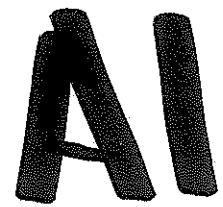


BOARD OF SELECTMEN'S MEETING
November 20, 2017



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

The Pledge of Allegiance was recited by those present.

Presentation: Proclamation presented to Shannon Mortimer. Chairman Ampagoomian read aloud the proclamation being presented to Ms. Mortimer and congratulated her on all her achievements. The Board then wished Shannon the best of luck in all her future endeavors.

Representative David Muradian Office Hours 7PM to 8PM Northbridge Town Hall. *Mr. Muradian called to postpone his office hours until the next Selectmen's meeting, December 4, 2017.*

APPROVAL OF MINUTES. October 16, 2017. A motion/Mr. Marzec, seconded/Mr. Nolan to approve the October 16, 2017 minutes as presented with the readings omitted. Vote yes/Messrs. Ampagoomian, Marzec, Melia, and Nolan.

PUBLIC HEARING/None

APPOINTMENTS/Resignations/None

CITIZENS' COMMENTS/INPUT/None

Winter Parking Ban [December 1, 2017 to April 1, 2018] / Vote to approve. Selectman Melia asked Chief Warchol if there were any changes to the parking ban as compared to previous years. Police Chief Warchol replied that there are no changes. A motion/Mr. Marzec, seconded/Mr. Melia to approve the Winter Parking Ban beginning December 1, 2017 to April 1, 2018 [to be extended if necessary] from 1:00 AM to 6:00 AM, as requested by the Northbridge Police Department.. Vote yes/Messrs. Ampagoomian, Marzec, Melia, and Nolan.

Purgatory Beer Company/Request for a Change in Hours [Current hours: Thursdays 5 PM-8 PM, Fridays 4 PM- 9 PM, Saturdays 11 AM-9 PM, and Sundays 12 PM-5 PM/Request: Sunday-Saturday 11 AM -9 PM] Present: Brian Distefano. Mr. Distefano advised their original hours were based on what other breweries had for hours, but now they would like to be able to open more hours and in order to allow patrons to come to their establishment on and around allowed holidays. Mr. Distefano explained that they do not necessarily want to be open 7 days a week but would like the availability to be open on allowed holidays and the eve of holidays when people are typically out. Selectman Melia asked how the opening day was. Mr. Distefano stated that it was beyond their expectations but went smoothly. He said they had a counter at the door to keep track of the number of customers and at one point, there was a 45-minute wait. He estimated there were just over 1,000 patrons, which made for a long day but was fun. Mr. Distefano stated that the second weekend was more manageable and this past weekend was also manageable--they were able to have a food truck on the premises. A motion/Mr. Marzec, seconded/Mr. Nolan to approve Purgatory Beer Company's request for a Change in Hours from Thursdays 5 PM-8 PM, Fridays 4 PM-9 PM, Saturdays 11 AM-9 PM, and Sundays 12 PM-5 PM to Sunday-Saturday 11 AM -9 PM. Vote yes/Messrs. Ampagoomian, Marzec, Melia, and Nolan.

Proposed Zoning Bylaw Amendment (Solar Photovoltaic Installation/Puddon Street & Quaker Street) Present: Stephen J. O'Connell, Vice President, Andrews Survey & Engineering, Inc. Mr. O'Connell introduced Mr. Kurt Lange and Mrs. Donna Lange, owners of the property; Mr. Rayo Bhumgara,

Development partner and team member; Mr. Carter McCann, Project Proponent, Syncarpha Capital; Mr. Robert Alix, Real Estate Agent on behalf of Mr. and Mrs. Lange. Mr. O'Connell explained the proposed project as a solar facility on approximately 135 acres located off Puddon Street with frontage on Quaker Street. He said the project would be in the vicinity of 15 to 16 megawatts, which would be about 65 acres spread throughout the 135 acres. Mr. O'Connell stated that they do have a dilemma with the timing. Due to the scheduling by the State's Department of Energy Resources [DOER], the project is very time sensitive. Mr. O'Connell explained that they are proposing a zoning bylaw amendment to include the creation of an overlay district. He stated that the proposal has been brought to the Planning Board for their input and now to this Board in hopes of their sponsoring a warrant article. If the Board does not wish to sponsor an article, they would initiate a citizen's petition for a Special Town Meeting. Mr. O'Connell stated that the Special Town Meeting is needed due to the timeframe of the eligibility of the project financially and through the State's program. The Special Town Meeting is requested as soon as possible. Mr. O'Connell turned it over to Carter McCann of Syncarpha Capital, who develops, owns, and operates solar projects, of which, there are sixty to seventy megawatts produced in Massachusetts. Mr. McCann explained that residents and the municipality will have the availability to buy net metering credits from the project. There are available credits for about 600 households and the preference is to sell it to Northbridge residents first, and if the opportunity is there, the Town can buy credits as well. It would depend on if the entire capacity of the Town has been used up based on other Power Purchase Agreements (PPA) that the Town has signed. If the town is not eligible, there is still tax revenue, which would be a minimum of \$100,000 dollars a year that would come from the project to the Town in the form of tax payments. He also stressed the timing is important due to the program, which is a declining block program. Mr. McCann explained that the earlier you get in the program the higher and better of a rate you get from the program. He specified that the hope is to submit to the utility for the interconnection within the next week or so, which would allow 90 days for Syncarpha Capital to submit large deposits for the utility company to complete the impact studies. Mr. McCann stated that they hope to get the Town Meeting scheduled and approved in time for the deposits to be completed by Syncarpha Capital for the study. He then turned it over to Mr. and Mrs. Lange. Mr. Lange stated that they purchased the property about twenty years ago and have thought about various uses for the land but never went through with any of them. He explained that they then decided to sell the land, which went on the market in September. Mr. Lange mentioned that their Real Estate Agent, Mr. Robert Alix, was approached by developers, one of which was Mr. Rayo Bhumgara. After discussing the possibility of a solar farm, Mr. Lange thought it would be best to have a solar farm rather than more houses, which increases the demands on the infrastructure of the town. Selectman Melia asked Town Planner Gary Bechtholdt how the Planning Board felt about this opportunity. Mr. Bechtholdt stated that they are open to the idea but they are not at a point where they would support or sponsor an article. He also stated that the property is zoned residential and would require a zoning change to create a new overlay district to allow that use within the underlying zone. Mr. Bechtholdt further stated that currently there is a Photovoltaic installation bylaw but it is restricted to the Industrial zone, which has created the potential for creating a new overlay district. Selectman Nolan asked if there should be a public hearing held as a courtesy to the abutters. Chairman Ampagoomian explained that the Planning Board is required by law to hold a public hearing prior to the Town Meeting. Chairman Ampagoomian asked when the deadline is. Mr. McCann stated that the latest they could hold a Town Meeting would be early to mid-February due to the interconnection applications. Selectman Nolan asked what the build-out time is for the project. Mr. McCann stated it is relatively quick with a typical window of 5 to 7 months. Selectman Melia asked if it would be appropriate to put the project back to the Planning Board to decide whether or not they want to sponsor the article. Mr. Bechtholdt explained that the Planning Board has expressed no willingness to sponsor an article but are willing to work with the applicant in preparing, should a special town meeting be called. He also mentioned the Planning Board, if needed, can hold the public hearing prior to the announcement of a Special Town Meeting. The Planning Board indicated that they preferred the applicant or the Board of Selectmen sponsor a warrant article. Town Manager Gaudette suggested putting the item on the December 4, 2017 agenda under decisions and he can work with the Board and the applicants on a timeline.

