to transfer the Wines and Malt Beverages Package Store License from Village Variety, LLC [Mr. Ahmad Mustafa, Mgr.] to USRS 786, Inc. dba Village Variety, 84 Border Street, Whitinsville, MA 01588 [Mr. Rashid Ali, Mgr.] and 2) Application to transfer the non-alcoholic Common Victualler License from Village Variety, LLC [Mr. Ahmad Mustafa, Mgr.] to USRS 786, Inc. dba Village Variety, 84 Border Street, Whitinsville, MA 01588 [Mr. Rashid Ali, Mgr.] / Present: Amjad Chaudhry, proposed owner. Mr. Ali stated that the current owner was looking to sell, and the offer was reasonable, so he took him up on it and applied for the application to transfer the licenses. Selectman Melia began and asked the following questions: **1)** How many other companies does he have, and Mr. Ali replied that he has 7: East Brookfield, Worcester, Peabody, Salem, Woburn and Middleboro. **2)** Have you had any liquor violations. Mr. Ali responded he has but he installed a new Point of Sale [POS] system that requires anyone buying alcohol to scan their ID before making an alcohol sale. **3)** Do the people that work for you receive TIPS training and have any stores have been robbed and if so, have employees received training in that area. Mr. Ali stated he had, and he and his staff have attended seminars and trainings on preventing robberies and emergency situations. **4)** Asked if he had plans on increasing the lighting around the building. Mr. Ali stated he would like to expand and remodel the building to be more useable and provide more variety for his customers. Selectman Athanas asked if the same Point of Sale system would be installed at this location. Mr. Ali stated that it would be, along with an upgraded security system. Mr. Ali stated that the most valuable thing in the store is the employees and keeping them safe is his priority. A motion/Mr. Melia, seconded/Mr. Ampagoomian to close the public hearing. Vote yes/Ampagoomian, Athanas, Melia and Nolan. A motion/Mr. Melia, seconded/Mr. Nolan to approve the transfer the Wines and Malt Beverages Package Store License from Village Variety, LLC [Mr. Ahmad Mustafa, Mgr.] to USRS 786, Inc. dba Village Variety, 84 Border Street, Whitinsville, MA 01588 [Mr. Rashid Ali, Mgr.] and to transfer the non-alcoholic Common Victualler License from Village Variety, LLC [Mr. Ahmad Mustafa, Mgr.] to USRS 786, Inc. dba Village Variety, 84 Border Street, Whitinsville, MA 01588 [Mr. Rashid Ali, Mgr.] . Vote yes/Ampagoomian, Athanas, Melia and Nolan.

TOWN MANAGER'S REPORT: 1) Key Meetings Attended: Monday, December 2, 2019 – Attended a meeting with School Superintendent and Business Manager to discuss Balmer School project. Monday, December 2, 2019 – Participated in the weekly Fire Station Project Conference Call. Monday, December 2, 2019 – Attended the Board of Selectmen Meeting. Tuesday, December 3, 2019 – Attended a Meeting at the Whitin Community Center to discuss community service initiative through the EMC Arts project at Open Sky/Alternatives. Wednesday, December 4, 2019 – Attended BPCC Meeting on Fire Station & Turf Field projects. Thursday, December 5, 2019 – Met with David Labonte of MIIA, our General Liability representative to discuss builder's risk insurance coverage for the Balmer School project. Friday, December 6, 2019 – Held a Department Managers Meeting at Whitinsville Social Library. Monday, December 9, 2019 – Attended a meeting on Green Communities Projects with Town and NPS staff. Monday, December 9, 2019 – Met with NPS staff and legal team from KP Law. Monday, December 9, 2019 – Participated in Fire Station Project Conference Call. Tuesday, December 10, 2019 – Met with staff regarding clearing house (DOT) regulations. Tuesday, December 10, 2019 – Attended a ceremony at the Whitinsville Social Library

commemorating their 175th anniversary. Thursday, December 12, 2019 – Attended a site visit at the Middle School for the Turf Field Project. Friday, December 13, 2019 – Attended “Student of Month” at the Northbridge Middle School. Friday, December 13, 2019 – Met with Vertex Engineering to discuss Fire Station and Turf Field RFP submittals. **2) Balmer School Building Project:** The project construction by Fontaine Brothers is well under way. Grading and tree removal are complete. Three of the four detention basins and replacement of a 36” drainage culvert across the site have been completed. The retaining wall on the east property line used for the access way is nearing completion. Fontaine has obtained the foundation-only permit from the Building Inspector and footing installation has been initiated. The School Building Committee meets again on December 17, 2019. **3) Fire Station Project (Feasibility Study):** The BPCC and the Kaestle-Boos Architect design team along with the OPM Cardinal Construction met with the BPCC last week on December 4, 2019. The design team is currently working on design concepts for the preferred site which is the Town-owned Goulet Playground/Riverdale Field site. The group also discussed site conditions with an abutter that was present and reviewed the 1997 Feasibility for the High School which included Goulet Field as one of its top sites. They are also in the process of developing a project web page to be accessed via a link on the Town’s website which will contain aspects of the project including existing building conditions, design concepts, reports, etc. The team meets next with the BPCC on December 18, 2019. **4) Lasell Field Turf Project:** The Landscape Architect, Activitas, met with the BPCC last week on December 4th. The team is finalizing the design concept and fine-tuning the budget. Activitas will be working on the construction documents and permitting over the next 45-60 days and hopes to advertise February 1st. The design team submitted an RDA application to the Conservation Commission. There will be a discussion on materials alternatives at the next BPCC meeting to be held on January 8, 2020.

