

BOARD OF SELECTMEN'S MEETING

July 17, 2023

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, Begin, Collins, Melia and Paulhus. **Also Present:** Town Manager Adam D. Gaudette.

The Pledge of Allegiance was recited by those present.

Selectman Collins commented that the Departments involved in the Fireworks celebration did a tremendous job and they worked great together. Selectman Paulhus noted that it was a great turnout and thanked all the public safety personnel and volunteers that made it happen. Selectman Melia stated that it is important for the public safety set up and was good to see the hard work done by those departments. Selectman Begin concurred and thanked everyone involved for their efforts.

APPROVAL OF MINUTES: April 24, 2023. A motion/Mr. Ampagoomian, seconded/Mr. Begin to approve the April 24, 2023 meeting minutes as presented with the readings omitted. Vote yes/Unanimous.

PUBLIC HEARING/None

APPOINTMENTS/By the Board of Selectmen: 1) Election Officers: Democrat, Republican, and Unenrolled/Vote to appoint. A motion/Mr. Melia, seconded/Mr. Ampagoomian to appoint the Election Officers: Democrat, Republican, and Unenrolled as presented. Vote yes/Unanimous.

CITIZENS' COMMENTS/INPUT: Michael Dempsey, Chairman of the Playground and Recreation Commission was present to discuss Vail Field. Town Manager Gaudette explained that at the previous meeting a discussion was held regarding Vail Field, but unfortunately both he and Mr. Dempsey were not able to attend the meeting to discuss. Mr. Gogolinski, member of the School Building Committee, was present and informed the Selectmen of discussions that occurred during weekly meetings. With Mr. Gogolinski's membership on the School Building Committee coming to an end, he felt it was up to Playground and Recreation as they oversee Vail Field. The Selectmen had requested the Chairman of the Playground and Recreation come to a meeting to discuss their concerns and see what could be done. Town Manager Gaudette noted that Mr. Dempsey is fairly new to the Chairman role but asked if he would inform the Selectmen of the next steps for Vail Field. Mr. Dempsey explained that from his perspective and for consideration of the baseball organizations is to pull the fence, cover the warning track and get rid of the rock drainage system. To meet the current requirements for a baseball field, they would need 350 feet in the center and 300 feet on corners, which would leave the baseball field touching the infield of the softball field behind it. He believes it would be appropriate to pull the fence and they will need to manage the usage of the fields so they are not in use simultaneously. Town Manager Gaudette noted that one of the big questions will be drainage, as it was installed for a reason and asked if there has been a thought to put that underground. Jamie Luchini, DPW Director, stated that he believes they kept the stones exposed because it was easiest as it was behind the fence, but they do make collection systems for drainage that could be installed. Mr. Luchini noted that the flooding that happened before was while the fields were under construction with no grass and there was nothing to collect the water. He added that he also believes they can get one of the chambers to collect the water to replace the stone that is there, there will be a cost, but he doesn't feel it should be too expensive. He added that he can get a landscape engineer to provide a quote to see what they would be looking at cost-wise. He noted that once the growing season is done, they can look to do something in the spring. Selectman Melia said that he checked the field out before the meeting and it is a complete mess, and there are weeds growing everywhere. He followed up asking who is going to take care of this. Mr. Dempsey explained that historically from the handoff of the project, Playground &