Recreational Marijuana Update/Present: Gary Bechtholdt, Town Planner & Walter Warchol, Police Chief. Mr. Bechtholdt reviewed the timeline for Recreational Marijuana Establishments, which included the passing of the Ballot Question #4, followed by the creation of the Cannabis Advisory Control Commission in August, 2017, and the appointment of the five-member Cannabis Control Commission (CCC) in September, 2017. The Cannabis Control Commission is charged with propagating the initial regulations for recreational marijuana, which is due on March 15, 2018. Furthermore, the CCC will begin accepting applications on April 1st and will begin to prioritize the initial receipt of the applications on April 15th and on June 1, 2018, they will begin issuing licenses for recreational marijuana establishments. Mr. Bechtholdt explained that the State schedule does not coincide with the Town's election and Spring Annual Town meeting cycle. After the ballot question passed, at the following town meeting the Town adopted and approved a temporary zoning moratorium, which runs until November 30, 2018. The purpose of the moratorium is for the municipality to review the regulations and understand the act. Mr. Bechtholdt stated that recreational marijuana establishments can be in the form of a retail store, a marijuana product manufacturer, a marijuana cultivator, and/or a lab and testing facility. Since the Town voted in favor of Question #4 at the ballot in November of 2016, the first option the town may consider is to opt-out or a ban, which the ban can be for all four uses or specific uses. Mr. Bechtholdt explained that since the ballot question passed, it does require a two-step process, which would include a town meeting vote and a local ballot question as well as a general bylaw and a zoning bylaw. If the town were to move in that direction, the May 1, 2018 Spring Annual Town meeting would need to include 2 articles, one a general article that would require a majority vote and the second would be a zoning article that would require a 2/3 vote and would be contingent upon the passage of the ballot question. The Ballot question would appear on the May 15, 2018 annual town election. In order for the Town to adopt the local opt-out, both Town meeting and the ballot question need to pass. If Town meeting fails and/or the ballot question fails, the Town would then have the option to amend the zoning bylaw to allow the uses and regulate the time, place, and manner with the moratorium still valid until November 30, 2018. This option would then take the Town to the October 23, 2018 Annual Fall Town Meeting, and thereafter there are other local options the Town might consider. If the Town decided not to prohibit, outright or ban the establishments, the option would be to limit the number of marijuana retailers to fewer than 20% of retail off-premises alcoholic beverage licenses issued under MGL Ch. 138 S.15, which would also be a two-step process with a town meeting action and contingent upon a ballot question. Mr. Bechtholdt explained that local option 3 is to adopt local sales tax of up to 3%, which would also require a Town Meeting vote. The fourth option would be to allow on-site consumption on premises, which would be put forth by petition and vote by a ballot question. Mr. Bechtholdt explained that any local option to ban does not impact, affect, or alter any personal use and what residents can grow or possess. Selectman Melia stated that he believes the next action the Board should take would be to decide which direction to move towards. Town Manager Gaudette stated he will add this item to the December 4, 2017 meeting for a vote.

WWI Monument update/Present: Trustees of Soldiers Memorials. Chairman Ampagoomian stated that on November 10, 2017 the Trustees of Soldiers Memorials held their rededication of the WWI Memorial. There were over 50 people who showed up, of which some were living relatives, whose names are on the memorial. The Trustees of Soldiers Memorials are looking at other projects, and will come forth with more information once they have been determined.

Town Manager Goals/Reminder to submit. Town Manager Gaudette explained that he and the Board of Selectmen have an agreement, which the Selectmen set annual goals that he and the Board work together towards. Town Manager Gaudette asked that the Board members submit their goals for him to Sharon in the Town Manager's Office. Town Manager Gaudette stated that at the December 4th meeting he will bring them back to the Board for a final vote of what he will work towards.

TOWN MANAGER'S REPORT: 1) Meetings Attended: a. Tour of Whitinsville Christian School – 11/6/2017 b. DPW Garage Project Meeting – 11/6/2017 c. Board of Selectmen Meeting – 11/6/2017 d.

Union Membership to discuss GIC options – 11/7/2017 **e.** Balmer School Building Committee Meeting – 11/7/2017 **f.** Financial Team to discuss Health Insurance Reimbursement – 11/9/2017 **g.** Attended the Rockdale WWI Memorial Dedication – 11/11/2017 **h.** Streetlight Project Kick-off Conference Call – 11/13/2017 **i.** Building, Planning, Construction Committee Meeting – 11/13/2017 **j.** Council on Aging Meeting at the Senior Center – 11/14/2017 **k.** “Meet & Greet” and Thanksgiving Luncheon with Senator Moore – 11/14/2017 **l.** “Q&A” with Town Employees regarding GIC options – 11/14/2017 **m.** Kick-off with the Auditor & Financial Team – 11/15/2017 **n.** Recreational Marijuana Meeting with Gary B and Chief Warchol – 11/15/2017 **o.** PEC Meeting to vote on GIC options – 11/16/2017 **2) School Building Project Update:** Town Manager Gaudette stated that tomorrow, November 21, 2017 there will be a Building Committee meeting at the Media Center at the Northbridge High School. The Committee has begun the process to work down from the 4 development options submitted in the PDP (Preliminary Design Program) to MSBA, to begin get to the Preferred Option. Community Forum #5 is scheduled for December 11th. **3) DPW Garage Project:** Town Manager Gaudette stated that site work started up again with subgrade prep for paving taking part this week as well as subbase work for the foundation. Paving is expected to take place this Monday, November 20th. The BPCC held a meeting this past 11/13/2017 and approved Change Order #1 which involved several credits as well as changes for the additional utility/paving work. Town Manager Gaudette explained there are several Change Orders that being reviewed/negotiated and the BPCC will be looking to resolve those at their meeting next Tuesday, November 21st and will then be prepared to provide a budget update to the Board of Selectmen on Monday, December 4th. **4) Fire Station Project (Feasibility Study):** Staff, along with the Town Manager, has collected information on Town-owned property, properties listed for sale, and properties previously studied and will be filtering the data for the purposes of providing an adequate list for the Building Planning Construction Committee to designate for inclusion in the Architect RFP. A meeting was held this Thursday, November 16th to begin matching potential sites with site location/design criteria. **5) Electricity Supply Agreement for Municipal Buildings:** Over the last several weeks Town Manager Gaudette stated he has worked with energy brokers and directly with suppliers to establish pricing for the electrical supply for all town buildings (non-school), streetlights, sewer treatment plant, and other facilities. Our current supply contract (rate of \$0.1040) expires on November 30th. This past Wednesday, November 15, 2017, Town Manager Gaudette signed a replacement agreement locking in a new rate (\$0.0864) for the next 60 months. This Agreement, signed with Constellation Energy is through their MunEnergy Program and equates, all things being equal, to a \$31,207.50 annual savings and \$156,037.50 savings over the 5-year period. **6) Other ongoing tasks:** a) Recreational Marijuana – Developing an action plan for 2018 with the Town Planner and Police Chief. This will be discussed at the 11/20/2017 BoS Meeting. b) Streetlight Conversion Project (MAPC Grant) – The project kick-off meeting/call with Tanko Lighting and MAPC this past Monday, November 13, 2017. The audit is expected to take place this in December. c) National Park Service – Working with the Town Planner to create a Local Historic District. The Town and the NPS counselors are reviewing designation agreement and the Town has advertised for new Local Historic Committee members. d) FY2019 Budget Planning – The Board of Selectmen will be discussing goals with the Town Manager on 12/4/2017. Please submit suggestions to Sharon Susienka.

