

**TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN'S MEETING
NORTHBRIDGE TOWN HALL
7 MAIN STREET - WHITINSVILLE, MA 01588
October 1, 2018 at 7:00 PM**

PLEDGE OF ALLEGIANCE

I. APPROVAL OF MINUTES

A. September 10, 2018

II. PUBLIC HEARING

III. APPOINTMENTS: B. Rainer Forst, Planning Board/[**Present:** Brian Massey, Chairman, Planning Board]

IV. CITIZENS' COMMENTS/INPUT

V. DECISIONS:

C. NHS Class of 2019 Operation Graduation/Request to hold a boot drive at Memorial Square and Ovia Square on Saturday, November 3, 2018 from 9 AM to 2 PM [Rain date: November 4, 2018]
/Present: Maria Paulhus

D. MRA Multisport [Alex Rogozenski] **/1)** Request to hold the 7th Annual 1st Day 5k Road Race on Monday, January 1, 2019 beginning at 11 AM **/2)** Request to close Linwood Avenue between 10:45 AM and 12 PM

E. Shop Small/Request to hang a banner across Church Street from Sunday, November 11, 2018 to Sunday November 25, 2018 to advertise the 5th annual Shop Small Business Saturday on November 24, 2018 from 10 AM to 4 PM

F. Fall Annual Town Meeting Warrant: Vote positions on Articles 1 through 7, 10 and 12

VI. DISCUSSIONS

G. Fall Annual Town Meeting Article Presentations/Present: a) Articles 1 and 6 – Neil Vaidya, Town Accountant, b) Articles 2, 3, 5 – Brian Massey, Chairman, Planning Board and Gary Bechtholdt, Town Planner c) Article 4 – Barbara McNammee, Chairman, Conservation Commission and David Pickart, Conservation Agent, d) Article 7 – School Building Committee, e) Article 10 – Chloe Mawn, Petitioner, f) Article 12 – Alex Curlin, Nexamp

VII. TOWN MANAGER'S REPORT

VIII. SELECTMEN'S CONCERNS

IX. ITEMS FOR FUTURE AGENDA

X. CORRESPONDENCE

XI. EXECUTIVE SESSION

Town Clerk: 2 Hard copies ☐

Web: Post time-stamped copy ☐

BOARD OF SELECTMEN'S MEETING
September 10, 2018

A.

A meeting of the Board of Selectmen was called to order by Chairman Thomas Melia at 7:00 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. **Present:** Board members – Ampagoomian, Athanas, Cannon, Melia and Nolan. **Also Present:** Adam D. Gaudette, Town Manager.

The Pledge of Allegiance was recited by those present.

Selectman Ampagoomian gave his condolences on behalf of the Board to Chairman Melia and his family for the loss of his mother Ruth Melia. Selectman Ampagoomian described the late Mrs. Melia as an excellent, sophisticated woman. Selectman Ampagoomian also gave his condolences to the family of Bobby Alex who passed away last week and will be missed.

Chairman Melia thanked everyone who sent cards, flowers and condolences.

APPROVAL OF MINUTES: 1) August 20, 2018 Executive Session. A motion/Mr. Ampagoomian, seconded/Mr. Athanas to approve but not release the August 20, 2018 executive session minutes. Vote yes/Messrs. Ampagoomian, Athanas, Melia, and Nolan. **Abstain:** Ms. Cannon. **2) August 23, 2018.** A motion/Mr. Ampagoomian, seconded/Mr. Nolan to approve the August 23, 2018 minutes with the readings omitted. Vote yes/Board members Ampagoomian, Nolan, and Cannon. **Abstain:** Mr. Athanas, and Mr. Melia.

PUBLIC HEARING/None

APPOINTMENTS/By the Board of Selectmen: 1) Playground and Recreation: Michael Dempsey [Present: Michael Proto, Chairman]. Mr. Roby explained that Mr. Proto was not able to attend the meeting, but he was present to introduce Mr. Dempsey. Mr. Dempsey stated, he is looking forward for the opportunity. A motion/Mr. Athanas, seconded/Ms. Cannon to appoint Mr. Dempsey to the Playground and Recreation Commission. Vote yes/Unanimous.

2) Safety Committee and Ad Hoc Fields Committee: Richard Maglione, Dir. of Facilities/School Dept. [Present: Dr. Catherine Stickney]. Dr. Stickney stated she is requesting that the Board appoint Mr. Maglione as the School Committee designee to the Safety Committee. Dr. Stickney stated that Mr. Maglione became the Director of Facilities at the School in July and has jumped into helping with the facility issues. Dr. Stickney added that she feels he will be a great addition to the Safety Committee. It was noted that this appointment was for the Safety Committee only. Mr. Maglione stated that he has been in this field for over ten years, previously with Nashoba in safety and security and feels as though he can make the Northbridge Schools a safe, secure and healthy environment. A motion/Ms. Cannon, seconded/Mr. Nolan to appoint Mr. Maglione, Dir. of Facilities to the School Department to the Safety Committee. Vote yes/Unanimous.

By the Town Manager: 1) Board of Health: Jamie R. Terry, RS/Part time Health Inspector [Present: Paul McKeon, Chairman, Board of Health]. Mr. McKeon stated that Ms. Terry is more than qualified. Ms. Terry stated that it is nice to meet the Board and thanked them for the opportunity. Ms. Terry stated that she has been working in this field for sixteen years and has been a Health Director for many different Towns. Ms. Terry stated that she has the time and flexibility and enjoys what she does. A motion/Mr. Ampagoomian, seconded/Mr. Nolan to affirm the Town Manager's appointment as the Part Time Health Inspector. Vote yes/Unanimous.

2) Amy Mezzadri, Library Assistant/[Present: Rebecca Sassenville, Library Director]. Ms. Sassenville

stated that Ms. Mezzadri has been working at the Blackstone Library for the past four years and has many years of customer service experience. Ms. Sasseville explained that his position was opened when Caryn Gagner was promoted. Ms. Mezzadri thanked the Board for the opportunity, and explained she enjoys the entire aspect of working in the Library. A motion/Mr. Nolan, seconded/Mr. Ampagoomian to affirm the Town Manager's appointment of Ms. Mezzadri as the Library Assistant. Vote yes/Unanimous.

CITIZENS' COMMENTS/INPUT: None

Northbridge Drama Club/Request to hang a banner across Church Street from Sunday, January 27, 2019 to Sunday, February 10, 2019 to advertise a "Mamma Mia" performance to be held in February of 2019 [Present: Susie Timmons]. Ms. Timmons stated that the Northbridge Drama Club will be performing Mamma Mia on February 2nd and February 10th. A motion/Mr. Athanas, seconded/Ms. Cannon to approve the banner request Sunday, January 27, 2019 to Sunday, February 10, 2019 to advertise a "Mamma Mia" performance. Vote yes/Unanimous.

Terresa Michaelson dba Herbs Make Scents, 76 Church Street, Whitinsville/Application for a Common Victualler license, contingent upon compliance with all requirements of the Town/ [Present: Terresa Michaelson]. Ms. Michaelson stated that they are a family owned business, and will be bringing in tea's, organic coffee, and bakery items from local bakeries, and will also sell aromatherapy products. A motion/Mr. Athanas, seconded/Mr. Nolan to approve the application for a Common Victualler's License to Terresa Michaelson dba Herbs Make Scents, 76 Church Street, Whitinsville, contingent upon completion of all requirements of the Town. Vote yes/Unanimous.

St. Patrick's Parish, 7 East Street, Whitinsville MA / 1) Family Fun Fest/ Fall Festival to be held on Sunday, September 23, 2018 from 11 AM – 4 PM/a) Application for a One-day Wine and Malt License b) Application for a one-day Sunday Entertainment License. A motion/Ms. Cannon, seconded/Mr. Nolan to approve the application for a one-day wine and malt license and a one-day Sunday entertainment license for St. Patrick's Parish, 7 East Street, for their Family Fun Fest/ Fall Festival to be held on Sunday, September 23, 2018 from 11 AM – 4 PM. Vote yes/Unanimous. **2) Irish Music Night event to be held on Saturday, October 13, 2018 from 5:30 PM – 8 PM/a) Application for a One-day Malt License b) Application for a One-day Entertainment License [Present: Aileen Lemoine and Gene Trottier].** A motion/Mr. Ampagoomian, seconded/Mr. Nolan to approve the application for a one-day malt License and one-day Entertainment License for St. Patrick's Parish, 7 East Street, for their Irish Music Night event to be held on Saturday, October 13, 2018 from 5:30 PM – 8 PM. Vote yes/Unanimous.

Fall Annual Town Meeting [October 23, 2018]/Vote to sign warrant upon completion and final review by Town Counsel. Town Manager Gaudette stated that tonight the vote would be signed the warrant upon completion and final review by Town counsel and it will be posted on Friday, September 21st. Town Manager Gaudette mentioned that the article presentations will be held at the upcoming meetings of October 1st and October 15th. A motion/Mr. Ampagoomian, seconded/Mr. Nolan to vote to sign the warrant upon completion and final review by Town Counsel. Vote yes/Unanimous.

TOWN MANAGER'S REPORT: Meetings Attended: 1) Monday, August 20, 2018 – Met with Chief White and the Fire Station Owners Project Manager (OPM) team. Monday, August 20, 2018 – Attended the Board of Selectmen Meeting. Tuesday, August 28, 2018 – Attended the wake services for James Knott, Sr. of Riverdale Mills. Thursday, August 30, 2018 – Met with the Moderator and Deputy Moderator to prepare for the Fall Annual Town Meeting. Tuesday, August 15, 2018 – Met with Department of Public Works Staff and Disability Commission regarding an American's with Disabilities Act grant for the DPW offices. Wednesday, September 5, 2018 – Met with Chairman Melia to prepare for upcoming Selectmen's meeting. 2) Balmer School Building Project: The Massachusetts School Building Authority (MSBA) has voted to approve the Schematic Design and Project Budget, along with the total facilities grant of

\$46,043,257. The Selectmen have voted to place the debt exclusion for the project on the State Ballot for November 6, 2018 and the School Building Committee voted to sponsor the article on the Fall Annual Town Meeting Warrant. The warrant article has been reviewed and approved by Town Counsel, MSBA and Bond Counsel. **3) DPW Garage Project:** A temporary certificate of occupancy (TCO) remains in-place. The OPM is working with the General Contractor/Engineer-On-Record to finalize the OEM manuals and project close-out documents. The final certificate of occupancy will be issued after the remaining/open items are completed. These include the installation of the permanent heat detector/exhaust fan connection and the existing/new building fire alarm/communication interconnections, Professional Engineering-On-Record affidavits and "as-builts". The fueling station remains an open item and the OPM is working on a revised delivery/installation schedule. **4) Fire Station Project (Feasibility Study):** The Town Manager and the Fire Chief have been working with the OPM team from Cardinal on the Site Selection for inclusion in the RFQ for Designer (Architect) Services. The site selection team has met with the OPM several times to discuss site selection and are preparing for site recommendations for the Building Planning Construction Committee. **5) Fall Annual Town Meeting:** The Manager's office is coordinating the process for the FATM. The Warrant closed on Friday, August 24th. The Board has voted to place their articles on the Warrant and include housekeeping budget articles, the CPA Bylaw, the 3% Local Option Tax on Recreational Marijuana, and increasing the Sr. Tax Abatement Exemption. Other articles will include Recreational Marijuana Zoning (Planning Board), School Project Borrowing, and several petitions that include Solar PILOT, rezoning, and an STA (special tax assessment).

Town Manager Gaudette announced that the Board is invited to attend the ribbon cutting ceremony for the Blackstone Valley Hub on Tuesday, September 18, 2018 at 3:30.

SELECTMEN'S CONCERNS: **Selectman Ampagoomian 1)** asked about Plummers Corner intersection and stated he would like to see it revisited. Highway Superintendent, Jamie Luchini stated that they are starting a TIP program and is hoping to include Plummer's Corner. **2)** asked for an update on the road paving progress. Mr. Luchini stated that the base was applied to Pollard Road today, the top coat will be completed by the end of the week and aprons will be addressed the following week. Mr. Luchini stated that the Sprague Street overlay would be completed after that. Mr. Luchini explained that after Sprague is complete whatever remaining funds will be used towards Old Quaker. **3)** added that tomorrow is marks the seventeenth year since September 11th and noted that we still haven't forgotten. **Selectwoman Cannon 1)** announced that the next Community Forum for the Balmer School is on Wednesday, September 19, 2018 at 6 pm at the Northbridge Elementary School. **Selectman Melia 1)** asked each Select board member to submit goals to him for the Town Manager for the upcoming year.

ITEMS FOR FUTURE AGENDA: Selectmen's Goals for the Town Manager

CORRESPONDENCE/None
EXECUTIVE SESSION/None

Chairman Melia announced that the next scheduled Selectmen's meeting is set for September 24, 2018. A motion/Mr. Ampagoomian, seconded/Mr. Nolan to adjourn the public meeting. Vote yes/Unanimous.