Recreation were unaware of their role of responsibility in maintaining it to a very specific degree. Now that they have identified their role in maintenance, they have jumped right on it. They have been working with the DPW and have hired a landscaper and a field maintenance team to complete the tasks that need to be done, including budgeting for upkeep. The areas of discussion are the back soccer fields, the two soccer fields on the right and the baseball and softball fields. Mr. Luchini noted that they are still working on the water cannon matter, which was a miscommunication issue during the planning phase of the project. Mr. Dempsey noted that as part of their long-term maintenance plan, which they have recently been discussing, they will be meeting with the Northbridge Public Schools on their maintenance plans for the High School upper fields as they work with them to better align on field management. He added that making the fields look good is on their radar. Selectman Paulhus said that his concern is the drainage and that it be completed in a cost-effective way as it was a major expense. He also asked if we have a Babe Ruth League that would utilize that specific field size. Mr. Dempsey replied that there is one that is associated with the Junior Baseball League. He then noted that they put the Babe Ruth league at the High School upper fields to give them somewhere to play. Selectman Ampagoomian asked if there was anything that can be changed and upgraded in the mission statement of the Playground and Recreation. He further explained that there are new leagues being added, which will change the maintenance plan. Mr. Dempsey explained that there has been a significant turnover in the Chairmanship of the Commission, but they are reviewing all their policies, digitizing things, updating processes and working to get things updated. Selectman Begin advised that turf management has been his life for the last 12 years and he shared some resources for disease management, insect management, pesticide regulations and he said the New England Sports Turf Managers Association is a great resource as well. Selectman Melia asked if he would provide an update on the Linwood Basketball Courts. Mr. Dempsey explained that the last update he received was that the project is moving along and the completion date has advanced to early October.

Whitin Community Center/Request to hang a banner across Church Street from July 24, 2023 – August 7, 2023 to advertise their annual Cars in the Park event, scheduled for August 19, 2023. A motion/Mr. Ampagoomian seconded/Mr. Melia to approve the Community Center's request to hang a banner across Church Street from July 24, 2023 – August 7, 2023 to advertise their annual Cars in the Park event, scheduled for August 19, 2023. Vote yes/Unanimous.

MK Pizza Inc dba Northbridge House of Pizza [Magad Fakhry, Mgr.], 2225 Providence Road, Northbridge, MA 01534/Request to transfer the non-alcoholic Common Victualler's License from Northbridge House of Pizza, Amir Roufail, Mgr.; subject to the payment of all monies owed to the town and Departmental approvals/Present: Maged Fakhry, proposed Mgr. Mr. Fakhry was not able to attend tonight's meeting, but Mr. Mosad his partner was in attendance. He stated that they are the new owners of the Northbridge House of Pizza and are looking forward to serving the community. They have made improvements to the establishment and they are looking forward to their future here in Northbridge. Selectman Melia asked if the Board of Health permits were completed and the monies owed were paid. Mr. Mosad stated that he had checked with Mr. Roufail and he said that everything was all set. He noted that the Board of Health permits are underway, but because SMOC owns the building they need to hire a plumber to update what needs to be completed. A motion/Mr. Melia, seconded/Mr. Ampagoomian to approve the request to transfer the non-alcoholic Common Victualler's License from Northbridge House of Pizza to MK Pizza Inc. d/b/a Northbridge House of Pizza subject to the payment of all monies owed to the town and receipt of all Departmental approvals. Vote yes/Unanimous.

Prem Shri Sai, Inc. dba 1 Quickstop Convenience/Request to transfer the Wines & Malts Package Store license from Samarpan, Inc dba 1 Quickstop [Bhikhabhai Patel] to Prem Shri Sai, Inc. dba 1 Quickstop [Neena Jain, proposed Manager]. Chairman Collins explained that this item is before the Board of Selectmen for reconsideration because they failed to report on their application that they have another store that they own and operate. Their application is now updated and is before the Board of Selectmen for reconsideration. A motion/Mr. Ampagoomian, seconded/Mr. Begin to approve the transfer

of the Wines & Malts Package Store license from Samarpan, Inc dba 1 Quickstop [Bhikhabhai Patel] to Prem Shri Sai, Inc. dba 1 Quickstop [Neena Jain, proposed Manager]. Vote yes/Unanimous.

Fall Annual Town Meeting [October 24, 2023] / Vote to close warrant Friday, August 25, 2023 at 12:00 Noon. A motion/Mr. Melia, seconded/Mr. Ampagoomian to close the warrant for the Fall Annual Town Meeting on Friday, August 25, 2023 at 12:00 Noon. Vote yes/Unanimous.