SELECTMEN'S CONCERNS **Selectman Melia 1)** mentioned the fence on the Main Street side of Arcade Pond is in rough shape and asked if it could be replaced or somehow repaired. Selectman Melia stated that the fence around Electric Pond in Rockdale also is in bad shape, and asked that it also be checked into. **Selectman Ampagoomian 1)** asked how Church Street was coming along. Highway Superintendent, Mr. Luchini stated that it should be about two more weeks, and the Whitinsville Water Company should have everything paved temporarily for the winter, and will be back in the Spring to finish everything up. Mr. Luchini stated that it will be monitored weekly.

ITEMS FOR FUTURE AGENDA
CORRESPONDENCE
EXECUTIVE SESSION

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

Meeting Adjourned: 7:54 PM

Respectfully submitted,

James Athanas, Clerk

/mjw

LIST OF DOCUMENTATION

BOARD OF SELECTMEN'S MEETING - OPEN SESSION

November 20, 2017

Representative David Muradian Office Hours 7PM to 8PM Northbridge Town Hall. *Mr. Muradian called to postpone his office hours until the next Selectmen's meeting, December 4, 2017.*

Presentation: Proclamation awarded to Shannon Mortimer

-Copy of Proclamation

PLEDGE OF ALLEGIANCE

I. APPROVAL OF MINUTES

A. October 16, 2017

-Copy of October 16, 2017 minutes

II. PUBLIC HEARING/None

III. APPOINTMENTS/Resignations/None

IV. CITIZENS' COMMENTS/INPUT/None

V. DECISIONS:

B. Winter Parking Ban [December 1, 2017 to April 1, 2018] / Vote to approve

-Copy of winter parking ban details

C. Purgatory Beer Company/Request for a Change of Hours [Current: Thursday 5 PM-8 PM, Friday 4 PM- 9 PM, Saturday 11 AM-9 PM, and Sunday 12 PM-5 PM/Request: Sunday-Saturday 11 AM -9 PM] Present: Brian Distefano

-Copy of letter requesting a change of hours

-Copy of Monetary Transmittal form

-Copy of Corporate Vote

-Copy of Alcoholic Beverages Control Commission advisory permitting the selling of alcohol at 10 AM on Sundays

-Copy License Routing Slip

VI. DISCUSSIONS

D. Proposed Zoning Bylaw Amendment (Solar Photovoltaic Installation/Puddon Street & Quaker Street) Present: Stephen J. O'Connell, Vice President, Andrews Survey & Engineering, Inc.

-Copy of letter from Andrews Survey & Engineering, Inc regarding the proposed zoning bylaw amendment

-Copy bylaw Article XXI in regards to the Community Shared Solar Overlay District

-Copy of Syncapha letter with an overview of the proposed project

-Copy of aerial shots of other solar projects

-Copy of the proposed layout in Northbridge

E. Recreational Marijuana Update/Present: Gary Bechtholdt, Town Planner & Walter Warchol, Police Chief

- Copy of memorandum regarding the zoning of recreational Marijuana Establishments
- Copy of the timeline for Recreational Marijuana Establishments
- Copy of KP Law Guide to the revised Law Legalizing Recreation Use of Marijuana
- Copy of KP Law model recreational marijuana establishment ban warrant article
- Copy of KP Law model recreational marijuana establishment ballot questions

F. WWI Monument update/Present: Trustees of Soldiers Memorials/No documentation

G. Town Manager Goals/Reminder to submit/No documentation

VII. TOWN MANAGER'S REPORT

H. 1) Meetings Attended/No documentation

2) School Building Project Update/No documentation

3) DPW Garage Project/No documentation

4) Fire Station Project (Feasibility Study) /No documentation

5) Electricity Supply Agreement for Municipal Buildings/No documentation

6) Other ongoing tasks/No documentation

VIII. SELECTMEN'S CONCERNS/No documentation

IX. ITEMS FOR FUTURE AGENDA/None

X. CORRESPONDENCE/None

XI. EXECUTIVE SESSION/None

12.11.17 { C: BOS

RECEIVED
DEC 11 2017
Silvius

CINDY KEY

SPHR, CBC, SHRM-SCP

December 11, 2017

BOS Agenda 12/18/17

Northbridge Town Planning Board
Northbridge Memorial Town Hall
7 Main Street
Whitinsville MA 01588

C

Dear Planning Board Chairman Massey, Board Members, and Town Planner:

Please accept this letter as my formal resignation from my role as appointed Associate Member of the Northbridge Town Planning Board. My last day to serve the Planning Board will be Wednesday, December 13, 2017.

Thank you for the knowledge and experience gained over the years serving as an appointed member of the Board. I appreciate the trust and support both the Planning Board, the Board of Selectmen, and past Planning Board Members placed in me to serve Northbridge and the community in various volunteer roles for the town since 2006.

Northbridge has much to offer her citizens and the many people who work and visit. I will truly miss being a member of this community. My family moved to Northbridge in the fall of 2004. We quickly discovered what a unique and amazing place the town is, the rich history and caring wonderful people. After calling Northbridge home for over thirteen years, I will miss the people, my work in the community, the nature, trails, and beautiful sunsets from Shining Rock in Northbridge.

My spouse has accepted a new position and transfer with his company to Kentucky. It is a great opportunity for him. I will join him in this move and new adventure. Our move date is scheduled for December 20, 2017.

It's been a pleasure serving Northbridge and working with each of you, town officials and many past Board members. I hope our paths will cross again in the future.

Sincerely,

Cindy Key

Cynthia (Cindy) Key, SPHR, CBC, SHRM-SCP
111 Clubhouse Lane
Northbridge, MA 01534
361.549.6117 mobile

cc: Board of Selectmen, Barbara Kinney, Doreen A. Cedrone, CMC, CMMC, Adam Gaudette

Melissa Wetherbee

On Agenda 12/18

From: Kristen Ferrante <kferrante@nps.org>
Sent: Wednesday, December 06, 2017 8:33 AM
To: Melissa Wetherbee
Subject: Banner

D

Good morning,

I just wanted to check availability to put our SBC banner back up a few more times. Would you have availability prior to March 12th and again on April 23rd?

Thank you,

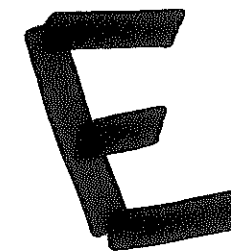
Feb 25th - March 11th ✓
April 1st - April 15th ✓ } Available

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Kristen Ferrante
Executive Assistant to Dr. Catherine Stickney
Superintendent of Schools, Northbridge Public Schools
87 Linwood Avenue
Whitinsville, MA 01588
kferrante@nps.org
Office - (508) 234-8156 x206
FAX - (508) 234-8469

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It is the policy of the Northbridge Public Schools not to discriminate on the basis of race, color, gender, religion, national origin, sexual orientation, gender identity, disability, age, or homelessness in its educational programs, services, activities, or employment.