Meeting Adjourned: 7:28 PM

Respectfully submitted,

Daniel Nolan, Clerk

/mjw

LIST OF DOCUMENTATION

BOARD OF SELECTMEN'S MEETING - OPEN SESSION

September 10, 2018

PLEDGE OF ALLEGIANCE

- I. APPROVAL OF MINUTES: A. 1) August 20, 2018 Executive Session**
-Copy of August 20, 2018 minutes
- 2) August 23, 2018**
-Copy of August 23, 2018 minutes
- II. PUBLIC HEARING/None**
- II. APPOINTMENTS/By the Board of Selectmen: B. 1) Playground and Recreation: Michael Dempsey [Present: Michael Proto, Chairman]**
-Copy of talent bank form for Michael Dempsey
- 2) Safety Committee and Ad Hoc Fields Committee: Richard Maglione, Dir. of Facilities/School Dept. [Present: Dr. Catherine Stickney]/No documentation**
- By the Town Manager: C. 1) Board of Health: Jamie R. Terry, RS/Part time Health Inspector [Present: Paul McKeon, Chairman, Board of Health]**
-Copy of memo from the Board of Health supporting the appointment of Jamie Terry as the Part Time Health Inspector
-Copy of resume of Jamie Terry
- 2) Amy Mezzadri, Library Assistant/[Present: Rebecca Sasseville, Library Director]**
-Copy of memo from Library Director, Rebecca Sasseville, recommending the appointment of Amy Mezzadri as the Library Assistant
-Copy of cover letter from Amy Mezzadri
-Copy of job acceptance
-Copy of resume of Amy Mezzadri
-Copy of employment application of Amy Mezzadri
- IV. CITIZENS' COMMENTS/INPUT:**
- V. DECISIONS:**
- D. Northbridge Drama Club/Request to hang a banner across Church Street from Sunday, January 27, 2019 to Sunday, February 10, 2019 to advertise a "Mamma Mia" performance to be held in February of 2019 [Present: Susie Timmons]**
-Copy of email request to hang a banner
- E. Teresa Michaelson dba Herbs Make Scents, 76 Church Street, Whitinsville/Application for a Common Victualler license, contingent upon compliance with all requirements of the Town/[Present: Teresa Michaelson]**
-Copy of application for a common Victualler's license
-Copy of business certificate

- Copy of business layout
- Copy of Revenue Enforcement and Protection Attestation
- Copy of Certificate of Insurance
- Copy of Worker's Compensation Insurance Affidavit
- Copy of License routing slip
- Copy of email from the Fire Chief approving the fire inspection was completed

F. St. Patrick's Parish, 7 East Street, Whitinsville MA / 1) Family Fun Fest/ Fall Festival to be held on Sunday, September 23, 2018 from 11 AM – 4 PM/a) Application for a One-day Wine and Malt License b) Application for a one-day Sunday Entertainment License

- Copy of application for a one-day wine and malt license
- Copy of Hold Harmless agreement
- Copy of Revenue Enforcement and Protection Attestation
- Copy of Workers' Compensation Affidavit
- Copy of license routing slip
- Copy of application for a one-day Sunday entertainment license
- Copy of Revenue Enforcement and Protection Attestation
- Copy of Workers' Compensation Affidavit
- Copy of license routing slip

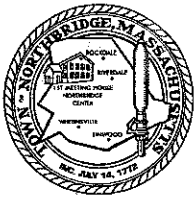
2) Irish Music Night event to be held on Saturday, October 13, 2018 from 5:30 PM – 8 PM/a) Application for a One-day Malt License b) Application for a One-day Entertainment License [Present: Aileen Lemoine and Gene Trottier]

- Copy of application for a one-day malt only license
- Copy of Hold Harmless agreement
- Copy of Revenue Enforcement and Protection Attestation
- Copy of Workers' Compensation Affidavit
- Copy of license routing slip
- Copy of application for a one-day entertainment license
- Copy of Revenue Enforcement and Protection Attestation
- Copy of Workers' Compensation Affidavit
- Copy of license routing slip

G. Fall Annual Town Meeting [October 23, 2018]/Vote to sign warrant upon completion and final review by Town Counsel

- Copy of draft Town Meeting Warrant

- VI. DISCUSSIONS**
- VII. TOWN MANAGER'S REPORT**
- VIII. SELECTMEN'S CONCERNS**
- IX. ITEMS FOR FUTURE AGENDA**
- X. CORRESPONDENCE**
- XI. EXECUTIVE SESSION**



TOWN OF NORTHBRIDGE
**COMMUNITY PLANNING &
DEVELOPMENT**

7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

B

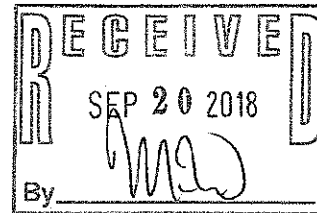
PHONE: (508) 234-2447

FAX: (508) 234-0814

September 20, 2018

Board of Selectmen
7 Main Street
Whitinsville, MA 01588

Re: Planning Board Vacancy



Dear Board of Selectmen:

The Planning Board at their meeting on September 11, 2018 voted 4-0 to recommend the appointment of Rainer Forst to fill the Planning Board vacancy. This term will expire May 21, 2019.

Arrangements shall be made for the Board of Selectmen to consider the joint appointment at its meeting on Monday, October 1, 2018.

Sincerely,


Barbara A. Kinney
Planning Administrative Assistant

Cc: Town Manager
Town Clerk
Rainer Forst
Planning Board
File

TALENT BANK APPLICATION

please return to:

BOARD OF SELECTMEN
Northbridge Town Hall
7 Main Street
Whitinsville, MA 01588

Pursuant to Town bylaw §4-209 (Eligibility for service),
you must be a registered voter in order to serve.

Date: _____

Name RAINER FORST

P. O. Box _____

Home Address 33 EISENHOWER DRIVEEmail Address RAINERFORST@CHARTER.NETTelephone _____ Cell 508-981-3286

Business _____

Address _____ Tel. _____

Current Occupation/Title RETIRED PART-TIME SW ENGINEEREducation PHD PHYSICS / COMPUTER SCIENCEGovernmental, Civic & Community Activities ARMY (GERMANY)Charitable & Educational Activities NOTown Committees or Offices NO

I am interested in the following Committees: _____

Please indicate whether the applicant and/or any family members are employed by the Town of
Northbridge. NO

NAME:

PRECINCT#

TOWN OF NORTHBRIDGE

COMMITTEE INTEREST (Indicate Committee preference)

- | | |
|----|----|
| 1. | 4. |
| 2. | 5. |
| 3. | 6. |

Present interest or business affiliation (dates, places)

CURRENT: BCO Inc.
BILLERICA, MA
PART-TIME SOFTWARE ENGINEER
Experience: Volunteer, social service, business (dates, places)

Special skills and education (be specific)

CFP - FINANCIAL PLANNER, SELF-EDUCATION
NO CERTIFICATION

PRIVATE PILOT

How experience relates to particular committee interest

ADDITIONAL COMMENTS:

Mail completed form to:
Northbridge Town Hall
Office of the Town Manager
7 Main Street
Whitinsville, MA 01588

Boot Drive Request Form

Boot Drive Date: Nov. 3, 2018

Time: 9:00 AM to 2:00 PM

Rain date: Nov. 4, 2018

Location (Select one) ☐ Memorial Square ☐ Ovia Square ☒ Both

Organization: NHS Class of 2019 Operation Graduation

Description of the cause:

Operation Graduation has been a tradition in Northbridge since 1991. The celebration that is Operation Graduation is a chaperoned all-night event that gives the graduates a last chance to be together in a setting that is both fun and safe.

Contact information: Alicia Cannon

857-939-5275

(Name)

(Phone)

Next available agenda: October 1, 2018

Date approved: _____

Date and time available: Yes ☒

cc: Chief of Police

The Town of Northbridge will allow **one** boot drive per month at Memorial Square and/or Ovia Square from the first Saturday in April through the first Saturday in November for the purpose of raising funds for a registered charity under the following conditions:

1. All drives must be approved in advance by the Police Department.
2. All drives are limited to the hours of 9:00 AM and 3:00 PM.
3. Each location will be limited to a maximum of 5 participants.
4. All participants must be at least 18 years of age at the time of the drive.
5. All participants must wear a reflective vest approved by the Police Department.
6. All participants may approach the traffic from the sidewalk or island side and
 - a. Not impede the flow of traffic
 - b. Not activate the electronic crosswalk devices
 - c. Not harass or intimidate drivers.

**BOOT DRIVES WILL NOT BE ALLOWED BETWEEN
the first Saturday in November and the first Saturday in April**

The Northbridge Police Department shall have the authority to suspend any drive in the interest of public safety.

Note:

- a.) The Selectmen voted unanimously on December 4, 2006, to approve the above policy as recommended by Chief Warchol and amended by Selectman Davis.
- b.) The Selectmen further voted to amend this policy at their April 28, 2008 meeting.
- c.) Further amended by the Board, November 6, 2017, allowing boot drives from the first Saturday in April to the first Saturday in November.

USE OF TOWN OF NORTHBRIDGE

PUBLIC WAYS FOR BOOT DRIVE

EVENT: Boot Drive

RELEASE OF CLAIMS, INDEMNITY AND HOLD HARMLESS AGREEMENT

*****Please read this document thoroughly before completing and signing*****

I, Alicia Cannon on behalf of Class of 2019 NHS OpGrad, in consideration of my use of the Town of Northbridge's Public Ways for a non-town sponsored event on Nov. 3, 2018, and for other good and valuable consideration hereby acknowledged, do hereby agree to forever RELEASE the Town of Northbridge, its employees, agents, officers, volunteers, or contractors (the "Town"), from any and all claims, actions, rights of action and causes of action, damages, costs, loss of services, expenses, compensation and attorneys' fees that may have arisen in the past, or may arise in the future, directly or indirectly, from known and unknown personal injuries which I or my guests, employees, agents, successors or assigns may have as the result of my use or the use of my guests, employees or agents of the Town of Northbridge's Public Ways for a non-town sponsored event on Nov. 3, 2018, and all activities related thereto.

I further promise, to INDEMNIFY, REIMBURSE, DEFEND, and HOLD HARMLESS the Town against any and all legal claims and proceedings of any description that may have been asserted in the past, or may be asserted in the future, directly or indirectly, including damages, costs and attorneys' fees, arising from personal injuries to myself or others or property damage resulting from my use, or the use of my guests, employees or agents, of the Town of Northbridge's Public Ways for a non-town sponsored event on Nov. 3, 2018, and all activities related thereto.

I hereby further covenant for myself, my successors and assigns not to sue the said Town on account of any such claim, demand or liability.

I am fully aware that by signing this document I am releasing the Town from liability that may arise as a result of the acts or omissions of the Town. Additionally, it is my intent to release the above mentioned parties from liability and defend and indemnify said parties for liability relating to any accident and resulting injuries and/or death that may occur as a result of my use, or the use of my guests, employees or agents, of the Town of Northbridge's Public Ways for a non-town sponsored event on Nov. 3, 2018, and all activities related thereto.

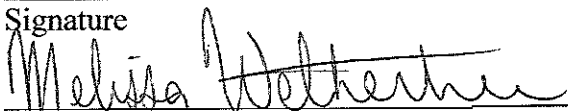
To the extent I am signing this document on behalf of an organization, corporation, association or similar entity, I represent that I am fully authorized by said entity to execute this document.

Witness my hand and seal this 24th day of September 2018.

Name (Printed): Alicia M. Cannon



Signature



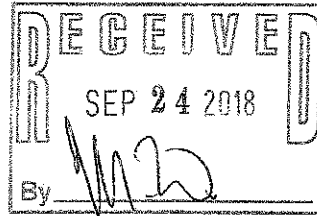
Witness

THIS FORM MAY NOT BE ALTERED

D

MRA Multisport
 Alex Rogozenski
 September 27, 2017
 Northbridge, MA 01534

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 7th annual 1st Day 5k road race within the Northbridge town limits. A portion of the race proceeds is donated to a local non-profit organization

Subject to your approval, I would like the date of the race to be on **Monday, January 1, 2019**. 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 Whitin 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 2019; 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. MRA Multisport 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,
 Alex Rogozenski
 Race Director, MRA Multisport
 774-272-1767
Alex@MRAMultisport.com

Melissa Wetherbee

From: Jamie Luchini
Sent: Monday, September 24, 2018 11:28 AM
To: Melissa Wetherbee; James Shuris
Subject: Re: 1st Day 5k road race - 2019

Melissa,

The only issue I have is if it snows. I assume they would cancel the race.

Thanks,
- Jamie

Jamie Luchini
Highway Superintendent
Northbridge DPW

From: Melissa Wetherbee
Sent: Monday, September 24, 2018 10:55:46 AM
To: Jamie Luchini; James Shuris
Subject: FW: 1st Day 5k road race - 2019

Good morning Gentlemen,

Any issues with this request?

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

From: Alex Rogozenski <arogozenski@gmail.com>
Sent: Monday, September 24, 2018 10:09 AM
To: Sharon Susienka <ssusienka@northbridgemass.org>; Melissa Wetherbee <mwetherbee@northbridgemass.org>
Subject: 1st Day 5k road race - 2019

hi! it's that time of year again that we're starting to look forward to the annual 1st Day 5k on Jan 1! attached is our letter seeking approval from the BoS. Lt. Labrie has already provided confirmation of their support and approval for the race, and we'll once again work closely with them as the race approaches.

Could you add this to an upcoming BoS meeting, and when you have a chance please email me the Hold Harmless agreement? I'll provide a copy of the insurance later this year as we renew it for 2019.

many thanks again and please let me know if you have any questions!

--

Melissa Wetherbee

From: Walter Warchol
Sent: Monday, September 24, 2018 2:55 PM
To: Melissa Wetherbee; Tim Labrie
Subject: RE: 1st Day 5k road race - 2019

Melissa:

The Police Department has no objections providing Mr. Rogozenski complies with the safety requirements of the police department

Walter J. Warchol
Chief of Police
Northbridge Police Department
508-234-6211
Fax 508-234-9021

From: Melissa Wetherbee
Sent: Monday, September 24, 2018 10:44 AM
To: Walter Warchol <wwarchol@northbridgemass.org>; Tim Labrie <tlabrie@northbridgemass.org>
Subject: FW: 1st Day 5k road race - 2019

Good morning,

We are scheduling this for the Board's approval at their October 1st meeting. Could either of you get me something in writing approving this request?

Thank you

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

From: Alex Rogozenski <arogozenski@gmail.com>
Sent: Monday, September 24, 2018 10:09 AM
To: Sharon Susienka <ssusienka@northbridgemass.org>; Melissa Wetherbee <mwetherbee@northbridgemass.org>
Subject: 1st Day 5k road race - 2019

hi! it's that time of year again that we're starting to look forward to the annual 1st Day 5k on Jan 1! attached is our letter seeking approval from the BoS. Lt. Labrie has already provided confirmation of their support and approval for the race, and we'll once again work closely with them as the race approaches.

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Melissa Wetherbee

From: Christine Guanipa <littlemanoriginals@yahoo.com>
Sent: Wednesday, September 26, 2018 3:39 PM
To: Sharon Susienka; Melissa Wetherbee
Subject: Shop Small Banner

E

Hello Sharon and Melissa

We would like to request permission to hang a banner across Church Street from Sunday November 11-Sunday November 25 to advertise our 5th Annual Whitinsville Shop Small Business Saturday event .

Available ✓

Thank you

Christine Guanipa
Little Man Handbags
Shop Small Coordinator
508-341-6211

Please confirm receipt of this email .

Sent from Yahoo Mail for iPhone

**COMMONWEALTH OF MASSACHUSETTS
WARRANT FOR FALL ANNUAL TOWN MEETING
TOWN OF NORTHBRIDGE
TRANSACTION OF TOWN BUSINESS
TUESDAY, OCTOBER 23, 2018 - 7:00 P.M.**

WORCESTER, ss:

To any Constable of the Town of Northbridge in said County,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the Inhabitants of the Town of Northbridge, qualified to vote in Town elections and Town affairs, to meet in the Northbridge High School Field House on Linwood Avenue, in Whitinsville, in said Northbridge, Massachusetts, on Tuesday, October 23, 2018 at 7:00 o'clock P.M., then and there to act on the following articles:

ARTICLE 1: (Board of Selectmen)

To see if the Town will vote to amend the votes taken under Article 3 of the 2018 Spring Session of the Annual Town Meeting (May 1, 2018), appropriations and transfers under the Omnibus Budget Article, to raise and appropriate, and/or to transfer from available funds in the Treasury and/or the Health Insurance Stabilization Fund to supplement appropriations under the Omnibus Budget Article; or take any other action relative thereto.