Riverdale Cemetery Deed – Peter and Diane Lajoie [3 graves Lot No. 11, Maple Square, South]/Vote to approve the sale of lot. A motion/Mr. Ampagoomian, seconded/Mr. Begin to approve the sale of Lot No. 11, Maple Square, South to Peter and Diane Lajoie of the Riverdale Cemetery Deed. Vote yes/Unanimous.

Pine Grove Cemetery Deeds: 1) Douglas Carr [6 graves, Lot No. 31, Oaklawn Ave.]; 2) Seng Sengtong [Cremation, Lot No. 401, Woodlawn Ave.]/Vote to approve. A motion/Mr. Melia seconded/Mr. Ampagoomian to approve the sale of lots as follows: 1) 6 graves, Lot No. 31, Oaklawn Ave. to Douglas Carr, and 2) Cremation, Lot No. 401, Woodlawn Ave.] to Seng Sengtong. Vote yes/Unanimous.

TOWN MANAGER'S REPORT: RFP for Fire Station Headquarters [193 Main Street, Whitinsville]. Town Manager Gaudette stated that he is looking to advertise a Request For Proposals for the Fire Station Headquarters, which does not require the Board's approval, however, he would like to discuss it tonight and hear feedback from the Board on whether or not this is something they want him to move forward with. He reminded the Board that at the Spring Town Meeting the voters were asked to allow the board to negotiate the sale of the old Fire Station Headquarters. There is no need for a feasibility study and the best option is to dispose of the property. In doing that there are still requirements that need to be met, one of which is to advertise because it is a competitive process. The idea is to look for redevelopment opportunities. Town Manager Gaudette noted that things such as a development plan, financials, schematics would be submitted as part of the plan and from there we would have the opportunity to review the information and interview proposers based on what they have submitted. We would not necessarily have to take the highest cost with an RFP, but it gives us the opportunity to evaluate costs and criteria within the proposal and choose the best fit or refuse all submittals if there is nothing worth moving forward with. Pending the Board's wishes, if it's something they want to move forward with tonight it will go in the Central Register on Wednesday and applicants would have time to get their information together and submit it to the Town. The biggest difference about this particular matter is that it will not be going through the Building, Planning and Construction Committee at all and will be strictly authorization for the sale. Selectman Begin asked if the 60-day window was long enough for approvals for the proposed tentative sale. Town Manager Gaudette responded that it would most likely be a Purchase and Sale Agreement subject to approvals for what they are looking to do but he will look into that timeframe before posting. The Board of Selectmen all agreed to move forward with the RFP for the sale of the Fire Station Headquarters at 193 Main Street. No vote is required.

SELECTMEN'S CONCERNS: Selectman Paulhus/1) asked if the rain has delayed any of the paving projects. The DPW Director replied that the contractor is coming out next week to go over everything, but as of right now we are still on schedule for August. **2)** Selectmen Paulhus asked if East Street was on the list to be paved. Mr. Luchini stated that East Street is not on the list, but he is hoping to get to it next year. The change was due to the failing conditions of Purgatory Road, which bumped out East Street. Selectman Paulhus mentioned in Linwood near Pirates Cove there are some sidewalk issues and asked if it had some potential to be patched. Mr. Luchini stated that they do have an order for that area in town but just haven't had the time to get to sidewalk repairs yet. **Selectman Melia 1)** asked for an update on the Quaker Street water issue. Town Manager Gaudette explained to the Board that we have retained ownership of the Quaker Street Landfill and there have been Department of Environmental Protection documents over the past decade that have required us to maintain and do certain tests. Recently, we received news that DEP issued

a document that requires us to do more testing and to also install water filtration and provide water to affected residents, which we have been doing for certain sites that have documented contamination, but the area has been expanded. There will be more costs associated with the additional requirements, and we have brought in an expert from our legal counsel that specializes in environmental law and will be helping us in meeting with the owner of the site. The letter we received requires a joint responsibility between the Town and the owner of the property, so we are looking to come up with a plan to share costs. **Selectman Collins** provided an update on the Bylaw Review Committee. He noted that they would be before the Board of Selectmen at the next meeting to close out the revisions and then move forward at the Fall Town Meeting after approval of Town Counsel.