2018 Annual License Renewals



Establishment

Manager/Owner

License Type

Expires Decemeber 31, 2017 - Class II Used Car Dealer License - \$ 50

4K's Auto Exports LLC	Mr. Abdul Kafal	Class II - Used Car Dealer License
Bill's Autobody and Radiator Service	Mr. William Frowein	Class II - Used Car Dealer License
Claude Elias dba Elias Motors	Mr. Claude Elias	Class II - Used Car Dealer License
Crothers Tire Co. & Auto Sales	Mr. Thomas Crothers	Class II - Used Car Dealer License
E*Mart Motors, Inc.	Mr. Sam Bayou	Class II - Used Car Dealer License
Harbro Sales & Service, Inc.	Mr. Paul T. Hare	Class II - Used Car Dealer License
J & S Motors, Inc.	Mr. Kurt VandenAkker	Class II - Used Car Dealer License
Jonathan Shenian d/b/a Cappy's Automotive	Mr. Jonathan Shenian	Class II - Used Car Dealer License
Kearns Collision Repair, Inc.	Mr. Thomas F. Colonair, Jr	Class II - Used Car Dealer License
Matthew L. Reynolds dba Valley Transmission S	Mr. Matthew Reynolds	Class II - Used Car Dealer License
Perry Sales & Service Inc.	Ms. Aimee Rossetti	Class II - Used Car Dealer License
R.E.N. Sales & Service, Inc	Mr. Robert E. Nydam	Class II - Used Car Dealer License
Robert Miller dba Grinding Gears Garage	Mr. Robert Miller	Class II - Used Car Dealer License
Trinity Auto Brokers	Mr. J. William Gifford	Class II - Used Car Dealer License

Expires Decemeber 31, 2017 - Class III Motor Vehicle Junk Dealer License - \$ 50

Northbridge Salvage Company	Mr. L. E. Ambrogi	Class III - Motor Vehicle Junk License
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Expires Decemeber 31, 2017 - Automatic Amusement Devices License - \$ 100 (Juke Box \$30)

MLJJ, Inc. d/b/a The Gray Barn	Mr. John H. Mellor	Automatic Amusement Devices License
National Entertainment Network	Ms. Tina Chavez	(12) Auto. Amusement Devices License
National Entertainment Network	Ms. Tina Chavez	(1) Auto. Amusement Devices License
Roby Dee, Inc. d/b/a Valley Pub	Mr. Robert DeDominick	Auto. Amuse. Dev. License [Juke Box]
The Pardee Group, Inc. d/b/a The Grill	Mr. John Pardee	(1) Auto. Amuse Device Lic. [JukeBox]

Expires Decemeber 31, 2017 - Dance Permit - \$12

Jo Ann Warren Studio	Ms. Jo Ann Warren	Dance Permit
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2018 Annual License Renewals

Expires Decemeber 31, 2017 - Common Victualler's License - \$20

481 Yogi Convience Store, Inc. d/b/a Highland Fe	Mr. Govind Patel	Common Victualler's License
Charles Berry d/b/a Dotta's Kitchen	Mr. Charles Berry	Common Victualler's License
Corner Pizza Enterprises Inc.	Mr. Ali Boukioud	Common Victualler's License
Crystal Gas, Inc.	Mr. Mark El Houssan	Common Victualler's License
Cumberland Farms, Inc. #6682	Attn: Licensing Dept.	Common Victualler's License
D & Ng, Inc. dba King Jade	Mr. Nathan Ng	Common Victualler's License
Dimple A. Desai, Inc. dba Subway #35002 [Waln	Ms. Dimple A. Desai	Common Victualler's License
Dimple A. Desai, Inc. dba Subway of Whitinsville	Ms. Dimple A. Desai	Common Victualler's License
Donna Picard dba Masion de Manger	Ms. Donna Picard	Common Victualler's License
Douglaspak Inc. dba Arcade Package Store	Mr. Chanjay Amin	Common Victualler's License
Dufficy Enterprises, Inc dba Domino's Pizza	Mr. Jeff Dufficy	Common Victualler's License
Friendly Discount Liquors Inc. dba Macy's Liquor	Mr. Sook Huynh	Common Victualler's License
George Marston Whitin Community Center	Mr. Heather Elster	Common Victualler's License
Harry's Famous Pizza	Mr. Odisefs Tsimogiannis	Common Victualler's License
HEMA Investment, Inc. dba New Ultramart Conv	Mr. Manish Patel	Common Victualler's License
Jan Co. Inc. dba Burger King #4688	Mr. John Caito	Common Victualler's License
JMJ Endeavors d/b/a Pirates Cove	Mr. Eric Audette	Common Victualler's License
Jubes LLC dba Jubes Family Restaurant	Mr. Richard Joubert, III	Common Victualler's License
Jyoti Enterprises, Inc. dba Gary's Variety	Mr. Harshad Patel	Common Victualler's License
Kyoto of Whitinsville, LLC	Mr. Thien Phan	Common Victualler's License
Luxury Foods, Inc. dba Divine Thai	Ms. Achara Weydt	Common Victualler's License
Mill House Wine & Spirits, Inc.	Ms. Alexis Giannopoulos	Common Victualler's License
MLJJ, Inc. d/b/a The Gray Barn	Mr. John H. Mellor	Common Victualler's License
Mumford Knights of Columbus Corp. #365	Mr. John Masterson	Common Victualler's License
New China Pacific, LLC dba New China Pacific I	Mr. Jackie Lee	Common Victualler's License
Northbridge Donuts Inc. dba Dunkin Donuts	Mr. Thomas Denesowicz	Common Victualler's License
Northbridge House of Pizza	Mr. Amir E. Roufail	Common Victualler's License
Paulette Ruth dba The Valley Café	Ms. Paulette Ruth	Common Victualler's License
Purgatory Beer Company, LLC	Mr. Kevin Mulvehill	Common Victualler's License
Raccor Foods, LLC d/b/a Little Coffee Bean	Mr. Darrell Laws	Common Victualler's License
Roby Dee, Inc. d/b/a Valley Pub	Mr. Robert DeDominick	Common Victualler's License

2018 Annual License Renewals

Expires Decemeber 31, 2017 - Common Victualler's License - \$20 (Con't)

Samarpan, Inc., 1 Quickstop Conv.	Mr. Bhikhabhai Patel	Common Victualler's License
Selia Corp. dba McDonald's Restaurant	Mr. Joseph Spadea	Common Victualler's License
Speedway, LLC dba Speedway #2415	Ms. Rachael Ingham	Common Victualler's License
SR Golf Club, LLC	Mr. Louis Papadellis	Common Victualler's License
Sultan Salahuddin dba Sammy's Restaurante	Mr. Sultan Salahuddin	Common Victualler's License
The 87 Diner	Ms. Margaret Gagner	Common Victualler's License
The Donut Shop	Mr. Chris Mitkonis	Common Victualler's License
The Green Plate, LLC	Ms. Danielle Desrosiers	Common Victualler's License
The Pardee Group, Inc. d/b/a The Grill	Mr. John Pardee	Common Victualler's License
Vera's Mini Mart	Mr. Ashraf Youssef	Common Victualler's License
Village House of Pizza	Mr. George Drosidas	Common Victualler's License
Village Variety, LLC	Mr. Ahmad Mustafa	Common Victualler's License
West End Creamery	Mr. Greg VandenAkker	Common Victualler's License
Whitinsville Golf Club	Mr. Francis Iannetti	Common Victualler's License
Whitinsville New England Pizza, Inc	Mr. Samy Morcos	Common Victualler's License

Expires Decemeber 31, 2017 - Entertainment License - No fee

Alternatives Unlimited, Inc.	Ms. Cristi Collari	Entertainment License
Donna Picard dba Masion de Manger	Ms. Donna Picard	Entertainment License
MLJJ, Inc. d/b/a The Gray Barn	Mr. John H. Mellor	Entertainment License
New China Pacific Restaurant LLC dba New China Pacific Restuaunt	Mr. Jackie Lee	Entertainment License
Roby Dee, Inc. d/b/a Valley Pub	Mr. Robert DeDominick	Entertainment License
SR Golf Club, LLC	Mr. Louis Papadellis	Entertainment License
The Pardee Group, Inc. d/b/a The Grill	Mr. John Pardee	Entertainment License

Expires Decemeber 31, 2017 - Sunday Enertainment License - \$100

Alternatives Unlimited, Inc.	Ms. Cristi Collari	Sunday Entertainment [Juke Box]
The Pardee Group, Inc. d/b/a The Grill	Mr. John Pardee	Sunday Entertainment