ARTICLE 2: (Board of Selectmen)

To see if the Town will vote to accept MGL c. 64N, Section 3 and impose a local sales tax upon the sale of recreational marijuana originating within the Town by a vendor at a rate of 3% of the gross receipts of the vendor from the sale of recreational marijuana, marijuana products, and marijuana edibles, said excise to take effect on the first day of the calendar quarter commencing at least 30 days after the vote of Town Meeting hereunder; or take any other action relative thereto.

ARTICLE 3: (Planning Board)

To see if the Town will vote to amend the Zoning Bylaw, Chapter 173 of the Code of Northbridge, by adding a new section 173-18.6, Recreational Marijuana Establishments, as follows, and inserting in the Table of Uses, section 173-12, under the "Retail and service" heading, the use designation information contained in subsection E (Location) of said section 173-18.6; or take any other action relative thereto:

§173-18.6 Recreational Marijuana Establishments

A. Purpose

- (1) To provide for the placement of Recreational Marijuana Establishments, in accordance with Chapter 369 of the Acts of 2012 and Chapter 55 of the Acts of 2017 - An Act to Ensure Safe Access to Marijuana, and the regulations issued by the Massachusetts Cannabis Control Commission, including but not limited to 935 CMR 500.00 et seq., in locations suitable for marijuana establishments and to minimize adverse impacts of such establishments on adjacent properties, residential neighborhoods, historic districts, schools, and playgrounds by regulating the siting, design, placement and security of Recreational Marijuana Establishments within the Town of Northbridge.

B. Applicability

- (1) Nothing in this Section shall be construed to supersede federal and state laws governing the sale and distribution of marijuana.
- (2) The number of Marijuana Retailers that shall be permitted shall be limited to (20%) of the number of licenses issued within the Town of Northbridge for the retail sale of alcoholic beverages not to be drunk on the premises where sold under section 15 of Chapter 138 of the General Laws. In the event that 20% of said licenses is not a whole number, the limit shall be rounded up to the nearest whole number.

C. Definitions

- (1) The following definitions shall apply for purposes of this Section and the Zoning Bylaw. Where not expressly defined in the Zoning Bylaw, terms used in this Section shall be interpreted as defined in G.L. c.94G and G.L. c.94I and regulations promulgated and/or incorporated thereunder, and otherwise by their plain language.

INDEPENDENT TESTING LABORATORY: A laboratory that is licensed by the Cannabis Control Commission and is: 1) accredited to the most current version of the International Organization for Standardization 17025 by a third-party accrediting body that is a signatory of the International Laboratory Accreditation Accrediting Cooperation mutual recognition arrangement, or that is otherwise approved by the Cannabis Control Commission; 2) independent financially from any medical marijuana treatment center or any licensee or marijuana establishment for which it conducts a test; and 3) qualified to test marijuana in compliance with regulations promulgated by the Cannabis Control Commission.

MARIJUANA ESTABLISHMENT: a marijuana cultivator, independent testing laboratory, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business for the non-medical, including recreational use of marijuana, as set forth in G.L. 94G, and any regulations promulgated thereunder.

MARIJUANA CULTIVATOR: an entity that may cultivate, process and/or package marijuana, to transfer and deliver marijuana to marijuana establishments, and to transfer marijuana to other marijuana establishments, but not to consumers.

MARIJUANA PRODUCT MANUFACTURER: an entity authorized to obtain, manufacture, process and package marijuana and marijuana products, to deliver marijuana and marijuana products to Marijuana Establishments and to transfer marijuana and marijuana products to other Marijuana Establishments, but not to consumers.

MARIJUANA RESEARCH FACILITY: is an academic institution, non-profit corporation or domestic corporation or entity authorized to do business in the Commonwealth of Massachusetts which may cultivate, purchase or otherwise acquire marijuana for conducting research regarding marijuana and marijuana products. Any research involving humans must be authorized by an Institutional Review Board. A Marijuana Research Facility may not sell marijuana it has cultivated.

MARIJUANA RETAILER: an entity authorized to purchase and deliver marijuana and marijuana products from Marijuana Establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to Marijuana Establishments and to consumers.

MARIJUANA TRANSPORTER: an entity not otherwise licensed by the Cannabis Control Commission, that is licensed to purchase, obtain and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers.

D. Prohibited Uses

- (1) On-site consumption of marijuana and marijuana products at Marijuana Establishments is not permitted unless expressly approved under this Section and authorized by and pursuant to state law or regulation.
- (2) Clubs, lodges, or other private grounds (non-profit and private) allowing on-site consumption of marijuana or marijuana products, but not operating as a licensed marijuana social consumption operator are prohibited.
- (3) No marijuana or marijuana product shall be smoked, eaten or otherwise consumed or

ingested on the premises of any Marijuana Establishment unless expressly permitted under this Section and permitted by state law or regulation. The prohibition on on-site consumption shall also include private social clubs or any other establishment which allows for social consumption of marijuana or marijuana products on the premises, regardless of whether the product is sold to consumers on site.

(4) No drive-through service shall be permitted at a Marijuana Establishment.

E. Location

(1) Marijuana Establishments may be allowed by Special Permit of the Planning Board (SPGA - Special Permit Granting Authority) within the following Zoning Districts of the Town of Northbridge. The designation S means allowed by Special Permit, and the designation “-” means not permitted.

USE	ZONING DISTRICT											
Marijuana Establishments:	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3 (1)	I-1	I-2	H
Marijuana Cultivator	--	--	--	--	--	--	--	--	--	S	S	--
Marijuana Product Manufacturer	--	--	--	--	--	--	--	--	--	S	S	--
Marijuana Research Facility	--	--	--	--	--	--	--	--	--	S	S	--
Independent Testing Laboratory	--	--	--	--	--	--	--	--	--	S	S	--
Marijuana Retailer	--	--	--	--	--	--	--	S	S	S	S	--
Any other type of licensed marijuana-related business for the non-medical use of marijuana, as set forth in G.L. 94G	--	--	--	--	--	--	--	--	--	S	S	--

(2) Marijuana Establishments may not be located within 500-feet of the following:

- School, including a public or private elementary, vocational, or secondary school or a public or private college, junior college, or university;
- Child Care Facility (registered in accordance with Massachusetts law);
- Public Library;
- Town Playground, Town of Northbridge ballfield; or
- Youth Center

(3) The distance under this subsection shall be measured in a straight line from the nearest point of the property line of the protected use to the nearest point of the property line of the proposed Marijuana Establishment.

- The distance requirement may be reduced by twenty-five percent or less, but only if the applicant demonstrates that the Marijuana Establishment would otherwise be effectively prohibited within the Town.

F. Design Standards and Siting Requirements

(1) A Marijuana Establishment shall be located within a fully-enclosed, secured, permanent building, including concrete floor, and may not be located in a trailer, cargo container, motor vehicle or other similar non-permanent enclosure.

(2) All aspects of a Marijuana Establishment relative to the cultivation, possession, processing,

sales, distribution, dispensing or administration of marijuana, marijuana products, or related supplies must take place at a fixed location within a fully enclosed building and shall not be visible from the exterior of the building. A Marijuana Establishment shall not be located in a trailer, storage freight container, motor vehicle or other similar movable enclosure, unless operating as a licensed Marijuana Transporter.

- (3) Marijuana, marijuana products, associated supplies, and promotional advertising materials shall not be displayed or visible from the exterior of a Marijuana Establishment.
- (4) All business signage shall be subject to the permitting requirements of all applicable governmental authorities within the Commonwealth of Massachusetts and the requirements of the Zoning Bylaw.
- (5) A Marijuana Establishment shall be ventilated in such a manner that:
 - (a) No pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere; and
 - (b) No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the Marijuana Establishment or within any adjoining property.
- (6) An odor control plan detailing the specific odor-emitting activities or processes to be conducted on-site, the source of those odors, the locations from which they are emitted, the frequency of such odor-emitting activities, the duration of such odor-emitting activities, and the administrative and engineering controls that will be implemented to control such odors, including maintenance of such controls.

G. Procedure

- (1) The Planning Board shall be the Special Permit Granting Authority (SPGA) for Marijuana Establishments within the Town of Northbridge.
- (2) All applicants are encouraged to contact the Planning Department staff to schedule a pre-application meeting.
- (3) The SPGA shall refer copies of the application to the Board of Selectmen, Building Department, Fire Department, Police Department, Board of Health, Conservation Commission, Director of Public Works, Highway Department, and the Sewer Department for review of the application and submission of written recommendations to the Planning Board. Failure to make recommendations within 35 days of referral of the application shall be deemed lack of opposition.
- (4) After notice and public hearing and consideration of application materials, consultant reviews, public comments, and the recommendations of other Town Boards and departments, the SPGA may act upon such a special permit application.
- (5) In addition to the materials to be submitted as required under Section 173-49.1 [Site Plan Review by Planning Board] of the Zoning Bylaw, the Applicant shall provide the following:
 - (a) Copies of all documentation demonstrating appropriate application status under State Law, including registration or license, as applicable, issued to the Applicant by the Cannabis Control Commission and other applicable Commonwealth of Massachusetts agencies for the establishment.
 - (b) Evidence that the Applicant has site control and the right to use the site for a Marijuana Establishment in the form of a deed or valid purchase and sale agreement, or, in case of a lease, a notarized statement from the property owner and a copy of the lease agreement.

- (c) A notarized statement signed by the Applicant's chief executive officer and corporate attorney disclosing all of its designated representatives, including officers and directors, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of all individual persons associated with the entity as set forth above.
- (d) A description of all activities to occur on site, including all provisions for the delivery and storage of marijuana and marijuana products, and marijuana accessories.
- (e) A detailed floor plan of the premises of the proposed Marijuana Establishment that identifies the square footage available and describes the functional areas of the establishment.
- (f) Details showing all proposed exterior security measures for the premises, including lighting, fencing, gates and alarms, etc., for the purpose of ensuring the safety of employees and patrons and to protect the premises from theft and other criminal activity. A letter from the Town of Northbridge Chief of Police, or his/her designee, acknowledging review and approval of the security plan required and approved by the Cannabis Control Commission for the Marijuana Establishment. To the extent allowed by law, all such documents shall be confidential.
- (g) A description of the security measures, including employee security policies, approved for the establishment by the Cannabis Control Commission;
- (h) A copy of the policies and procedures for the transfer, acquisition, or sale of marijuana approved for the establishment by the Cannabis Control Commission; and
- (i) A copy of proposed waste disposal procedures.

H. Special Permit Findings

In addition to the findings required for a Special Permit under Section 173-47 and any other provision of the Zoning Bylaw, the SPGA must also find all of the following:

- (1) The Marijuana Establishment meets all of the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will comply with all applicable State laws and regulations.
- (2) The Marijuana Establishment as proposed adequately addresses issues of appropriate site layout; security; vehicular and pedestrian traffic safety and circulation; parking requirements; landscaping/screening for the establishment; and the requirements of this Section.
- (3) The security plan meets all requirements of the Cannabis Control Commission, including the regulations at 935 CMR 500.110.

I. Special Permit Conditions

In addition to such conditions as the SPGA may impose for a particular special permit, the following conditions shall apply to all special permits issued under this Section.

- (1) A special permit granted under this Section shall be limited to the Applicant and shall be non-transferrable to another owner or operator.
- (2) The special permit shall lapse within three (3) to five (5) years of its issuance depending upon the terms and conditions of the Host Community Agreement between the Applicant and the Town, and the SPGA shall designate the specific period which shall apply. If the permit holder wishes to renew the special permit, an application to renew the special permit must be

submitted at least 120 days prior to the expiration of the special permit. Failure to comply will be cause for termination of the special permit.

- (3) The special permit shall lapse upon the expiration or termination of the applicant's registration or licensure required by the Commonwealth of Massachusetts. The permit holder shall notify the Building Inspector and SPGA in writing within 48 hours of the cessation of operation of the Marijuana Establishment or the expiration or termination of the license or permit issued for such operation by the Cannabis Control Commission.
- (4) No outside storage of marijuana, marijuana products or related supplies, marijuana accessories, or educational materials is permitted.
- (5) The hours of operation of a Marijuana Establishment shall be set by the SPGA, but in no event shall a Marijuana Establishment be open to the public, nor shall any sale or other distribution of marijuana occur upon the premises or via delivery from the premises between the hours of 11p.m. and 8 a.m. Monday through Saturday and before 10 a.m. on Sundays.
- (6) The Applicant/permit holder shall provide to the Building Inspector and Chief of the Police, the name, telephone number and electronic mail addresses of a contact person(s) in the event that such person needs to be contacted after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder.

All other applicable provisions of the Northbridge Zoning Bylaw shall apply.

J. Prohibition Against Nuisances:

- (1) No Marijuana Establishment shall be allowed which creates a nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area. Failure to comply may result in suspension of the special permit and zoning enforcement action under the law.

K. Severability

- (1) The provisions of this Section are severable. If any provision, paragraph, sentence, or clause of this Section or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this Section.

ARTICLE 4: (Conservation Commission)

To see if the Town will vote to amend the Town of Northbridge Wetlands Protection Bylaw, Section 7-700 of the Code of Northbridge, as follows, or take any other action relative thereto:

- A. by adding the following sentence at the end of Section 7-702, Jurisdiction: "The jurisdiction of this bylaw does extend to the cutting and removal of trees for the purpose of selling the trees or products derived therefrom."
- B. by revising Section 7-703.C., Exemptions and Exceptions, to read as follows, with the new text shown in bold: "The application and permit required by this chapter shall not be required for work performed for normal maintenance or improvement of land in agricultural use as defined by the Wetlands Protection Act Regulations at 310 CMR 10.04, but shall be required for cutting and removal of trees for the purpose of selling the trees." .

ARTICLE 5: (Board of Selectmen)

To see if the Town will vote to amend its general by-laws by adopting a new section, §4-322 Community Preservation Committee, and inserting said section in the Code of the Town of Northbridge; or take any other action relative thereto:

§4-322 COMMUNITY PRESERVATION COMMITTEE

A. Establishment

There is hereby established a Community Preservation Committee, consisting of nine (9) voting members pursuant to MGL Chapter 44B. The composition of the committee, the appointment authority and the term of office for the committee members shall be as follows:

- a. One member of the Planning Board as designated by the Board;
- b. One member of the Conservation Commission as designated by the Commission;
- c. One member of the Historical Commission as designated by the Commission;
- d. One member of the Playgrounds and Recreation Commission as designated by the Commission;
- e. One member of the Housing Authority Board as designated by its Board of Directors;
- f. One member of the School Committee as designated by the Committee;
- g. Three at-large members appointed by the Board of Selectmen.