SELECTMEN'S CONCERNS: **Selectman Melia/1)** announced that there are two openings on the Economic Development Committee; but they would prefer a business owner or realtor to be involved as they would add a lot of useful input and direction. **2)** wished all residents a Merry Christmas and a Happy New Year along with the Town Manager and Town Staff. **Selectman Ampagoomian/1)** requested the Town Manager look into the replacement of the streetlight at the intersection of Old Quaker Street and Mendon Road. **2)** requested an update on the traffic lights located at Plummers Corner. **3)** requested an update on lighting the sidewalk crossings around the downtown section Whitinsville, particularly at the Library. **4)** asked if there was any progress on the agreement with the Veterans Hall and the agreement with the Blackstone Valley Veterans Association. Town Manager Gaudette replied that it will be on the agenda in January. **5)** asked if there was an update on Burger King and any progress made towards reopening. Town Manager Gaudette stated that we are waiting on their paperwork to be turned in. **6)** gave condolences to the Klocek family for the loss of Paul Klocek. **7)** wished all the community and staff a very safe and Merry Christmas, Happy Hanukah, Happy Kwanza and a Happy New Year. **Chairman Athanas** requested a cannabis site update. Town Manager Gaudette replied that the only one we have received an application for is True Natures Wellness and they will be holding a hearing with the Planning Board, Zoning Board and others. Chairman Athanas asked if there is a time limit on approval from the town side. Town Manager Gaudette stated that there are limitations on special permits or wetlands permits that they receive. As far as the Host Community Agreements with the Town they are contingent upon them receiving permitting through the State first.

ITEMS FOR FUTURE AGENDA 1) Blackstone Valley Veteran’s Hall Lease **2)** Proration of fees for licenses issues through the Board of Selectmen.

CORRESPONDENCE/None

EXECUTIVE SESSION/None

Selectman Melia announced that the next Board of Selectmen’s meeting is scheduled for January

13, 2020.

A motion/Mr. Ampagoomian, seconded/Mrs. Nolan to adjourn the public meeting. Vote yes/
Ampagoomian, Athanas, Melia, and Nolan.

Meeting Adjourned: 7:25 PM

Respectfully submitted,

Daniel Nolan, Clerk

/mjw

LIST OF DOCUMENTATION

BOARD OF SELECTMEN'S MEETING - OPEN SESSION

December 16, 2019

- I. APPROVAL OF MINUTES
- II. PUBLIC HEARING – A. 7:05 PM: *Continuation of public hearing from December 2, 2019.*
 - 1) Application to transfer the Wines and Malt Beverages Package Store License from Village Variety, LLC [Mr. Ahmad Mustafa, Mgr.] to USRS 786, Inc. dba Village Variety, 84 Border Street, Whitinsville, MA 01588 [Mr. Rashid Ali, Mgr.]
 - Copy of public hearing notice
 - Copy of letter to applicant notifying them that the hearing was rescheduled for the December 16th Board of Selectmen's meeting
 - Copy of application for a transfer of license
 - Copy of corporate vote
 - Copy of purchase sale and agreement
 - Copy of layout
 - Copy of tips certificate
 - Copy of license routing slip
 - 2) Application to transfer the non-alcoholic Common Victualler License from Village Variety, LLC [Mr. Ahmad Mustafa, Mgr.] to USRS 786, Inc. dba Village Variety, 84 Border Street, Whitinsville, MA 01588 [Mr. Rashid Ali, Mgr.] / Present: Amjad Chaudhry, proposed owner
 - Copy of Common Victualler application
 - Copy of Revenue Enforcement and Protection Attestation form
 - Copy of Workers' Compensation Affidavit
 - Articles of Organization
- III. APPOINTMENTS/Resignations
- IV. CITIZENS' COMMENTS/INPUT
- V. DECISIONS:
 - B. 2020 Miscellaneous License Renewals [Common Victualler, Class II, Automatic Amusement Devices, Entertainment, Sunday Entertainment, etc.]/Vote to approve subject to the payment of all monies due the Town
 - Copy of miscellaneous licenses to be renewed for the 2020 calendar year
 - C. 2020 Annual Liquor License Renewals/Vote to approve subject to the payment of all monies due the Town
 - Copy of liquor licenses to be renewed for the 2020 calendar year
 - D. Licenses not to be renewed for 2020/Vote not to renew: 1) Northbridge Salvage Company, LLC, Moon Hill Road (L. E. Ambrogi, Mgr., Class III Motor Vehicle Junk License; 2) Sammy's Restaurant, LLC d/b/a Sammy's Restaurante, 2147 Providence Road (Sohail Ahmad, Mgr.) a) All Alcohol Common Victualler Liquor License and b) Non-alcoholic Common Victualler License 3) Mikes Vending, LLC, 360 Main Street [Lovey's], Non-alcoholic Common Victualler's License
 - Copy of the list of 2020 licenses that are not to be renewed

E. Release of Community Development Block Grant Certificate(s) Not to Encumber [32 Elm Street, Whitinsville]

- Copy of letter from Quicken Loans on the subordination of 32 Elm Street
- Copy of Subordination Agreement

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