2018 Annual License Renewals

Expires Decemeber 31, 2017 Livery/Operator's License - Livery License \$25 Operator's License \$25

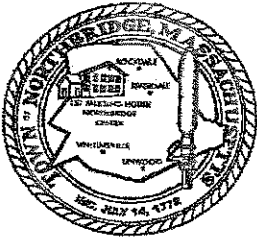
John Guenette dba Prime Time Limo	Mr. John Guenette	Livery/Taxi License
John Guenette dba Prime Time Limo	Mr. John Guenette	Livery/Taxi Operator's License

Expires Decemeber 31, 2017 Livery/Operator's License - Livery License \$25 Operator's License \$25(Con't)

Bull Hound Shuttle	Mr. Raymond Miller III	Livery/Taxi License
Bull Hound Shuttle	Mr. Raymond Miller III	Livery/Taxi Operator's License
Bull Hound Shuttle	Mr. Michael A. Julian	Livery/Taxi Operator's License
Bull Hound Shuttle	Mr. Daniel H. Julian	Livery/Taxi Operator's License

2018 Liquor License Renewals

Establishment	Address	License Type
<i>Expires December 31, 2017 All Alcohol Common Vic- \$1,150</i>		
D and Ng, Inc. / King Jade Resturaunt	1229 Providence Road	All Alcohol Common Vic.
Kyoto of Whitinsville, LLC	185 Church Street Unit 16-4	All Alcohol Common Vic.
Luxury Foods, Inc. dba Divine Thai	123 Church Street	All Alcohol Common Vic.
MLJJ, Inc. d/b/a The Gray Barn	c/o 63 Deer Track Court	All Alcohol Common Vic.
New China Pacific, LLC d/b/a New China Pacific	683 Linwood Ave.	All Alcohol Common Vic.
Sammy's Restaurant, LLC d/b/a Sammy's Restaurante	2147 Providence Road	All Alcohol Common Vic.
The Pardee Group Inc. d/b/a The Grill	2043 Providence Road	All Alcohol Common Vic.
<i>Expires December 31, 2017 All Alcohol Gen. on Premises - \$1,150</i>		
Roby Dee, Inc. d/b/a Valley Pub	3 Carven Road	All Alcohol Gen. on Premises
SR Golf Club, LLC dba Shinning Rock Golf Club	91 Clubhouse Lane	All Alcohol Gen. on Premises
<i>Expires Decemeber 31, 2017 Club License - All Alcohol - \$1,050</i>		
Mumford Knights of Columbus Corp. 365	77 Prescott Road	Club License - All Alcohol
Whitinsville Golf Club, Inc.	179 Fletcher Street	Club License - All Alcohol
<i>Expires December 31, 2017 Package Store - All Alcohol - \$1,150</i>		
Douglaspak, Inc. dba Arcade Package Store	185 Church Street Unit 16-6	Package Store - All Alcohol
Friendly Discount Liquors dba Macy's Liquors of Whitinsville	1167 Providence Road Unit 7	Package Store - All Alcohol
Jyoti Enterprises, Inc. dba Gary's Variety	2201 Providence Road	Package Store - All Alcohol
Mill House Wine & Spirits, Inc.	670 Linwood Avenue	Package Store - All Alcohol
<i>Expires December 31, 2017 Package Store - Wines & Malt - \$1,000</i>		
481 Yogi Convenience Store Inc. dba Highland Farms	218 Church Street	Package Store - Wines & Malt
Crystal Gas, Inc	175 Church Street	Package Store - Wines & Malt
Mina's Foods Inc. dba Vera's Mini Mart	One Plummrs Corner	Package Store - Wines & Malt
Samarpan, Inc., 1 Quickstop Convenience	206 N. Main Street	Package Store - Wines & Malt
Village Variety, LLC	84 Border Street	Package Store - Wines & Malt
<i>Expires Decemeber 31, 2017 Wine & Malt Common Vic. - \$1,000</i>		
George Drosidas dba Village House of Pizza	191 N. Main Street	Wine & Malt Common Vic.
Jubes, LLC dba Jubes Family Restaurant	1227 Providence Road	Wine & Malt Common Vic.
<i>Expires December 31, 2017 Farmer Brewery Pouring Permit - \$1,000</i>		
Purgatory Beer Company, LLC	670 Linwood Ave., Bldg C 111A	Farmer Brewery Pouring Permit



TOWN OF NORTHBRIDGE, MASSACHUSETTS
NORTHBRIDGE SAFETY COMMITTEE

James Shuris, P.E., MBA - Chairman/Director of Public Works & Town Engineer
7 Main Street, Whitinsville, MA 01588
(508) 234-3581 jshuris@northbridgema.org

September 15, 2017

Northbridge Board of Selectmen
Northbridge Memorial Town Hall
7 Main Street, Whitinsville MA 01588

GI

NORTHBRIDGE TOWN CLERK
BOREEN A. CEBRONE

7 OCT 31 PM 3:59

RECEIVED

PROVIDENCE ROAD, SCHOOL STREET, SUTTON STREET, & UPTON STREET: INTERSECTION

Chairman James Shuris, DPW Director

WINSTON WOODS (SPRING STREET): DEFINITIVE SUBDIVISION PLAN

Michael Hassett, Guerriere & Halnon, Inc.

ASHTON PLACE (2356 PROVIDENCE RD): SITE PLAN REVIEW

Bruce Williams, Guerriere & Halnon, Inc.

WILLOW STREET: PARKING

Police Chief Walter Warchol

Dear Board of Selectmen:

The Northbridge Safety Committee met on **WEDNESDAY, SEPTEMBER 13, 2017** in the Police Station Conference Room. The following members were present: Chairman James Shuris, Chief Walter Warchol, Chief David White, R. Gary Bechtholdt II, Peter Bedigian, George Murray, and Steven Von Bargaen were in attendance with Jamie Luchini (Alternate) and Adam Gaudette (Town Manager) also present.

The following members of the public were in attendance: Sonia Zeyl (Whitinsville Christian School); David Brossi (Ashton Place); Michael Hassett (Guerriere & Halnon); Bruce Williams (Guerriere & Halnon); and Brian Fitzgerald (Winston Woods)

I. CALL MEETING TO ORDER

Chairman Shuris called the meeting to order at 10:00 AM. Committee members welcomed Steven Von Bargaen (School Representative) and Adam Gaudette (Town Manager) to the Safety Committee meeting.

II. APPROVAL OF MEETING MINUTES

Upon motion duly made (W. Warchol) and seconded (P. Bedigian) the Safety Committee voted (5-0-2 [S. Von Bargaen and G. Murray abstained]) to ACCEPT the meeting minutes of AUGUST 03, 2017.

III. CORRESPONDENCE

Chairman Shuris noted receipt of correspondence dated September 11, 2017 from Sharon Susienka, Executive Assistant to the Town Manager regarding Board of Selectmen vote to accept the August 03, 2017 recommendations (minutes) of the Safety Committee.

The following items were discussed WEDNESDAY, SEPTEMBER 13, 2017 and are being forwarded to the Board of Selectmen as recommendations of the Northbridge Safety Committee.

IV. PROVIDENCE ROAD, SCHOOL STREET, SUTTON STREET, & UPTON STREET: INTERSECTION

Chairman James Shuris, DPW Director

George Murray reminded Committee members that the intersection of Providence Road/Sutton Street/Upton Street has been a topic of discussion for some time and would like to see concerns addressed (traffic conflicts, bus stop, trailer truck queuing, etc.). Police Chief Warchol described it as the most dangerous intersection in town. Peter Bedigian recalled that there was to be a study done to evaluate the intersection. Mr. Murray reiterated safety concerns.