Members of the Community Preservation Committee shall serve for a term of three years or until the person no longer serves on the board or commission being represented. Any vacancy on the Community Preservation Committee shall be filled by the commission, authority or board that designated the member who creates the vacancy by designating another member for the unexpired portion of the term.

Should any of the commissions or boards who have appointment authority under this Section be no longer in existence for whatever reason, the appointment authority for that commission or board shall become the responsibility of the Board of Selectmen.

B. Duties

1. The Community Preservation Committee shall study the needs, possibilities and resources of the Town regarding community preservation. The Committee shall consult with existing municipal boards, including the Board of Selectmen, the Conservation Commission, the Historical Commission, the Planning Board, the Playgrounds and Recreation Commission and the Housing Authority, or persons acting in those capacities or performing like duties, in conducting such studies. As part of its study, the Committee shall hold one or more public informational hearings on the needs, possibilities and resources of the Town regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the Town. The Committee may, after proper appropriation, incur expenses as permitted by state law using funds from the Community Preservation Fund to pay such expenses.
2. The Community Preservation Committee shall make recommendations to Town Meeting for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space and community housing that is acquired or created with Community Preservation funds. With respect to community housing, the Community Preservation Committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.
3. The Community Preservation Committee may include in its recommendation to the Town Meeting a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose or recommend to set aside for later spending funds for general purposes that are consistent with community preservation.

C. Requirement for a quorum and cost estimates

The Community Preservation Committee shall not meet or conduct business without the presence of a quorum and shall keep a written record of its proceedings. A majority of the members of the Community Preservation Committee shall constitute a quorum. The Community Preservation Committee shall

approve its actions by majority vote. Recommendations to the Town Meeting shall include their anticipated costs.

D. Amendments

The Community Preservation Committee shall, from time to time, review the administration of this Section, making recommendations, as needed, for changes in the Section and in administrative practice to improve the operations of the Community Preservation Committee. This Section may be amended from time to time by a majority vote of the Town Meeting, provided that the amendments would not be in conflict with Chapter 44B of the Massachusetts General Laws.

E. Severability

In case any paragraph or part of this Section be for any reason declared invalid or unconstitutional by any court of competent jurisdiction, every other paragraph or part shall continue in full force and effect.

F. Effective Date

Following Town Meeting approval, this Section shall take effect immediately upon approval by the Attorney General of the Commonwealth and publication as required by law. Each appointing authority shall have thirty days after approval by the Attorney General to make its initial appointments.

ARTICLE 6: (Board of Selectmen)

To see if the Town will vote to raise the exemption amount under Clause 41C Section 5, of Chapter 59 of the Massachusetts General Laws, providing tax exemptions to persons in Northbridge 65 years of age or older occupying property as their domicile, from \$500 to \$1,000; or take any other action relative thereto.

ARTICLE 7: (School Building Committee)

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds, a sum of money to be expended under the direction of the Northbridge School Building Committee for planning, designing, constructing, originally equipping, and furnishing the new W. Edward Balmer Elementary School, serving grades PreK-5 and located at 21 Crescent Street, Whitinsville, MA, and all costs incidental and related thereto, including construction administration and project management services, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), with the understanding that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town, and that any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) sixty three point seventy-eight percent (63.78%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; or take any other action relative thereto.

ARTICLE 8: (Petition)

To see if the Town will vote to amend the Zoning Map incorporated into its Zoning Bylaws by rezoning a 26.53 acre parcel of land southerly of Riverdale Street and westerly of the Providence and Worcester Railroad shown as Lot 5 on Assessor's Plat 23 from the existing Residential Three (R-3) zone to the Industrial Two (I-2) zone. (The parcel to be rezoned being shown on a plan on file with the Town Clerk); or take any other action relative thereto.

ARTICLE 9: (Petition)

To see if the Town will vote to amend the Zoning Map incorporated into its Zoning Bylaws to expand the existing Business Three (B-3) Zoning District off Providence Road by rezoning from Residence Three (R-3) to Business Three (B-3) the premises known as 682-684 Church Street and shown on Assessor's Map 14, as parcel 58, the premises known as 674 Church Street and shown on Assessor's 14, as parcel 59, and the parcel containing 4.41 acres of land with no numbered address off Church Street and shown as Assessor's Map 14, parcel 214; or take any other action relative thereto.

ARTICLE 10: (Petition)

Marijuana Cultivation shall be permitted within R2 zones in accordance with the Cannabis Control Commission on property greater than 12 acres in size, with at least two access points from constructed or non-constructed town roads, including minim of 100 feet distance from the road, and at least 50 feet surrounding tree cover.

ARTICLE 11: (Petition)

To see if the Town will vote in accordance with G. L. c. 59, § 38H to authorize the Board of Selectmen to enter into a Real and Personal Property Tax Agreement with Northbridge McQuade, LLC or its affiliated entity, with its business address at 4 Liberty Square, Boston, MA 02109, for a period of up to twenty-five (25) years, and to approve said agreement under which Northbridge McQuade, LLC or its affiliated entity, will pay the Town a sum of money per year relative to a Large-Scale Ground Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 2.9 megawatts (MW) AC which Northbridge McQuade, LLC or its affiliated entity proposes to construct and operate on a 60 acre +/- parcel of land located on the easterly side of McQuades Lane, Northbridge, MA and further to allow the Board of Selectmen to negotiate any amendments necessary to said Tax Agreement; or take any other action relative thereto.

ARTICLE 12: (Petition)

To see if the Town will vote in accordance with G. L. c. 59, § 38H to authorize the Board of Selectmen to enter into a Real and Personal Property Tax Agreement with Sutton Solar 2, LLC or its affiliated entity, with its business address at 4 Liberty Square, Boston, MA 02109, for a period of up to twenty-five (25) years, and to approve said agreement under which Sutton Solar 2, LLC or its affiliated entity, will pay the Town a sum of money per year relative to a Large-Scale Ground Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 1.0 megawatts (MW) AC which Sutton Solar 2, LLC or its affiliated entity proposes to construct and operate on a 2.28 acre +/- parcel of land located on the northeasterly side of Lasell Road, Northbridge, MA and further to allow the Board of Selectmen to negotiate any amendments necessary to said Tax Agreement; or take any other action relative thereto.

ARTICLE 13: (Petition)

To see if the Town will vote to authorize the Board of Selectmen (a) to offer Crootof & Sawyer Ventures, LLC a Special Tax Assessment and to enter into a Special Tax Assessment Agreement ("STA Agreement") with Crootof & Sawyer Ventures, LLC for the property located at 18 and 28 Granite Street, Northbridge, MA consistent with the STA Agreement on file in the Office of the Board of Selectmen, (b) to execute the STA Agreement and any amendments and documents relating thereto on terms and conditions determined by the Board of Selectmen to be in the best interest of the Town, and (c) to undertake any actions deemed by the Board of Selectmen to be necessary to effectuate the STA Agreement, including but not limited to submitting to Massachusetts' Economic Assistance Coordinating Council (EACC), the STA Agreement and all such documents and information necessary to have the EACC approve the STA Agreement and certify a project consistent with the STA Agreement; to determine that the project authorized by the STA Agreement is consistent with the Town's economic development objectives and is likely to increase or retain employment opportunities for Town residents; or to take any other action related thereto.

And you are directed to serve this warrant by posting attested copies thereof at the Whitinsville Post Office and the Salvation Army, in Whitinsville, all in Precinct 1; Gary's Variety and the Northbridge Post Office in Northbridge, all in Precinct 2; Town Clerk's Office and 1Quickstop in Whitinsville, all in Precinct 3; and the Whitinsville Social Library and Town Hall Annex in Whitinsville, all in Precinct 4; twenty-eight (28) days at least before the time and place of meeting aforesaid.

WHEREOF FAIL NOT, and make due return of the warrant, with your doings thereon, to the Town Clerk at the time and place of said meeting. GIVEN under our hand this 10th day of September in the year Two Thousand Eighteen.

SELECTMEN OF NORTHBRIDGE

Thomas J. Melia, Chairman

James J. Athanas

Alicia M. Cannon

Charles Ampagoomian, Jr.

Daniel J. Nolan

WORCESTER, SS Northbridge

Date:

By virtue of this warrant I have this day notified the inhabitants of the Town of Northbridge qualified to vote in town elections and town affairs to meet at the time and place and for the purpose stated in said warrant by posting attested copies thereof as within directed.

Constable, Town of Northbridge



TOWN OF NORTHBRIDGE
PLANNING BOARD
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

Gb.

PHONE: (508) 234-2447

FAX: (508) 234-0814

September 12, 2018

Doreen A, Cedrone, Town Clerk
Northbridge Memorial Town Hall
7 Main Street, Whitinsville, MA 01588

COPY

RE: 2018 FALL ANNUAL TOWN MEETING –PLANNING BOARD RECOMMENDATION
Article # ____ –Zoning Bylaw Amendment
TEMPORARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMENTS

Dear Mrs. Cedrone:

Please be advised at its meeting of Tuesday, September 11, 2018, the Planning Board upon motion duly made (H. Berkowitz) and seconded (J. Berkowitz) voted (4-0) to RECOMMEND Zoning Bylaw amendment to DELETE in its entirety Section 173-18.5 [Temporary moratorium on recreation marijuana establishments], subject to local adoption (Town Meeting vote) of zoning amendment to allow for the siting, construction and operation of Recreational Marijuana Establishments (Art. # ____). In taking such action the Board noted the temporary moratorium is to expire November 30, 2018.

The Planning Board shall offer its Report & Recommendation at the Fall Annual Town Meeting scheduled for Tuesday, October 23, 2018. Should you require additional information concerning this matter please contact the Planning Office.

Sincerely,

R. Gary Becktholdt II
Northbridge Town Planner

Cc: Town Manager/BOS

Bldg. Insp.

FinCom

/File



**TOWN OF NORTHBRIDGE
CONSERVATION COMMISSION**

7 MAIN STREET

WHITINSVILLE, MASSACHUSETTS 01588

Telephone (508) 234-0817

Fax (508) 234-0814

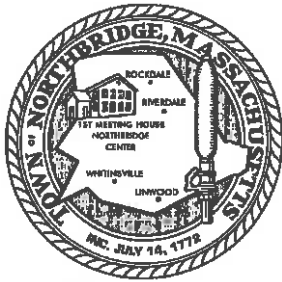
MEMORDANDUM

Date: August 22, 2018
To: Board of Selectmen
From: Conservation Commission *Back*
Subject: Fall Annual Town Meeting
Warrant Article Submission

COPY

Please be advised that at its meeting of August 15, 2018, the Northbridge Conservation Commission, by a majority vote, voted to sponsor and place the following article for consideration on the warrant for the Fall Annual Town Meeting:

- 1) To see if the Town will vote to amend the Town of Northbridge Wetlands Protection Bylaw (7-700) by adding to Section 7-702 Jurisdiction that "the jurisdiction of this bylaw does extend to the cutting and removal of trees for the purpose of selling the trees or products derived therefrom." Section 7-703 C. Exemptions and Exceptions will be revised to exclude "cutting and removal of trees for the purpose of selling the trees" from the exemption for work related to the maintenance of land in agricultural uses; or take any other action relative thereto.



TOWN OF NORTHBRIDGE CONSERVATION COMMISSION

7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
Telephone: (508) 234-0817
FAX: (508) 234-0814

Meeting Minutes September 5, 2018

Barbara McNamee, Cindy Campbell, Justin Arbuckle, Joy Anderson, Justine Carroll and Rich Chiras were present. Gerry Ouillette was absent. David Pickart, Conservation Commission (NCC) Agent, was also present.

Ms. McNamee opened the meeting at 7:00PM.

Citizen's Forum

None

(248-658) Main Street Planned Business Development (Map 2, Parcels 36 & 37)

Proposed construction of a car wash, auto repair shop and 2 additional buildings for general business with associated grading, parking, driveways, stormwater and utilities within the buffer zone of Arcade Pond including BLSF filling with compensatory storage and a sewer connection within 200 feet of the Mumford River. The applicant is Lackey Dam Realty Properties represented by Allen Engineering, 1 Charlesview Road, Suite 2, Hopedale, MA 01747.

The NCC postponed the opening of this Public Hearing per the applicant's request.

Amendment to Town of Northbridge Wetlands Protection Bylaw (7-700)

Proposed amendment by adding to Section 7-702 Jurisdiction that "the jurisdiction of this bylaw does extend to the cutting and removal of trees for the purpose of selling the trees or products derived therefrom" and Section 7-703 C. Exemptions and Exceptions will be revised to exclude "cutting and removal of trees for the purpose of selling the trees" from the exemption for work related to the maintenance of land in agricultural uses.

The legal requirements have been satisfied including posting of the legal ad.

There was no resident present with any questions or concerns on the proposed changes.

Motion made and seconded. The NCC voted 6-0 to recommend passage of the proposed amendment to the Town of Northbridge Wetlands Protection Bylaw at the Fall Annual Town Meeting.

Old / New Business

(248-585) DPW – Request for COC

Jim Shuris presented the final as built plan of the new DPW facility to the NCC. He explained that during construction unforeseen site conditions caused a reduction in the flood storage capacity on the site by 27 cubic yards. Mr. Shuris explained when looked at with the overall capacity of the



**TOWN OF NORTHBRIDGE
CONSERVATION COMMISSION**

7 MAIN STREET

WHITINSVILLE, MASSACHUSETTS 01588

**Telephone (508) 234-0817
Fax (508) 234-0814**

RECEIVED

18 SEP 14 AM 10:43

NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

September 14, 2018

Doreen Cedrone, Town Clerk
Town of Northbridge
7 Main Street
Whitinsville, MA 01588

Re: 2018 Fall Annual Town Meeting Article – CONSERVATION COMMISSION
RECOMMENDATION
Amendment to Conservation Bylaw

Dear Ms. Cedrone:

Please be advised that at its meeting of Tuesday, September 05, 2018, the Conservation Commission upon motion duly made and seconded voted 6-0 to RECOMMEND Amendment to the Conservation Bylaw (7-700) by adding to Section 7-702 Jurisdiction that "the jurisdiction of this bylaw does extend to the cutting and removal of trees for the purpose of selling the trees or products derived therefrom" and Section 7-703 C. Exemptions and Exceptions will be revised to exclude "cutting and removal of trees for the purpose of selling the trees" from the exemption for work related to the maintenance of land in agricultural uses.

The Conservation Commission shall offer its Report & Recommendation at the Fall Annual Town Meeting scheduled for Tuesday, October 23, 2018. Should you require additional information concerning this matter please contact the Conservation Office.