ITEMS FOR FUTURE AGENDA/None

CORRESPONDENCE/None

EXECUTIVE SESSION/None

Chairman Collins announced that the next Selectmen's meeting will be held on August 14, 2023.

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

Meeting Adjourned: 7:53 PM

Respectfully submitted,

Thomas Begin, Clerk

/mjc

LIST OF DOCUMENTATION

BOARD OF SELECTMEN'S MEETING - OPEN SESSION

July 17, 2023

- I. APPROVAL OF MINUTES: A. April 24, 2023**
 - Copy of April 24, 2023 meeting minutes
- II. PUBLIC HEARING/None**
- III. APPOINTMENTS/ B. By the Board of Selectmen: 1) Election Officers: Democrat, Republican, and Unenrolled/Vote to appoint**
 - Copy of listing of 2023 election workers
- IV. CITIZENS' COMMENTS/INPUT**
- V. DECISIONS:**
 - C. Whittin Community Center/Request to hang a banner across Church Street from July 24, 2023 – August 7, 2023 to advertise their annual Cars in the Park event, scheduled for August 19, 2023**
 - Copy of email requesting to hang a banner across Church Street
 - D. MK Pizza Inc dba Northbridge House of Pizza [Magad Fakhry, Mgr.], 2225 Providence Road, Northbridge, MA 01534/Request to transfer the non-alcoholic Common Victualler's License [Current Licensee: Northbridge House of Pizza, Amir Roufail, Mgr.] -pending all monies owed to the town and Departmental approvals/Present: Maged Fakhry, proposed Mgr.**
 - Copy of Common Victualler's application
 - Copy of Revenue Enforcement and Protection Attestation
 - Copy of Workers' Compensation Affidavit
 - Copy of Articles of Organization
 - Copy of floor plan
 - Copy of License Routing Slip
 - E. For Reconsideration/Prem Shri Sai, Inc. dba 1 Quickstop Convenience – Transfer of Package Store license [Wines & Malts] from Samarpan, Inc dba 1 Quickstop [Bhikhabhai Patel] to Prem Shri Sai, Inc. dba 1 Quickstop [Neena Jain, proposed Manager]**
 - Copy of public hearing notice
 - Copy of application to transfer a license
 - Copy of Corporate Vote
 - Copy of Articles of Organization
 - Copy of commercial lease
 - Copy of Assignment of Lease
 - Copy of floor plan
 - Copy of Workers' Compensation Affidavit
 - F. Fall annual Town Meeting [October 24, 2023] / Vote to close warrant Friday, August 25, 2023 at 12:00 Noon/None**

G. Riverdale Cemetery Deed – Peter and Diane Lajoie [3 graves Lot No. 11, Maple Square, South]/Vote to approve the sale of lot

-Copy of cemetery deed

H. Pine Grove Cemetery Deeds 1) Douglas Carr [6 graves, Lot No. 31, Oaklawn Ave.] 2) Seng Sengtong [Cremation, Lot No. 401, Woodlawn Ave.]/Vote to approve the sale of lots

-Copy of cemetery deeds

VI. DISCUSSIONS

VII. TOWN MANAGER'S REPORT

I. RFP for 193 Main Street, Fire Station Headquarters

-Copy of request for proposals packet

VIII. SELECTMEN'S CONCERNS

IX. ITEMS FOR FUTURE AGENDA

X. CORRESPONDENCE

XI. EXECUTIVE SESSION