James Shuris explained that he met with MassDOT in May 2015. Mr. Shuris reviewed with the Safety Committee a conceptual plan (handout) showing the intersection with the stop line for School Street extended out towards Providence Road and granite curbing to funnel the traffic at the intersection. Mr. Shuris suggested the area behind the proposed curbing could be utilized by students waiting for the school bus. Chief Warchol supported the idea however questioned if it would solve the overall problem with turning movements and multiply vehicles conflicts at the intersection.

George Murray recommended the town look to install signalized lights at the intersection; Chief Warchol agreed. Jamie Luchini, Highway Superintendent (Alternate) suggested the improvements made recently should be able to accommodate signalization.

Upon motion duly made (G. Murray) and seconded (P. Bedigian) the Safety Committee voted to have the Director of Public Works meet with MassDOT on site and petition the state for signalization of the intersection. The vote was unanimous. The Police Department shall provide Mr. Shuris with accident logs, etc. in support of the petition.

V. WINSTON WOODS (SPRING STREET): DEFINITIVE SUBDIVISION PLAN

Michael Hassett, Guerriere & Halnon, Inc

Michael Hassett (Guerriere & Halnon, Inc.) on behalf of Brian Fitzgerald (Owner/Applicant) reviewed with the Safety Committee definitive subdivision plan application entitled "Winston Woods" dated August 16, 2017 for subject property located at the end of Spring Street. Mr. Hassett informed the Committee that a previous approval (October 2009) has since expired.

Mr. Hassett provided an overview of the proposal for up to nine (9) multi-family residential lots (duplex) terminating in a cul-de-sac. Mr. Hassett indicated offsite improvements will include sewer upgrades along Spring Street. Mr. Hassett informed the Safety Committee that since the original approval the Town (Planning Board) amended its Subdivision Rules & Regulations and as a result a number of waivers are now being sought. Mr. Hassett briefed the Committee on some of the waivers requested: right-of-way width (from 50-feet to 40); radius of cul-de-sac (from 52-feet to 50); pavement width of the cul-de-sac (from 37-feet to 24); elimination of sidewalks; length of roadway; and roadway grade (from 7-percent to 10).

Police Chief Warchol noted concerns with existing width of Spring Street and conflicts with on-street parking; Chief Warchol questioned if the lots proposed will provide for sufficient parking on site for more than 2 vehicles per unit. Fire Chief White shared concerns regarding existing roadway width and on-street

parking along Spring Street and the ability of emergency vehicles to maneuver around the proposed cul-de-sac (landscaped island). Gary Bechtholdt suggested if the Fire Department and/or the Safety Committee want to recommend to the Planning Board eliminating the landscaped island the Board would consider such request. Chief White questioned the size/condition of the existing waterline within Spring Street to service the additional residential units. Mr. Bechtholdt indicated that Whitinsville Water Company is to evaluate the existing waterline on Spring Street and may require upgrades and improvements as part of the subdivision development.

George Murray expressed concerns with the request to waive sidewalks, noting the bus stop location at Cottage Street. Mr. Murray recommended sidewalks be extended on both sides of the subdivision roadway, eliminate the landscaped island and install "no parking" signs around the cul-de-sac. Peter Bedigian agreed on the need to have sidewalks but not necessarily of both sides for the street.

Mr. Hassett reviewed waiver request seeking to allow for 10-percent grade a distance of 247-feet. Mr. Bechtholdt expressed concerns, noting the curve of the roadway. Peter Bedigian inquired about proposed streetlights; Chief Warchol indicated required streetlights shall following the town's Streetlight Policy. Chief Warchol reiterated concerns with on-street parking and the need for overflow off-street parking if the subdivision is to be approved.

Adam Gaudette inquired about bus stop location (Spring/Cottage Street), community mailbox and designated snow storage area(s). Mr. Hassett indicate that they have not reviewed mailbox locations, suggesting it would be up to the local Post Office if they will allow for individual mailboxes or require a community mailbox. James Shuris explained if a community mailbox is required that it be located in manner where ADA design standards are satisfied. Jamie Luchini indicated as long as there is enough frontage between driveways there should not be a need to designate snow storage areas.

Mr. Gaudette asked if Lot 5 & Lot 6 would be serviced by a common driveway, noting the steep slopes into the proposed lots. Mr. Hassett stated they have not investigated common driveways, adding if they had to they would however will try to avoid. Chief Warchol noted concerns with common driveways. Mr. Gaudette suggested because of the grading of the site the Applicant/Engineer should provide a plan showing proposed driveway locations as part of the subdivision review. Chief Warchol agreed that he too would like to review the individual lot layouts showing driveway locations, off-street parking provisions, etc.

Chief Warchol and Mr. Murray suggested tabling action, thereby providing additional opportunity for the Applicant/Engineer to review initial concerns and schedule a follow-up meeting with the Safety Committee. Mr. Bedigian agreed, noting he would like to review the Safety Committee minutes from 2009, when the project was originally reviewed. Chairman Shuris will provide copy of the meeting minutes for Safety Committee to review.

Having no additional questions and recognizing the need for the Applicant/Engineer to review and address comments Chairman Shuris sought a motion to continue the review. *Upon motion duly made (G. Murray) and seconded (W. Warchol) the Safety Committee voted to continue its review of the Winston Woods subdivision application to its next scheduled meeting.* The vote was unanimous.

VI. ASHTON PLACE (2356 PROVIDENCE RD): SITE PLAN REVIEW

Bruce Williams, Guerriere & Halnon, Inc.

Bruce Williams (Guerriere & Halnon, Inc.) on behalf of David Brossi (Owner/Applicant) reviewed with the Safety Committee site plan entitled "Residential Building Addition at Ashton Place" prepared by Guerrier & Halnon, Inc. dated July 20, 2017 for proposed construction of a 16-unit apartment and other associated site improvements at 2356 Providence Road. Mr. Williams noted the Zoning Board granted Special Permit [10-SP-2017] in accordance with the Zoning Bylaw to allow for the 16-unit apartment building. Mr. Williams explained that the application has been before the Conservation Commission and Planning Board for site plan review.

Mr. Williams provided an overview of the lot layout, building orientation, site access, parking locations, and overall site circulation. Mr. Williams reviewed with the Safety committee proposed removal of the lower-level stairs directly off Providence Road (RT. 122). Mr. Williams reviewed planned pedestrian circulation within and around the subject property. Committee members indicated support of removing the lower-level stairs as they terminate at the roadway. Committee members commented on the location of existing school bus stop locations within the locus area. Chairman Shuris suggested when the Committee discusses the Providence Road/School Street/Sutton Street/Upton Street agenda item they consider bus stop location.

Fire Chief White expressed concerns with upper-story access to the proposed building and questioned if his ladder truck and other fire apparatus would be able to make the turn into the proposed parking area, new driveway curb cut off the Beaumont Drive right-of-way (tight turning radius).

Committee members reviewed access grades, width of proposed driveway and distance of the 2 ½ story building from the paved areas. Chief White summarized concerns with the proposed site layout of the building, elevations and overall access to the building. Chief White stated his review is based upon life safety factors, noting his concern with the limited access to all sides of the building.

After some additional discussion on site and building access Chairman Shuris suggested the Applicant/Engineer meet with the Fire Chief to review concerns and looked to the Committee to continue its review. George Murray suggested the footprint of the proposed building be marked out in the field for the Fire Department and Committee members make site observations prior to the next meeting.