Sincerely,


Barbara A. Kinney
Conservation Administrative Assistant

Cc: Town Manager/BOS

Fin Com

File

Town of Northbridge Wetlands Protection Bylaw, Section 7-700

This bylaw is intended to utilize the Home Rule authority of Northbridge so as to protect the resource areas under the Wetlands Protection Act (G.L. Ch.131 §40; the Act) to a greater degree, to protect additional resource areas beyond the Act recognized by the Town as significant, to protect all resource areas for their additional values beyond those recognized in the Act, and to impose in local regulations and permits additional standards and procedures stricter than those of the Act and regulations thereunder (310CMR 10.00), subject, however, to the rights and benefits accorded to agricultural uses and structures of all kinds under the laws of the Commonwealth and other relevant bylaws of the Town of Northbridge.

Section 7-702 Jurisdiction

Except as permitted by the Conservation Commission or as provided in this chapter, no person shall commence to remove, fill, dredge, build upon, degrade, discharge into or otherwise alter the following resource areas:

- any freshwater wetlands, marshes, wet meadows, bogs, swamps, vernal pools, springs, banks, beaches, reservoirs, lakes, ponds of any size, and lands under water bodies;
- intermittent streams, brooks and creeks;
- land adjoining these resource areas out to a distance of one hundred (100) feet known as the buffer zone;
- perennial rivers, streams, brooks and creeks;
- lands adjoining these resource areas out to a distance of two hundred (200) feet, known as the riverfront area;
- and lands subject to flooding or inundation by groundwater or surface water;

(collectively, the "resource areas protected by this chapter.") Said resource areas shall be protected whether or not they border surface waters.

Except for where specifically noted below, the jurisdiction of this bylaw shall not extend to uses and structures of agriculture that enjoy the rights and privileges of laws and regulations of the Commonwealth governing agriculture, including work performed for normal maintenance or improvement of land in agricultural or aquacultural uses as defined by the Wetlands Protection Act regulations, found at 310 CMR 10.04. The jurisdiction of this bylaw does extend to the cutting and removal of trees for the purpose of selling the trees or any products derived therefrom.

Section 7-703 Exemptions and Exceptions

- A. The permit and application required by this chapter shall not be required for maintaining, repairing or replacing, but not substantially changing or enlarging, an existing and lawfully located structure or facility used in the service of the public to provide electric, gas, water, telephone, telegraph, or other telecommunication services, provided that the structure or facility is not substantially changed or enlarged, provided that written notice has been given to the Commission prior to commencement of the work, and provided that the work

Town of Northbridge Wetlands Protection Bylaw, Section 7-700

conforms to performance standards and design specifications in regulations adopted by the Commission.

- B. The application and permit required by this chapter shall not apply for emergency projects necessary for the protection of the health and safety of the public:
- o provided that the work is to be performed by or has been ordered to be performed by an agency of the Commonwealth or a political subdivision thereof;
 - o provided that advance notice, oral or written, has been given to the Commission prior to commencement of work or within twenty-four (24) hours after commencement;
 - o provided that the Conservation Commission or its agent certifies the work as an emergency project;
 - o provided that the work is performed only for the time and place certified by the Conservation Commission for the limited purposes necessary to abate the emergency and
 - o provided that within twenty-one (21) days of commencement of an emergency project a permit application shall be filed with the Commission for review as provided by this chapter.

Upon failure to meet these and other requirements of the Commission, the Commission may, after notice and a public hearing, revoke or modify an emergency project approval and order restoration and mitigation measures.

- C. Aside from the cutting and removal of trees for the purpose of selling the trees or any products derived therefrom, ~~The~~ application and permit required by this chapter shall not be required for work performed for normal maintenance or improvement of land in agricultural use as defined by the Wetlands Protection Act Regulations at 310 CMR 10.04.
- D. The application and permit required by this chapter shall not be required for single-family home lots in existence prior to the adoption of this chapter.
- E. Other than stated in this section, the exceptions provided in the Wetlands Protection Act (G.L. Ch. 131 §40) and Regulations (310 CMR 10.00) shall not apply under this chapter.

Section 7-704 Permit Applications; Requests for Determination

- A. Written application shall be filed with the Commission to perform activities affecting resource areas protected by this chapter. The application shall include such information and plans as are deemed necessary by the Commission to describe proposed activities and their effects on the resource areas protected by this chapter. No activities shall commence without receiving and complying with a permit issued pursuant to this chapter.
- B. The Commission in an appropriate case may accept as the application and plans under this chapter the Notice of Intent any application and plans filed under the Wetlands Protection Act (G.L. Ch. 131 §40) and Regulations (310 CMR 10.00), but the Commission is not obliged to do so.

GUIDANCE FOR FARMERS

This guidance was created to provide farmers with answers to frequently asked questions regarding the regulation of marijuana cultivation as set forth in 935 CMR 500.

What licenses are available for someone who would like to cultivate marijuana?

Marijuana Cultivator means an entity licensed to cultivate, process and package marijuana, and to transfer marijuana to other Marijuana Establishments, but not to consumers. A Craft Marijuana Cooperative is a type of Marijuana Cultivator that is subject to certain limitations on licensure.

- **Marijuana Cultivators** are limited to three licenses that are each tied to one location. A licensee may have no more than 100,000 square feet of **canopy** across no more than three licenses.
- **Canopy** means an area to be calculated in square feet and measured using clearly identifiable boundaries of all areas(s) that contain mature plants at any point in time, including all the space(s) within the boundaries. Canopy may be noncontiguous, but each unique area included in the total canopy calculations shall be separated by an identifiable boundary, which includes, but is not limited to: interior walls, shelves, greenhouse walls, hoop house walls, garden benches, hedge rows, fencing, garden beds, or garden plots. If mature plants are being cultivated using a shelving system, the surface area of each level shall be included in the total canopy calculation.
- **Marijuana Cultivators** must select a cultivation tier. The tier level determines the square footage of canopy that can be cultivated and the application and licensee fees that must be paid:
 - Tier 1: up to 5,000;
 - Tier 2: 5,001 to 10,000;
 - Tier 3: 10,001 to 20,000;
 - Tier 4: 20,001 to 30,000;
 - Tier 5: 30,001 to 40,000;
 - Tier 6: 40,001 to 50,000;
 - Tier 7: 50,001 to 60,000;
 - Tier 8: 60,001 to 70,000;
 - Tier 9: 70,001 to 80,000;
 - Tier 10: 80,001 to 90,000;
 - Tier 11: 90,001 to 100,000.

Craft Marijuana Cooperative means a Marijuana Cultivator comprised of residents of the Commonwealth and organized as a limited liability company, limited liability partnership, or cooperative corporation under the laws of the Commonwealth. A cooperative is licensed to cultivate, obtain, manufacture, process, package and brand cannabis or marijuana products to transport marijuana to Marijuana Establishments, but not to consumers.

- A Craft Marijuana Cooperative may be organized as a:
 Limited liability company (“LLC”);
 Limited liability partnership (“LLP”); or
 A cooperative corporation under the laws of the Commonwealth.
- The members or shareholders of the cooperative must be residents of the Commonwealth for the 12 months immediately preceding the filing of an application for a license.
- One member of the Craft Marijuana Cooperative shall have filed a Schedule F tax income form within the five years prior to application for licensure.
- The Craft Marijuana Cooperative must operate consistently with the Seven Cooperative Principles established by the International Cooperative Alliance (ICA) in 1995 (the following language is quoted from the ICA):

1. Voluntary and Open Membership

Co-operatives are voluntary organizations, open to all persons able to use their services and willing to accept the responsibilities of membership, without gender, social, racial, political or religious discrimination.

2. Democratic Member Control

Co-operatives are democratic organizations controlled by their members, who actively participate in setting their policies and making decisions. Men and women serving as elected representatives are accountable to the membership. In primary co-operatives members have equal voting rights (one member, one vote) and co-operatives at other levels are also organized in a democratic manner.

3. Member Economic Participation

Members contribute equitably to, and democratically control, the capital of their co-operative. At least part of that capital is usually the common property of the co-operative. Members usually receive limited compensation, if any, on capital subscribed as a condition of membership. Members allocate surpluses for any or all of the following purposes: developing their co-operative, possibly by setting up reserves, part of which at least would be indivisible; benefiting members in proportion to their transactions with the co-operative; and supporting other activities approved by the membership.

4. Autonomy and Independence

Co-operatives are autonomous, self-help organizations controlled by their members. If they enter into agreements with other organizations, including governments, or raise capital from external sources, they do so on terms that ensure democratic control by their members and maintain their co-operative autonomy.

5. Education, Training and Information

Co-operatives provide education and training for their members, elected representatives, managers, and employees so they can contribute effectively to the development of their co-operatives. They inform the general public - particularly young people and opinion leaders - about the nature and benefits of co-operation.

6. Co-operation among Co-operatives

Co-operatives serve their members most effectively and strengthen the co-operative movement by working together through local, national, regional and international structures.

7. Concern for Community

Co-operatives work for the sustainable development of their communities through policies approved by their members.

- The Craft Marijuana Cooperative is limited to one license, under which it may cultivate up to 100,000 square feet of canopy.
- A cooperative is not limited in the number of cultivation locations it may operate, provided that for each location over six locations, additional application and licensing fees apply (see fee charts below) to cover the Commission's costs in processing the applications and inspecting the locations. A cooperative must secure a host community agreement in each location that it operates.
- For the electronic seed-to-sale tracking system, a cooperative that designates a system administrator will pay one licensing program fee monthly for seed-to-sale tracking software.
- The cooperative may also conduct activities authorized for Marijuana Product Manufacturers at up to three locations.
- Members of a cooperative cannot have a controlling interest in any other Marijuana Establishment.

Microbusiness means a Marijuana Establishment that can be either a Tier 1 Marijuana Cultivator (5,000 square feet of canopy or less) or Product Manufacturer or both, in compliance with the operating procedures for each license.

- Most of its executives or members must have been residents of Massachusetts for no less than 12 months prior to application.
- A Microbusiness that is a Marijuana Product Manufacturer may purchase no more than 2,000 pounds of marijuana per year from other Marijuana Establishments.

- A Microbusiness licensee cannot have an ownership stake in any other Marijuana Establishment

What are the fees associated with applying for and maintaining a license?

Application & License Fees. The application and license fees are provided in 935 CMR 500.005(d). There are reduced fees for outdoor cultivation, which is defined as "the cultivation of mature cannabis without the use of artificial lighting in the canopy area at any point in time. Artificial lighting is permissible only to maintain immature plants."

License Types	Application Fees (Indoor/Outdoor)	Annual License Fee (Indoor/Outdoor)
Indoor or Outdoor Cultivator		
Tier 1: up to 5,000 square feet	\$200 (I)/\$100 (O)	\$1,250 (I)/\$625 (O)
Tier 2: 5,001 to 10,000 sq. ft.	\$400 (I)/\$200 (O)	\$2,500 (I)/\$1,250 (O)
Tier 3: 10,001 to 20,000 sq. ft.	\$600 (I)/\$300 (O)	\$5,000 (I)/\$2,500 (O)
Tier 4: 20,001 to 30,000 sq. ft.	\$600 (I)/\$300 (O)	\$7,500 (I)/\$3,750 (O)
Tier 5: 30,001 to 40,000 sq. ft.	\$600 (I)/\$300 (O)	\$10,000 (I)/\$5,000 (O)
Tier 6: 40,001 to 50,000 sq. ft.	\$600 (I)/\$300 (O)	\$12,500 (I)/\$6,250 (O)
Tier 7: 50,001 to 60,000 sq. ft.	\$600 (I)/\$300 (O)	\$15,000 (I)/\$7,500 (O)
Tier 8: 60,001 to 70,000 sq. ft.	\$600 (I)/\$300 (O)	\$17,500 (I)/\$8,750 (O)
Tier 9: 70,001 to 80,000 sq. ft.	\$600 (I)/\$300 (O)	\$20,000 (I)/\$10,000 (O)
Tier 10: 80,001 to 90,000 sq. ft.	\$600 (I)/\$300 (O)	\$22,500 (I)/\$11,250 (O)
Tier 11: 90,001 to 100,000 sq. ft.	\$600 (I)/\$300 (O)	\$25,000 (I)/\$12,500 (O)
Craft Marijuana Cooperative	Total fees for its canopy. If more than six locations, add \$200 (I)/\$100(O) per additional location.	Total fees for its canopy. If more than six locations, add \$1,250(I)/\$625(O) per additional location.
Microbusiness	\$300	50% of all applicable fees
Manufacturing	\$300	\$5,000
Independent Testing Laboratory	\$300	\$5,000
Retail (brick and mortar)	\$300	\$5,000
Third-party Transporter	\$300	\$5,000
Existing Licensee Transporter	\$300	\$5,000
Research Laboratory	\$300	\$1,000

Application for Registration Cards for Employees. A marijuana establishment agent must be registered with the Commission. This includes board members, directors, employees, executives, managers, or volunteers of a Marijuana Establishment. A marijuana establishment agent must be 21 years of age or older. A marijuana establishment agent also includes a consultant or contractor who provides on-site services to a Marijuana Establishment related to the cultivation, harvesting, preparation, packaging,

storage, testing, or dispensing of marijuana. The application fee for a registration card is \$50. The renewal fee is also \$50.

Once a Marijuana Establishment is operational, additional fees may apply:

Name Change Fee	\$100
Location Change Fee	50% of applicable License Fee
Change in Building Structure Fee	\$500
Change in Ownership or Control Fee	\$500

Background Checks. Please note that the fees described below do not include fees for background checks. The basic background check fee is \$400 per individual. For some individuals associated with the establishment, there will be an additional fee for a fingerprint-based background check of \$35. Guidance on background authorization forms may be found here: <https://mass-cannabis-control.com/wp-content/uploads/2018/06/Guidance-on-Background-Authorization-Form2-.pdf>

Plant Tagging. All Marijuana Establishments must track marijuana from seed to sale using an interoperable database, as well as plant and package RFID tags. There is also a monthly program fee for the software of \$40 per month for each Marijuana Establishment. That fee is waived for Economic Empowerment Applicants, Craft Marijuana Cooperatives and Microbusinesses. The plant tags are 45 ¢ each and the package tags are 25¢ each.

Tier Expansion & Tier Relegation

Expansion

A Marijuana Cultivator (including a Craft Marijuana Cooperative) may apply to change the tier in which it is classified at the time of license renewal or six months after the issuance of its initial license issuance or license renewal. The licensee may change tier to either reduce or expand its tier.

- If the licensee decides to reduce its tier, the fees already paid for its application or licensee will not be refunded.
- If the licensee decides to expand its tier, it must demonstrate that while cultivating at the top of its production tier, it has sold 85% of its product consistently over the six months preceding the application for expanded production. The Commission may evaluate sales history, including pricing, to determine whether expansion is appropriate.
- If permitted to expand, the licensee will pay the license fee for the new tier.

Relegation

At renewal, the Commission may relegate a cultivator's tier based on the Marijuana Cultivator's production during the six months prior to its application for renewal.

