Commonwealth of Massachusetts
Town of Northbridge
PROCEEDINGS OF SPECIAL TOWN MEETING
TUESDAY, FEBRUARY 21, 2012 – 7:00 P.M.
Northbridge Middle School
Linwood Avenue

In the absence of the Moderator, Harold D. Gould, Jr., the Deputy Moderator, Dennis E. McCowan, called the Special Town Meeting to order at 7:01 p.m. at the Northbridge Middle School Auditorium on Linwood Avenue, in Whitinsville, in said Northbridge, Massachusetts. The Deputy Moderator declared the Town Quorum of 50 present. (Attendance at 6:55 p.m. was 70.) The invocation was given by Rev. Stanley J. VanderKlay and was followed by the pledge of allegiance to the American Flag.

The following tellers were appointed by the Deputy Moderator and duly sworn in by the Town Clerk: Sharon Susienka, Gerald Ouillette, Mary Contino, Mark Watson, Linda D'Amato, and Howard Perkson.

Upon motion made and seconded and voted unanimously, the reading of the warrant and the return of service thereof were dispensed with.

ARTICLE 1: Voted **APPROVED** Unanimous
Moved and seconded that the Town vote to amend Northbridge Zoning Bylaws Section 173-4 [Establishment of Zoning Map] and the Zoning Map by expanding the Heritage Zoning District (H) to include the land designated as Assessors' Map 15, Parcels 17 & 18; said parcels being located off Hill Street and currently zoned Residential – One (R-1) & Residential –Three (R-3).

ARTICLE 2:
Moved and seconded that the Town vote to amend Northbridge Zoning Bylaws Section 173-6 [Purpose of Heritage District] by adding thereto the following new Paragraph:

The Planning Board shall be the Special Permit Granting Authority within the Heritage District. By Special Permit, an existing use may also be changed or altered to two or more new uses permitted in the district under the Table of Use Regulations (Section 173-12), subject to the requirement that such new use(s) shall further preserve the historic character of the main structures, outbuildings and landscape within the subject property. The Special Permit may also authorize and define allowed accessory uses to the new use(s). Alterations which result in an increase to the overall square-footage of any structure contained within the subject property shall be limited to 25% of the existing footprint of that structure. A Special Permit application proposing new structures, additions, or exterior alterations shall be referred to the Northbridge Historical Commission for its consideration, review and report, such report to be submitted to the Planning Board within 35 days of the Commission's receipt of a copy of the application.

Motion to amend the main motion:
Voted **APPROVED** Unanimous
Moved and seconded that the Town vote to amend the main motion by deleting therefrom the last two sentences.

Main Motion As Amended:
Voted **APPROVED** Unanimous

ARTICLE 3: Voted **APPROVED** Unanimous
Moved and seconded that the Town vote to amend Northbridge Zoning Bylaws Section 173-12 [Table of Use Regulations] by allowing "office for administrative, executive, professional, sales and other similar uses" within the Heritage Zoning District (H) by Special Permit (S) as more fully set forth in Article 3 of the warrant for this Special Town Meeting.

Attendance at 7:30 p.m. was 87 registered voters.

ARTICLE 4: Voted **APPROVED** Unanimous
Moved and seconded that the Town vote to transfer from available funds appropriated by the Commonwealth under Chapter 142 of the Acts of 2011 the sum of $129,000 to the Stabilization Fund (Line 44).

ARTICLE 5: Voted **APPROVED** Unanimous
Moved and seconded that the Town vote to pass over Article 5.

(Retirement Board)
To see if the Town will vote to accept the provisions of Massachusetts General Laws, Chapter 32, § 20 (6); or take any other action relative thereto.

ARTICLE 6 Voted **APPROVED** Unanimous
Moved and seconded that the Town vote to change the zoning district designation of a parcel of land on the easterly side of Providence Road and on the northerly side of Upton Street in the Village of Rockdale, from Residential Two (R-2) and Residential Three (R-3) to Residential Four (R-4), said parcel being more particularly described as follows:

Beginning	at the intersection of the center line of Providence Road and the extension of the northerly line of Upton Street;
Thence	Easterly, by the northerly line of Upton Street, a distance of 500 feet;
Thence	Northerly, by a line perpendicular to Upton Street, a distance of 120 feet to the existing R-2 / R-3 zone line;
Thence	Easterly, by said R-2 / R-3 zone line, located 120 feet northerly of and parallel to the northerly line of Upton Street, a distance of 1,010 feet, more or less, to the I-1 zone line;
Thence	Northerly, by the I-1 zone line, a distance of 250 feet, more or less;
Thence	Westerly, by a line perpendicular to the I-1 zone line, a distance of 1,455 feet, more or less, to the center line of Providence Road;
Thence	Southerly, by the center line of Providence Road, a distance of 500 feet to the point of beginning.

ARTICLE 7 Voted **APPROVED** **Voice Vote**
2/3 vote attained.
Moderator declared
2/3 vote by virtue of
Town Bylaw C. 3-106.
Moved and seconded that the Town vote to change the zoning district designation of a 1.035 acre parcel of land located at the intersection of Main and Water Streets in the Village of Whitinsville shown on a plan recorded in Worcester District Registry of Deeds, Plan Book 571, as Plan 109, from Residential Five (R-5) to Industrial One (I-1).

ARTICLE 8 Voted **APPROVED** Unanimous
Moved and seconded that the Town vote to pass over Article 8.

(Petition)
To see if the Town will vote to amend its Zoning By-Laws by deleting footnote (8) from the Table of Area Regulations and substituting therefore: (8) No building or structure shall be erected within 100 feet of a residential district, except where the zoning district boundary is a street, in which case the set back from the boundary shall be 75 feet and when the boundary is not a street, the buffer shall be landscaped to form a visual buffer zone of a width of natural growth for at least 50 feet (if under the control of the owner), provided that in a Business One (B-1) District that is less than 300 feet in depth, or in a Planned Business Development, no building shall be erected within 50 feet of a residential district.; or take any other action related thereto.

Action having been completed on all of the Articles on the Warrant for the Special Town Meeting, a motion was made and seconded to dissolve the Warrant and adjourn the Special Town Meeting. Voted unanimously at 8:08 p.m. to dissolve the Warrant and adjourn the Special Town Meeting.

A TRUE COPY

ATTEST: Doreen A. Cedrone
Doreen A. Cedrone, CMC/CMMC
Town Clerk