Upon motion duly made (W. Warchol) and seconded (G. Murray) the Safety Committee voted to continue its review of the Ashton Place site plan application to allow the Applicant/Engineer an opportunity to meet with the Fire Department and review concerns. The vote was unanimous. Committee members were encouraged to visit the site in advance of the next scheduled meeting.

VII. WILLOW STREET: PARKING

Police Chief Walter Warchol

Chief Warchol updated the Safety Committee, explaining that he reached out to the middle school principal who will be sending out a ConnectEd notification on parking restrictions for Willow Street. Chief Warchol mentioned that he wanted to give parents fair warning before the Police Department starts ticketing violations.

VIII. OLD/NEW BUSINESS**a) Next Safety Committee Meeting Dates: 20 December 2017 (10:00 AM)**

Chairman Shuris noted next quarterly meeting is scheduled for Wednesday, December 20, 2017, however may be subject to change. *Safety Committee voted to schedule a meeting for Wednesday, October 18, 2017 (10:00 AM) for the continued review of the Winston Woods and Ashton Place agenda items.*

b) Status of Action: 03 August 2017 Safety Committee Meeting

Jamie Luchini informed the Committee that the Highway Division has inventoried signs for replacement and will look to replace signs over the winter, adding they will also look to change out the pedestrian crosswalk signs from yellow to the standard florescent green. Mr. Luchini noted the "speed limit" sign on Douglas Road has also been relocated.

James Shuris advised the Committee that he met on site with MassDOT regarding traffic concerns along Linwood Avenue (Middle School, Christian School & High School). Mr. Shuris noted they discussed a number of options; one being a possible roundabout at the Christian School location. Mr. Shuris sought feedback from the Committee on the idea of a roundabout. Chief Warchol and others questioned if a roundabout was appropriate for this location, noting traffic concerns are from 7:00 AM to about 8:00 AM during the school year, where approximately 700-plus vehicles travel along Linwood Avenue. Committee members did not support the idea of a roundabout on Linwood Avenue and encouraged the DPW Director to look at other alternatives.

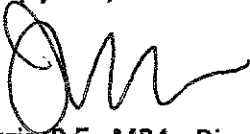
c) Other

None.

IX. ADJOURNMENT

Having no additional business the Safety Committee adjourned its meeting of WEDNESDAY, SEPTEMBER 13, 2017 at or about 11:30 AM.

Respectfully yours,



James Shuris, P.E., MBA - Director of Public Works & Town Engineer
CHAIRMAN, NORTHBRIDGE SAFETY COMMITTEE

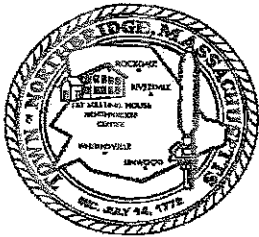
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Cc:

Northbridge Town Clerk
Lt. Timothy Labrie
/File

Northbridge Town Manager
Bruce Williams, Guerriere & Hainon, Inc.
Northbridge Safety Committee

Northbridge Planning Board
Michael Hassett, Guerriere & Hainon, Inc.
Sonia Zeyl, Whitinsville Christian School



TOWN OF NORTHBRIDGE, MASSACHUSETTS
NORTHBRIDGE SAFETY COMMITTEE

James Shuris, Chairman/Director of Public Works
7 Main Street, Whitinsville, MA 01588
(508) 234-3581 jshuris@northbridgemass.org

October 18, 2017

Northbridge Board of Selectmen
Northbridge Memorial Town Hall
7 Main Street, Whitinsville MA 01588

GA

NORTHBRIDGE TOWN CLERK
DIANE A. CEDRONE

17 NOV -9 AM 1:56

RECEIVED

(RE)PETITION TO EVALUATE STOP SIGN(S) REQUEST: CLUBHOUSE LAND & LINKSIDE COURT

Sherry Cosgrove, Clubhouse Lane

DPW UPDATE: PROVIDENCE RD, SCHOOL ST, SUTTON ST, & UPTON ST INTERSECTION

Chairman James Shuris, DPW Director

WINSTON WOODS (SPRING STREET): DEFINITIVE SUBDIVISION PLAN

Michael Hassett, Guerriere & Halnon, Inc.

ASHTON PLACE (2356 PROVIDENCE RD): SITE PLAN REVIEW

Bruce Williams, Guerriere & Halnon, Inc.

ILLUMINATED CROSSWALK SIGN REQUEST: SCHOOL STREET (ROCKDALE HOUSE)

George Murray, on behalf of Residents

Dear Board of Selectmen:

The Northbridge Safety Committee met **WEDNESDAY, OCTOBER 18, 2017** in the Police Station Conference Room. The following members were present: Chairman James Shuris, Police Chief Walter Warchol, R. Gary Bechtholdt II, George Murray, Steven Von Bargaen, and Jamie Luchini (Alternate). Adam Gaudette, Town Manager was also present. Fire Chief David White and Peter Bedigian were absent.

The following members of the public were in attendance: Sherry Cosgrove (Clubhouse Lane); Normand Gamache (Guerriere & Halnon, Inc.); Michael Hassett (Guerriere & Halnon); David Bossi (Ashton Place); and Brian Fitzgerald (Winston Woods)

CALL MEETING TO ORDER

Chairman Shuris called the meeting to order at 10:00 AM. Chairman Shuris noted Peter Bedigian and Fire Chief David White as absent. Jamie Luchini, Alternate member participated and voted on matters before the Safety Committee.

I. APPROVAL OF MEETING MINUTES

Upon motion duly made (G. Murray) and seconded (W. Warchol) the Safety Committee voted (5-0-1 [J. Luchini abstained]) to ACCEPT the meeting minutes of SEPTEMBER 13, 2017.

II. CORRESPONDENCE

None

The following items were discussed WEDNESDAY, OCTOBER 18, 2017 and are being forwarded to the Board of Selectmen as recommendations of the Northbridge Safety Committee.

III. (RE)PETITION TO EVALUATE STOP SIGN(S) REQUEST: CLUBHOUSE LAND & LINKSIDE COURT

Sherry Cosgrove, Clubhouse Lane

Sherry Cosgrove informed the Committee that traffic along Clubhouse Lane and within the Shining Rock Golf community continues to be a problem, especially during the morning and evening hour commutes. Mrs. Cosgrove explained the traffic creates a real safety concern for residents accessing the community mailbox, which is situated directly off Clubhouse Lane at the intersection of Linkside Court. Mrs. Cosgrove noted that this intersection is currently the only one within the neighborhood that does not have any stop signs. Mrs. Cosgrove requested, based upon the traffic; speed of vehicles and location of the community mailboxes there is a real safety concern and stop signs should be installed on Clubhouse Lane at the Linkside Court intersection.

Chief Warchol explained to the Committee that excessive speed does not appear to be an issue within the area, noting Clubhouse Lane, like many other through streets in town become cut-throughs. Chief Warchol does not believe installing stop signs will deter the cut-through traffic. Chief Warchol suggested relocating the community mailbox off Clubhouse Lane. Chief Warchol reminded Committee members that it's illegal to randomly place stop signs to deter traffic; installation of stop signs needs to satisfy several criteria, which the Police Chief did not believe to be the case in this instance.

Jamie Luchini noted he did not originally support reasoning to install stop signs at this location which was aimed to deter traffic. However, based upon his observations and safety concerns expressed he is in favor of the request understanding the safety concern with access to the community mailbox.

George Murray agreed with Mr. Luchini in support of the request. Mr. Murray explained that he too observed instances where access to the community mailbox creates a safety issue. Mr. Murray noted that he understands the Police Chief's position and that the roadway will always be a cut-through, however for safety reasons he supports the request to install a 3-way stop at Clubhouse Lane and Linkside Court.