- The Commission may reduce the licensee's maximum canopy to a lower tier if the licensee sold less than 70% of what it produced.
- When determining whether to relegate, the Commission may evaluate the following factors:

- cultivation and production history, including whether the plants/inventory suffered a catastrophic event during the licensing period;
 - transfer, sales, and excise tax payment history;
 - existing inventory and inventory history; sales contracts;
 - and any other factors relevant to ensuring responsible cultivation, production, and inventory management.
- If relegated to a lower tier, the licensee will pay the license fee for the reduced tier.

Application Process

The Commission's online application process requires the completion of four packets: Application of Intent, Background Check, Management and Operations Profile, and Application Fee Payment. To aid applicants in the completion of these documents, there are tutorials on the Commission website (<https://mass-cannabis-control.com/masscip-tutorials/>), as well as guidance documents (<https://mass-cannabis-control.com/wp-content/uploads/2018/04/Guidance-for-Marijuana-Establishment-Licensure-Applicants.pdf>). There is also guidance for municipalities about local controls, such as zoning, in https://mass-cannabis-control.com/wp-content/uploads/2018/03/FINAL_Guidance-for-Municipalities_040218.pdf, which may also be helpful for applicants to review.

Regarding the Application of Intent, please note that for each location, the applicant will need to file evidence of a properly conducted Community Outreach meeting and certification of a Host Community Agreement, amongst other requirements.

***Example:** Craft Cooperative has a large cultivation and processing location in a town. Its members also have smaller cultivation locations in 9 other different communities. For each of the ten communities, the Craft Cooperative will need to submit Community Outreach documentation and certification of a Host Community Agreement.*

There is no deadline to file an application and there is no cap on the number of licenses that may be issued in the Commonwealth as of the date of publication of this guidance.

Frequently Asked Questions (FAQs)

Does the agricultural exemption in the Zoning Act apply to the cultivation of cannabis or marijuana?

No. The agricultural exemption in the Zoning Act, G.L. c.40A §3 ¶1, expressly excludes the cultivation of marijuana from protection:

For the purposes of this section, the term "agriculture" shall be as defined in section 1A of chapter 128, and the term horticulture shall include the growing and keeping of nursery stock and the sale thereof; provided, however, that the terms agriculture, aquaculture, floriculture and horticulture shall not include the growing, cultivation, distribution or dispensation of marijuana as defined in section 2 of chapter 369 of the acts of 2012, marihuana as defined in section 1 of chapter 94C or marijuana or marihuana as defined in section 1 of chapter 94G. (emphasis added).

Farmers may wish to check the definition of “agriculture” in their local zoning bylaw or ordinance regarding whether it excludes the cultivation of marijuana or speak to their local building inspector or zoning enforcement officer.

In a Right-to-Farm town, is marijuana cultivation exempted from local restrictions?

A Right to Farm bylaw does not typically confer any additional protections from local zoning and licensing restrictions. Instead, it notifies purchasers of property in the town that it is the policy of the town to protect agriculture and provides a means of dispute resolution, while reiterating the protections existing in state law for agriculture. As stated above, the cultivation of marijuana is not protected under the exemption for agriculture in the Zoning Act but may be otherwise allowed in your community. Farmers may wish to check their local zoning bylaw or ordinance or speak to their local building inspector or zoning enforcement officer.

How do I find out whether my property is zoned to allow marijuana cultivation?

You may review your local zoning bylaws or ordinances, which are often available online, or can ask your local building inspector or zoning enforcement officer.

If my property is Chapter 61A land, may I use it to cultivate adult-use marijuana for sale?

Farmers should confer with their local Board of Assessors as to whether the cultivation of marijuana is authorized as an agricultural or horticultural use on their Chapter 61A land.

If my property is subject to an agricultural preservation restriction (APR), may I use it to cultivate marijuana, if licensed?

Farmers should determine the type of APR they have. If it is an APR regulated by 330 CMR and administered by Massachusetts Division of Agricultural Resources (MDAR), the farmer may need to get approval from MDAR and/or the municipality, if it is a co-holder of the deed restriction, prior to engaging in the cultivation of marijuana. Similarly, if the APR is held by a conservation organization or municipality, the farmer may need to determine whether the cultivation of marijuana and related activity, such as the construction of structures, is considered permissible under the deed restriction. Farmers are encouraged to seek legal advice.

May I use pesticides in the cultivation of marijuana?

No.

Currently, the Environmental Protection Agency (“EPA”) does not allow the use of a registered pesticide on marijuana or hemp. Use of pesticides on marijuana or hemp is therefore prohibited in the Commonwealth.

MDAR has jurisdiction over pesticide, including the authority to register products not registered by EPA, but it does not authorize any pesticides for marijuana cultivation at this time. For more information, please consult MDAR’s pesticide policy for the cultivation of marijuana and hemp within the Commonwealth, at

<https://www.mass.gov/files/documents/2018/04/30/Pesticide%20Policy.pdf>

There are products that the EPA exempts from registration requirements, as the products or the ingredients within them are considered minimum risk by EPA. Please refer to EPA’s website to find more information about products and ingredients that may be exempt from registration requirements: <https://www.epa.gov/minimum-risk-pesticides>.

While the exempt products may be an alternative for pest control, it is important to understand that the use of any product is done at the risk of the cultivator without the benefit of review and testing by the EPA to determine health and safety or other impacts. Marijuana Establishments will be inspected, and marijuana and marijuana products will be tested by the Commission and MDAR for the presence of pesticides. In the event a pesticide is used in violation of Massachusetts laws on cannabis or pesticides, the Commission and/or MDAR may take enforcement action.

Can I operate as a CSA (Community Supported Agriculture) operation?

A CSA would need to comply with all applicable regulations regarding seed-to-sale tracking, security and background checks. Even volunteers need to be registered as marijuana establishment agents, particularly if they have access to marijuana and marijuana products. Please review the regulations carefully to determine whether a CSA could be operated in a way that is compliant with the law and regulations. Farmers are encouraged to seek legal advice.

If I receive federal services, such as loans, grants or nutrient planning services, may I cultivate marijuana on my property?

Farmers are strongly advised to check with representatives of the federal government before cultivating marijuana. Farmers may find that federal services will be withheld, even for non-marijuana crops, if a farmer engages in marijuana cultivation on their property.

I hire seasonal help on my farm and the workers are usually under 21 years of age. Can they work with marijuana or marijuana products?

No. Only persons 21 years of age or older may work on the premises of a Marijuana Establishment. That means that not only are they restricted from working on your marijuana or marijuana products, they cannot work on other crops on the same premises. If you are working with marijuana, all workers will need to be 21 years of age or older.

If I have a Craft Marijuana Cooperative with cultivation sites in multiple towns, do I need a host community agreement and community outreach meeting for each town with a cultivation site?

Yes. As discussed above, these regulatory requirements apply to all locations associated with the cultivation license.

Once I have been issued a Craft Marijuana Cooperative license for certain locations, may I add more locations?

Yes, but you will have to apply for approval from the Commission for the change. Amongst other things, you will be required to show that you have done a community outreach meeting and have a host community agreement. Please note that the amount of canopy square footage is calculated based on the total of all locations and a craft cooperative may not exceed the 100,000 square foot limit on canopy.

I want to propose alternate security arrangements, different from the requirements in the regulations. Can I do so?

Yes, if you want to propose alternate security provisions you may submit a request to the Commission. The Commission will submit your request to the chief law enforcement officer in your host community and ask that the officer review the request and respond within 30 days to certify that the alternate provisions are sufficient or provide the Commission a statement of reasons why the alternate security provisions are not sufficient. The Commission will take chief law enforcement officer's opinion under consideration when determining whether to grant the request. If the Commission does not receive a response from the chief law enforcement officer within 30 days, the Commission will proceed with its own determination.

Petition Article for **R2 Adult Use Cannabis Cultivation**



Chloe Mawn
500 Benson Rd.
Northbridge

What is cannabis?



marijuana noun

mar-i-jua-na | \,mer-ə-ˈwä-nə, ˌma-rə- also -ˈhwä-\

variants: or less commonly **marihuana**

Definition of Marijuana

- 1 : the psychoactive dried resinous flower buds and leaves of the female hemp or cannabis plant (*Cannabis sativa* or *C. indica*) that contain high levels of [THC](#) and are smoked, vaped, or ingested (as in baked goods) especially for their intoxicating effect : [CANNABIS](#)

NOTE: Several substances (as [cannabidiol](#)) lacking psychoactive properties are extracted from the flower buds of marijuana and are used medicinally.

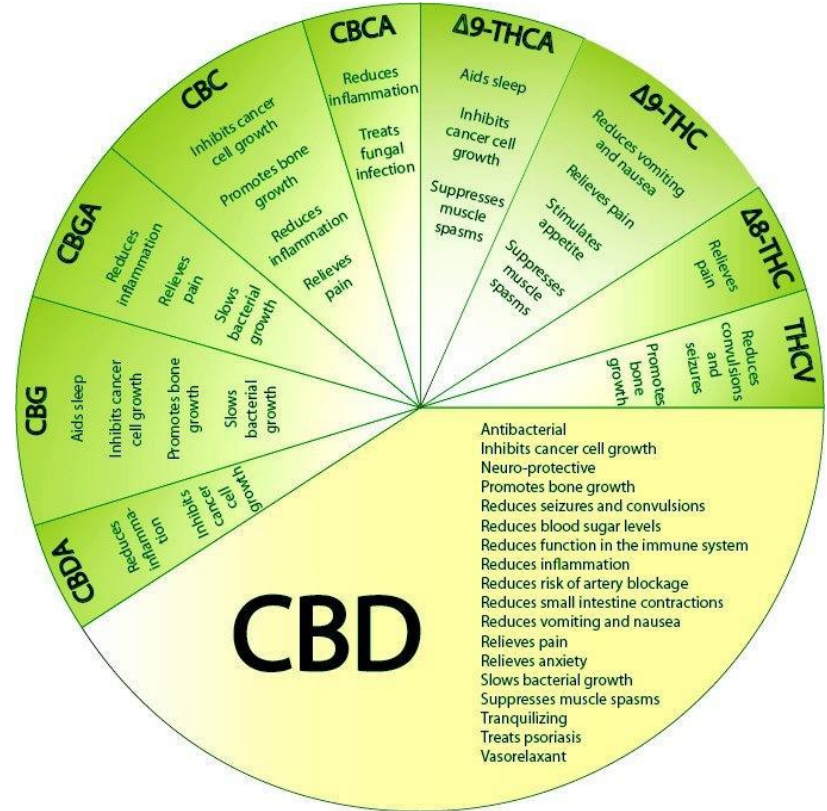
— compare [BHANG](#), [HASHISH](#) — see also [MEDICAL MARIJUANA](#)

- 2 : [HEMP](#) sense 1a, [CANNABIS](#) sense 1



What's Special About Weed? : Cannabinoids

- **Cannabinoid** - a class of chemical compounds made by the cannabis plant that specifically react with human **Endocannabinoid Systems**
- The **Endocannabinoid System** is a system of cell receptors throughout our body that only reacts with cannabinoids from cannabis.
- 113 Cannabinoids in Marijuana
- Numerous medical benefits
- Known “exit” drug, DEA agrees



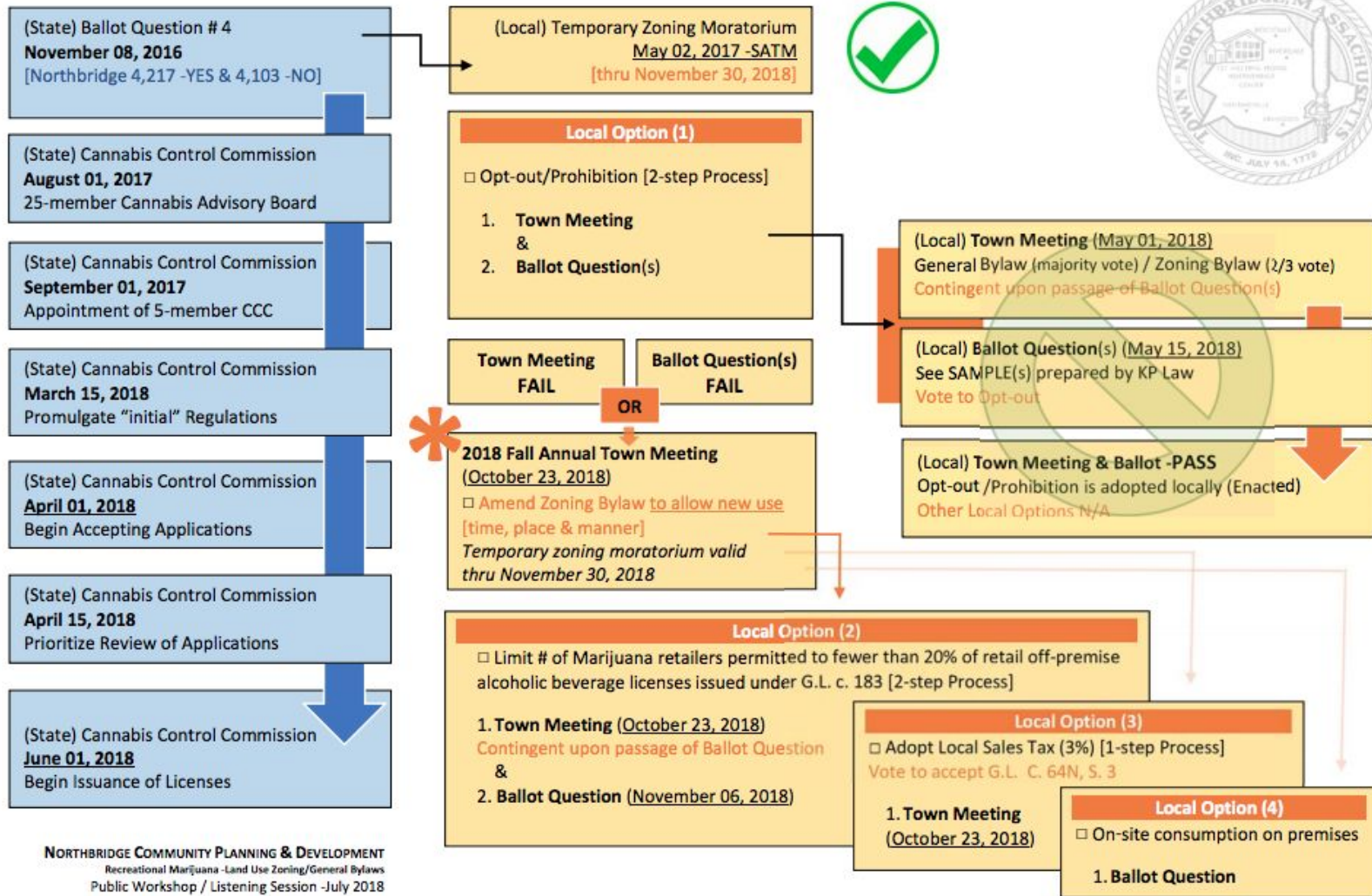
Growing Cannabis

Warehouse Growing



Greenhouse Growing





Recreational Marijuana Establishments -includes Cultivation; Manufacturing; Research; Laboratory Testing; and Retail

- ❖ Marijuana Cultivators -may cultivate, process and package marijuana, to transfer and deliver marijuana products to marijuana establishments, but not to consumers.
- ❖ Marijuana Product Manufacturer -an entity authorized to obtain, manufacture, process and package marijuana and marijuana products, to deliver marijuana and marijuana products to Marijuana Establishments and to transfer marijuana and marijuana products to other Marijuana Establishments, but not to consumers.
- ❖ Marijuana Research Facility -is an academic institution, non-profit corporation or domestic corporation or entity authorized to do business in the Commonwealth of Massachusetts. A Marijuana Research Facility may cultivate, purchase or otherwise acquire marijuana for conducting research regarding marijuana and marijuana products. Any research involving humans must be authorized by an Institutional Review Board. A Marijuana Research Facility may not sell marijuana it has cultivated.
- ❖ Laboratories Independent Testing Laboratory -an entity that does not hold any other type of marijuana establishment license and is properly accredited to perform tests in compliance with the stringent requirements of the Department of Public Health protocols for testing marijuana and marijuana products.
- ❖ Marijuana Retailer -an entity authorized to purchase and deliver marijuana and marijuana products from Marijuana Establishments and to sell or otherwise transfer marijuana and marijuana products to Marijuana Establishments and consumers.



Consider Cultivation



I am requesting that the Town of Northbridge **allows Adult Use Marijuana Cultivation in Residential Zones**, specifically **R2** property.

- **Marijuana Cultivators** - may cultivate, process, and package marijuana, to transfer and deliver marijuana products to marijuana establishments, but **not to consumers**.

I believe marijuana cultivation should be allowed on Residential 2 properties of safe sizing so that longtime Northbridge residents and farmers can grow cannabis on their own agricultural land. Overall, farmers growing cannabis on their land can be safer and offers many benefits to our community.

Petition Article:

Marijuana Cultivation shall be permitted within R2 zones in accordance with the Cannabis Control Commission on property greater than 12 acres in size, with at least two access points from constructed or non-constructed town roads, including a minimum of 100 feet distance from the road, and at least 50 feet surrounding tree cover.

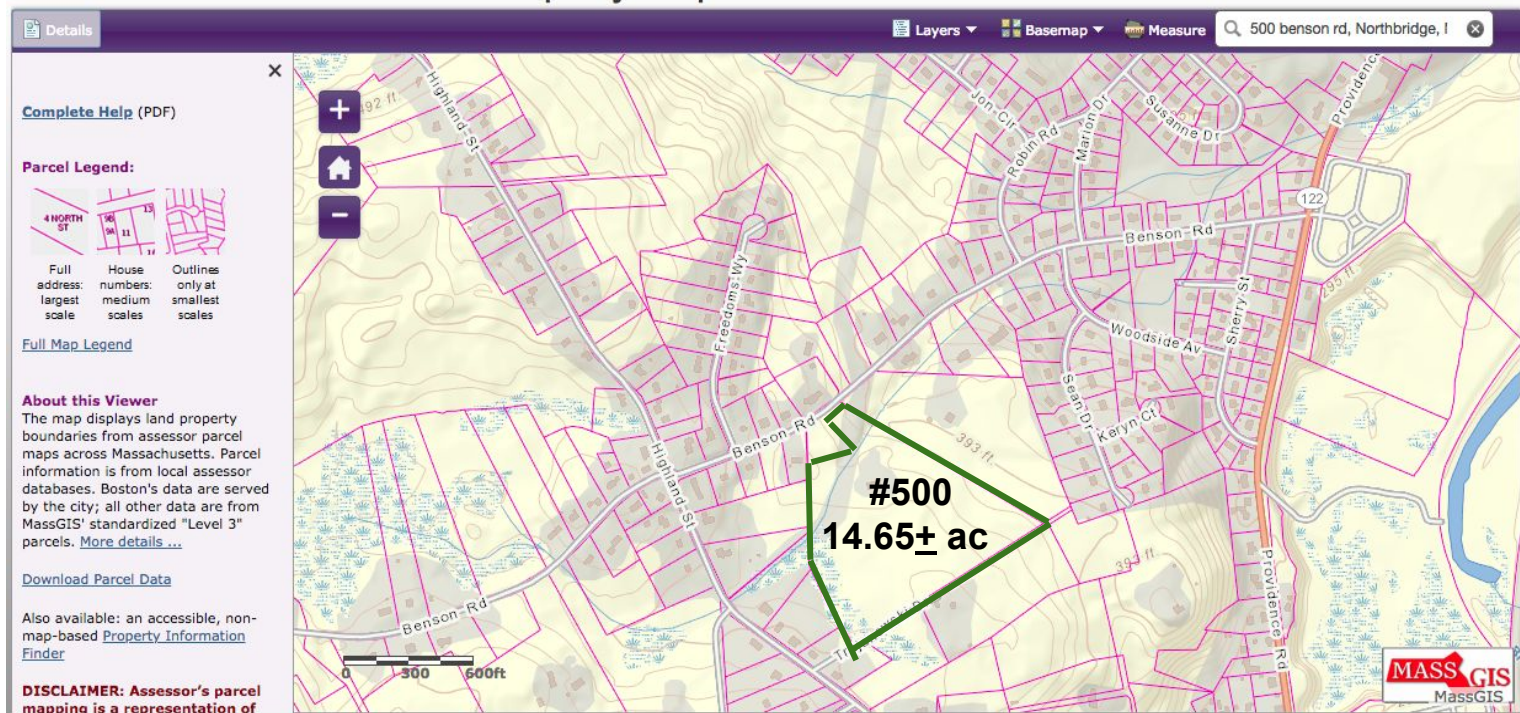
Our Soon To Be Farm

- 500 Benson Rd.
- Owned by:
- Paul R. McKeon
- R2 zone
- 14.65 ± acres

We would like to grow greenhouses filled with fruit, vegetables, and quality, natural cannabis.

We are striving to be a family farm growing diverse crops and strong community ties.

Massachusetts Interactive Property Map

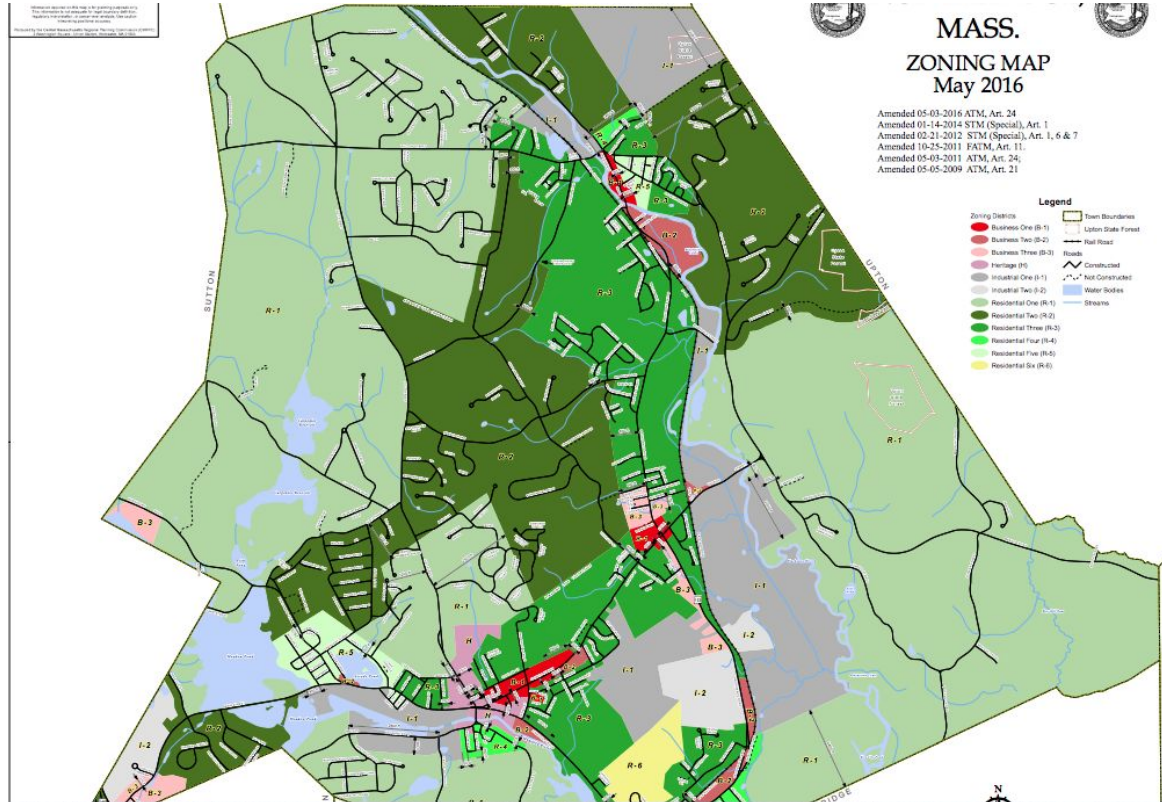


CCC Does NOT Allow More than 100,000 sq. ft. (2.29 acres) of canopy.

USE	ZONING DISTRICT											
	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3 (1)	I-1	I-2	H
Agricultural:												
Agriculture, horticulture and floriculture, except a greenhouse or stand for retail sale	P	P	P	P	P	P	P	P	P	P	P	P
Year-round greenhouse or stand for wholesale and retail sale of agricultural or farm products <i>[Amended 10-23-2007 ATM, Art. 12]</i>	S	S	S	S	S	S	P	P	P	S (3)	S (3)	--
Temporary (not to exceed erection or use for a period exceeding 3 months in any 1 year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises <i>[Amended 10-23-2007 ATM, Art. 12]</i>	P	P	P	S	S	P	P	P	P	S	S	--
Raising and keeping livestock, horses and poultry, including dairy farming, not including the raising of swine or fur animals for commercial use	P	P	S	S	--	S	--	--	--	--	--	--
Commercial stables, kennels or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	S	S	S	S	--	S	--	--	--	--	--	--
Noncommercial forestry and growing of all vegetation	P	P	P	P	P	P	P	P	P	P	P	P

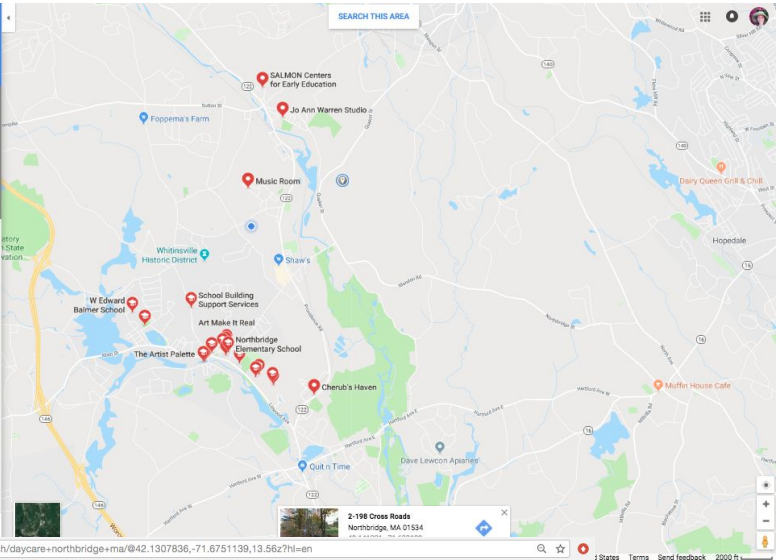
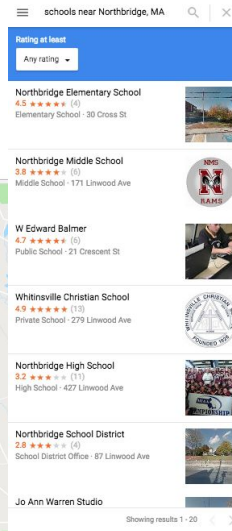
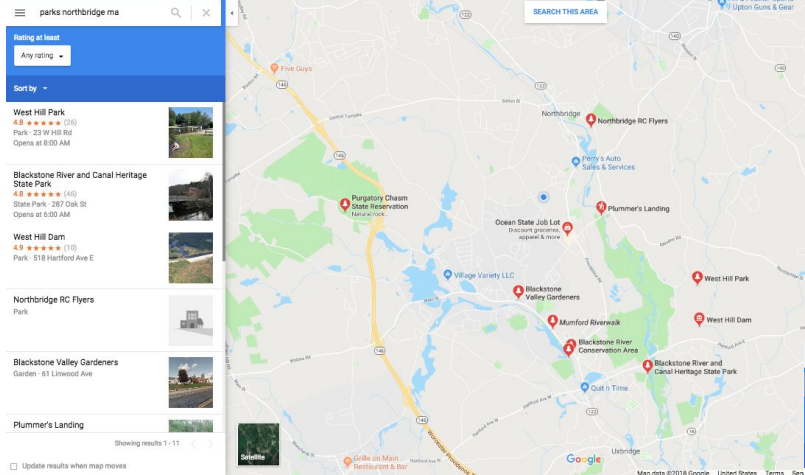
P = Permitted by Right**S = Permitted by Special Permit****(3) Use shall only be allowed if part of a Planned Business Development. [Added 6-11-2002 ATM, Art. 23]**

Town of Northbridge Zoning Map



Plenty of Buffer Room

Secure | <https://www.google.com/maps/search/parks+northbridge+ma/@42.1246458,-71.6762078,13.06z?hl=en>



Majority of Industrial and Business Zones are located near schools, daycares, places of worship, and parks.

Industrial Zones are less ideal for pure product cultivation because the soil is likely contaminated from past business, nearby rivers and railways.

Residential Cultivation Is Safe



- Our **R2** location is a great place for **secure**, discreet cannabis cultivation
- **NOT** visible by passersby or abutting neighbors
- **Plenty of buffer space** between Schools, Daycares, Parks, and Places of Worship
- Greenhouse Production is **much more energy efficient** than Warehouse Production
- **Produces less greenhouse gas**
- Will not produce offensive noise, vibration, smoke, dust, odor, heat, or glare
- **Soil Conditions** are most likely cleaner and more controlled in **Residential Zones**
- Little impact on traffic
- Legalization increases Police ability to focus on more detrimental crime in the community.
- **Host Community Agreement**
- **Invested in Community**
- Still subject to strict, comprehensive state regulations and inspections by CCC
- Must submit **Site Review Plan**

Our Community \$\$\$

Host Community Agreement:

1. The Community Impact Fee must be “reasonably related to the costs imposed upon the municipality by the operation of the Marijuana Establishment or medical marijuana treatment facility.”
 - For example, environmental impact or stormwater or wastewater studies anticipated as the result of cultivation
2. The HCA must limit the Community Impact Fee to **not more than 3%** of the gross annual sales of the marijuana establishment.
3. The Community Impact Fee is limited to a term of 5 years.

Taxes

1. 6.23% sales tax
2. 10.75% excise tax on marijuana and marijuana products
3. Proposed 3% Local Sales Tax to be voted upon at Town Meeting

Invested in Community

- Potential to work further with **Northbridge Public Schools**
 - NHS Salad Bar
 - NHS Community Garden
 - NPS Food Program
 - Environmental Education
- **Northbridge Association of Churches** and **Northbridge Senior Center**

Our goal is to provide quality, natural, and accessible food and medicine to everyone in our community.



In Conclusion...



Our proposed plan for a small farm of greenhouses for fruits, vegetables, and cannabis in an R2 zone DOES NOT substantially derogate from the common good; it promotes it.

For these reasons, I request the Financial Committee recommends the following Petition Article:

Marijuana Cultivation shall be permitted within R2 zones in accordance with the Cannabis Control Commission on property greater than 12 acres in size, with at least two access points from constructed or non-constructed town roads, including a minimum of 100 feet distance from the road, and at least 50 feet surrounding tree cover.

Thank You!

Gf.

PILOT \$ per '000: \$19.84
Solar Size MW: 0.52

Personal Property - Installed Equipment (0.52MW)		
<u>Item</u>	<u>Cost/Watt DC</u>	<u>Total</u>
Modules	\$0.30	\$155,277
Mounting	\$0.14	\$69,875
Other Power Conversion	\$0.03	\$16,459
Inverters	\$0.07	\$34,937
Data Monitoring System	\$0.01	\$5,823
Foundation	\$0.03	\$15,722
Fencing	\$0.03	\$15,140
TOTAL	\$0.61	\$313,233

Underlying Land			
Parcel	Assessed Value	Solar Fenced Area %	Fenced Area Value
"1-98"	\$135,700	10%	\$13,570
"1-97"	\$40,700	6%	\$2,442
Total Fenced Land Area Asssed Value:			\$16,012

Northbridge PILOT				
Year	Depreciation	System Value	Land Value	PILOT
1	0%	\$313,233	\$16,012	\$6,532
2	10%	\$281,909	\$16,012	\$5,911
3	10%	\$253,718	\$16,012	\$5,351
4	10%	\$228,347	\$16,012	\$4,848
5	10%	\$205,512	\$16,012	\$4,395
6	10%	\$184,961	\$16,012	\$3,987
7	10%	\$166,465	\$16,012	\$3,620
8	10%	\$149,818	\$16,012	\$3,290
9	10%	\$134,836	\$16,012	\$2,993
10	10%	\$121,353	\$16,012	\$2,725
11	10%	\$109,217	\$16,012	\$2,485
12	2%	\$107,033	\$16,012	\$2,441
13	2%	\$104,892	\$16,012	\$2,399
14	2%	\$102,795	\$16,012	\$2,357
15	2%	\$100,739	\$16,012	\$2,316
16	2%	\$98,724	\$16,012	\$2,276
17	2%	\$96,749	\$16,012	\$2,237
18	2%	\$94,814	\$16,012	\$2,199
19	2%	\$92,918	\$16,012	\$2,161
20	2%	\$91,060	\$16,012	\$2,124

Nexamp Solar Project Sutton Solar 2, LLC

Project Overview and PILOT Discussion

Northbridge Board of Selectmen

October 1st, 2018

> About Nexamp

Your Local Solar Partner

Nexamp develops, builds and operates commercial scale solar projects. Our comprehensive approach makes it simple for our clients and partners to benefit from solar power.



- We are **a veteran-founded, locally-owned solar** provider
- Ranked **No.1 Massachusetts Solar Contractor** by *Solar Power World* (2014, 2015)
- We have built **hundreds** of solar PV projects in **over 200** MA communities with **100+ Megawatts (MW)** currently operating

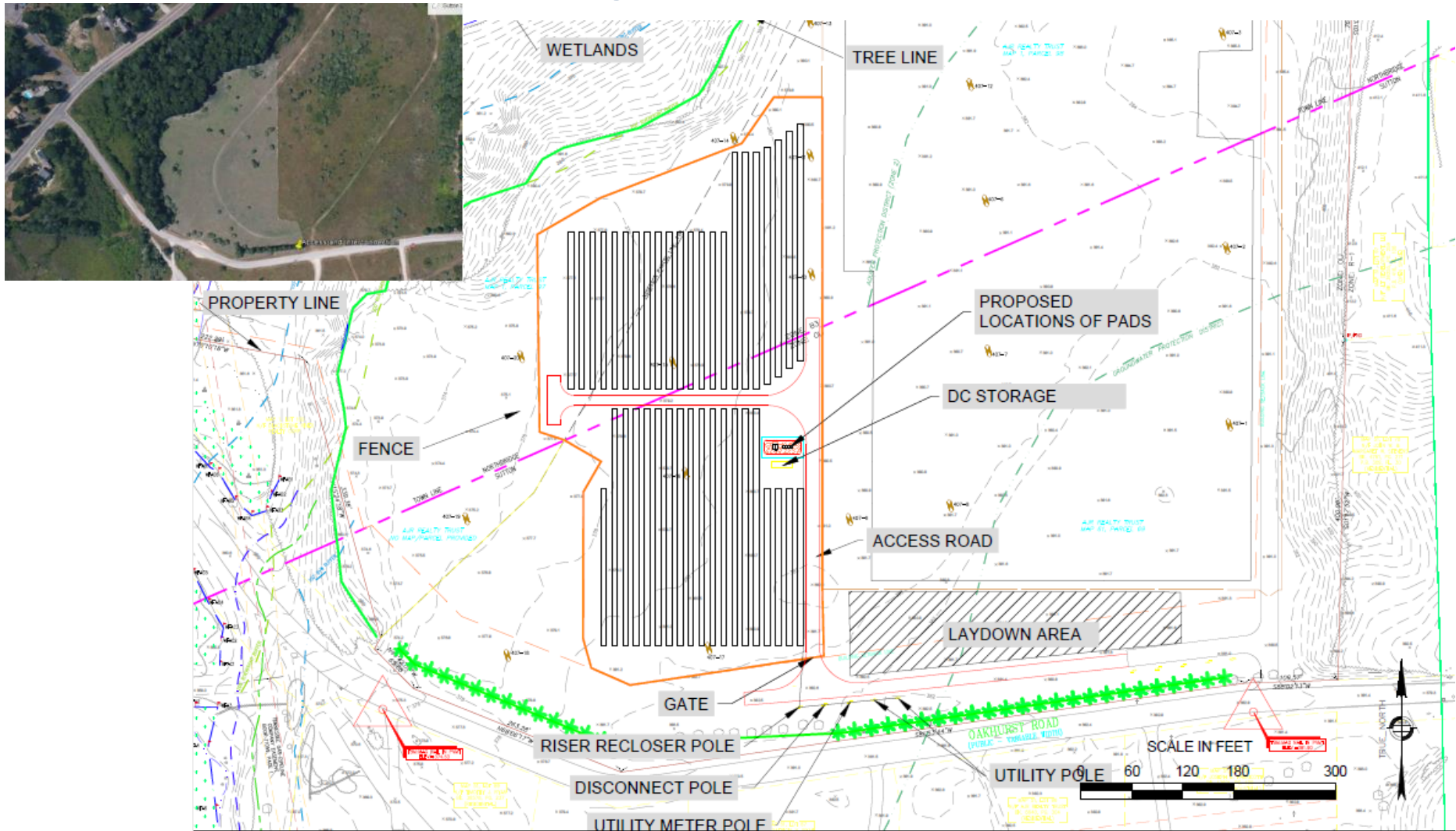
> Project Summary – Sutton Solar 2, LLC

Conceptual Project Details

- **Location:** Portion of a 9+ acre parcel to the north of Oakhurst Road, west of main street, and immediately adjacent to an existing Nexamp owned/operated project.
- **Abutter Impacts:** Minimal, if any
- **Project Capacity:** Approximately 800 kWac (0.8MW) or (1 MWdc) - half of project is in Northbridge, half in Sutton
- **Interconnection:** System Impact Study in process with National Grid
- **Permits:** All Planning Board/ConComm approvals completed
- **Policy/Regulatory:** Anticipated participation in Solar Massachusetts Renewable Target (“SMART”) Program

- **Offtake:** Community Solar
- **PILOT:** Have received warrant for consideration at Northbridge Fall Town Meeting October 23, 2018

> Conceptual Design



> Benefits of a Solar PILOT

Northbridge Perspective:

- Revenue Certainty
 - Northbridge tax revenue would not diminish if value of assessed property goes down
 - Recent court rulings indicate solar projects that sell electricity to taxable entities are exempt from personal property taxes
- Legislative uncertainty – state level change in solar taxation/valuation
- Potential long term revenue source that may exceed assessed value over time (asset or land could depreciate faster than expected)
- Ease of administration

Solar Development Perspective:

- Certainty around project tax obligations facilitates project financing

> Nexamp's PILOT Proposal

- **Project Size in Northbridge :** 0.52 MWdc (520 kWdc)
- **Equipment Costs and Land Value:** \$329,245
- **PILOT Rate \$ per Thousand:** \$19.84
- **Year 1 Payment to Town:** \$6,532
- **Total 20 Year Payments:** **\$66,649**

Although lower than the first Sutton/Northbridge project PILOT, the market has since shifted significantly:

- MA is becoming a mature solar market with rapidly rising interconnection and land costs
- The new SMART incentive program is significantly less favorable than SREC II

> Questions?



CONTACT INFORMATION:

Alex Curlin

Development Manager, Nexamp

Phone: 339-223-9310

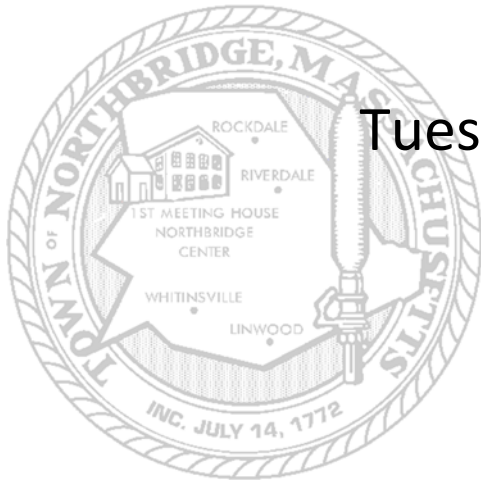
Email: acurlin@nexamp.com

Town Manager's Report for the Period of September 17, 2018 – September 28, 2018

1. Meetings Attended:

- Tuesday, September 18, 2018 – Attended a regional Town Managers Meeting (MORE) at CMRPC.
- Tuesday, September 18, 2018 – Attended the Blackstone Valley Education Hub ribbon cutting at the Chamber of Commerce with Lt Governor Polito attending.
- Wednesday, September 19, 2018 – Attended a regional Managers meeting with BV Tech Superintendent Dr. Michael Fitzpatrick.
- Thursday, September 20, 2018 – Met with BoS Chairman Melia.
- Thursday, September 20, 2018 – Met with Cable Advisory Chairman, Harry Berkowitz.
- Friday, September 21, 2018 – Held a Department Managers Meeting.
- Sunday, September 23 – Wednesday, September 26, 2018 – Attended the International City Managers Conference (ICMA) in Baltimore, MD.
- Thursday, September 27, 2018 – Met with Chairman Melia to discuss BoS Agenda.

2. **Balmer School Building Project:** The MSBA has voted to approve the Schematic Design and Project Budget, along with the total facilities grant of **\$46,043,257**. The Selectmen have voted to place the debt exclusion for the project on the State Ballot for November 6, 2018. The warrant article has been reviewed and approved by Town Counsel, MSBA and Bond Counsel. The School Building Committee recently voted to sponsor the article on the Fall Annual Town Meeting Warrant.
3. **DPW Garage Project:** A temporary certificate of occupancy (TCO) extension was issued by the Building Inspector with an expiration date of 21 October 2018.. The OPM continues to work with the General Contractor/Engineer-On-Record to finale the OEM manuals, user-training and project close-out documents. The final certificate of occupancy will be issued after the remaining/open items are completed. These include the installation of the permanent heat detector/exhaust fan connection and Professional Engineering-On-Record affidavits and "as-builts". The Fire Alarm Contractor is onsite as of Sep 28th to complete the remaining work. It is anticipated that the BPCC will review/approve these final documents in Mid-October 2018.
4. **Fire Station Project (Feasibility Study):** The Town Manager and the Fire Chief have been working with the OPM team from Cardinal on the Site Selection for inclusion in the RFQ for Designer (Architect) Services. The site selection team has met with the OPM several times to discuss site selection and are preparing for site recommendations for the BPCC.
5. **Fall Annual Town Meeting:** Town Staff continues to prepare for the October 23rd Fall Annual Town Meeting. The main task for the upcoming week will be putting together the Booklets that include the Finance Committee Recommendations.



SAVE THE DATE

Tuesday, October 16, 2018

DOWNTOWN ROCKDALE

The Northbridge Community Planning & Development Office, in partnership with the Planning Board is working with MassDevelopment and the Urban Land Institute (ULI) in developing strategies to enhance & promote future development opportunities for downtown Rockdale.

This workshop is designed to provide objective, expert advice to municipal, residents and community-based organizations on the feasibility, design, & implementation of development initiatives. An interdisciplinary team of professionals will conduct a day-long brainstorming session to develop strategies and realistic options to move identified projects forward.

Topics of discussion to include:

- SLUM & BLIGHT
What role can the Town play to assist & address vacant/underutilized/deteriorated properties?
- ZONING
What role can the Town play in promoting private reinvestment?
- FLOODING
What can be done to minimize the potential for flooding along the Blackstone River?

Residents & local stakeholders are encouraged to participate in an informal session during the day to help identify and discuss focused topics, as well as attend an evening presentation by the panel who will review findings and identify next steps.

Your input is important, please share your thoughts & experiences with us. This is a great opportunity to start thinking about positive ways to enhance and revitalize downtown Rockdale. **The morning session is planned for 10:00 AM (Town Hall) with the presentation scheduled for 6:00 PM.**

An invitation will be distributed later this month. If you should have any questions or would like to learn more please contact the Community Planning & Development Office at (508) 234-2447 or by email at planning@northbridgema.org

Thank you,

R. Gary Bechtholdt II
Northbridge Town Planner