Steven Von Barga also agreed with Mr. Luchini and Mr. Murray suggesting local safety concerns should take priority over design standards and override criteria. Chairman Shuris mentioned that he has observed other locations in town where there are 3-way stops in residential neighborhoods. Mr. Shuris voiced his support of the request to install stop signs based upon real safety concerns, noting the community mailbox is right off the roadway, where residents stand in the travelway, which is already a narrow street.

Chief Warchol reiterated that speed is not an issue and there have been no accidents in the area, noting no traffic studies were completed as required by DOT regulations. Chief Warchol suggested if the location of the community mailbox is the concern then the mailbox should be relocated. Mr. Luchini, Mr. Shuris and Mr. Murray stated the Rockdale Post Office determines locations, noting they (Town) had issues recently with the mailboxes installed along Sutton Street after the roadway improvement project. Mr. Murray noted the safety concerns along Clubhouse Lane exists today and the Committee, using a little common sense should support a

3-way stop at this location. Chief Warchol expressed concerns with violating MassDOT regulations and setting a precedence.

Upon motion duly made (G. Murray) and seconded (J. Luchini) the Safety Committee voted (5-1 [Chief Warchol opposed]) to recommend & support request to install a 3-way stop at Clubhouse Lane and Linkside Court within the Shining Rock Golf Community.

Reference is made to email communication from Sherry & Jeff Cosgrove received by James Shuris Wednesday, October 04, 2017 (5:34PM).

IV. DPW UPDATE: PROVIDENCE RD, SCHOOL ST, SUTTON ST, & UPTON ST INTERSECTION

Chairman James Shuris, DPW Director

James Shuris informed the Committee since the last meeting he has communicated with MassDOT and a traffic engineer regarding possible solutions to the Providence Road, Sutton Street, School Street, Upton Street intersection.

Chairman Shuris presented the Committee with two (2) options:

1. Install pavement markings along approach of the intersection(s), a low-cost option for the town or
2. Work with MassDOT to evaluate locus area and prepare a Road Safety Audit (RSA), at an estimated cost of \$12,000.00 to the town.

Mr. Shuris confirmed for Gary Bechtholdt that the pavement markings would not require any form or type of traffic analysis prior to installation. Chief Warchol indicated that he did not favor pavement markings, believing it would not solve the problem. Mr. Murray and other members agreed with the Police Chief.

Jamie Luchini suggested the town look to work with MassDOT for assistance to help identify solutions at the intersection, noting RSA projects are Chapter 90 eligible.

Upon motion duly made (J. Luchini) and seconded (W. Warchol) the Safety Committee voted (6-0) to recommend the Board of Selectmen work with MassDOT to prepare a Road Safety Audit for the Providence Road, Sutton Street, School Street, Upton Street intersection.

Reference is made to email communication from John M. Michalak, PE (Nitsch Engineering) received by James Shuris October 12, 2017.

V. WINSTON WOODS (SPRING STREET): DEFINITIVE SUBDIVISION PLAN

Michael Hassett, Guerriere & Halnon, Inc.

Michael Hassett (Guerriere & Halnon, Inc.) on behalf of Ryan Fitzgerald, Owner/Applicant reviewed with the Safety Committee the definitive subdivision plan proposed at the end of Spring Street.

Prior to his presentation Mr. Shuris reviewed Safety Committee meeting minutes from June 17, 2009 when this project was originally proposed. Mr. Shuris noted many the comments and concerns raised during the September 13, 2017 meeting were also noted back in 2009.

Mr. Hassett provided the Committee with a brief overview of the September 26, 2017 Planning Board Public Hearing. Mr. Hassett noted initial thoughts to remove sidewalk along Spring Street to address parking and roadway width concerns were not supported by residents attending the public hearing.

Safety Committee members agreed that sidewalks along Spring Street should be retained. James Shuris suggested the sidewalks along Spring Street should be improved as part of any roadway improvements (installation of sewer line, repaving, etc.), noting concerns with existing driveways and sidewalk side slopes.

Mr. Hassett reviewed concerns previously expressed by the Fire Chief (D. White -absent) as it relates to emergency vehicle access around the proposed landscape island (cul-de-sac). Safety Committee acknowledged and shared Chief White's concerns, suggesting the Applicant/Engineer seek a waiver to eliminate the landscaped island within the cul-de-sac.

Upon motion duly made (G. Murray) and seconded (J. Luchini) the Safety Committee voted (6-0) to support waiving the landscaped island within the proposed cul-de-sac.

Mr. Hassett reviewed the following waiver requests with the Safety Committee: elimination of sidewalk; width of pavement within cul-de-sac; diameter/radius of cul-de-sac; and slope (grade) of roadway.

George Murray reiterated prior concerns with eliminating sidewalks within the subdivision development, noting the school bus stop is located at Cottage and Spring Street. Mr. Gamache mentioned to the Committee that the prior approval, 2009 did not require sidewalk. Gary Bechtholdt reminded Mr. Gamache and the Safety Committee that the town's Subdivision Rules & Regulations have since been amended [March 2016], requiring sidewalks and other design standards the Applicant is requesting waivers for.

Upon motion duly made (J. Luchini) and seconded (G. Murray) the Safety Committee voted (6-0) not to support waiver request to eliminate the required sidewalk within the proposed development.

Normand Gamache (Guerriere & Halnon, Inc.) reviewed with the Safety Committee proposed grading of the roadway. Mr. Bechtholdt expressed concerns with the proposed slope and the curve of the roadway along the same grade. Mr. Hassett noted and reviewed with the Committee the proposed radius of the road, slopes, leveling areas, etc.

Chief Warchol questioned if there was an example of a 10% slope (grade) in town; Committee members suggested Prospect Street and/or Shining Rock Drive. Mr. Shuris stated Henry Street was likely more than a 10% slope. Mr. Murray, in reference to the Safety Committee meeting minutes of June 17, 2019 cited that Mr. Gamache had identified Prospect Street as having a 10% slope.

Mr. Bechtholdt felt the roadway layout (curve) and proposed roadway grade (slope) created a potential safety concern, especially during the winter months; Mr. Murray agreed. Chief Warchol shared concerns, however expressed concerns with lack of consistency, citing Shining Rock Drive. Mr. Bechtholdt noted he was not on the Safety Committee during the time Shinning Rock Drive was considered nor was he aware if Shining Rock Drive required a waiver to exceed the slope provisions.

Brian Fitzgerald (Owner/Applicant) expressed concerns of not allowing for certain waivers, noting the project viability will be impacted greatly. Mr. Bechtholdt explained the Safety Committee needs to look at all projects with an eye towards safety and does not get involved with the financial side of development proposals.

Upon motion duly made (G. Bechtholdt) and seconded (G. Murray) the Safety Committee voted (6-0) not to support waiver request to allow for roadway grade of 10% a distance of 247-feet.

Mr. Bechtholdt asked Mr. Hassett if there were any other waiver requests the Safety Committee should be aware of to provide recommendation to the Planning Board. Mr. Hassett noted the additional waivers specific to the design and layout of the cul-de-sac may be withdrawn depending on what the Planning Board decides relative to the landscape island.

Mr. Bechtholdt suggested the Applicant/Engineer arrange to meet with the Safety Committee again, once the subdivision plan has been revised and shows individual driveways, off-street parking areas, sidewalk, location of streetlights, and other proposed improvements.

VI. ASHTON PLACE (2356 PROVIDENCE RD): SITE PLAN REVIEW

Normand Gamache, Guerriere & Halnon, Inc.

Normand Gamache (Guerriere & Halnon, Inc.) on behalf of the Applicant/Engineer, David Brossi reviewed the (revised) site development plan. Mr. Gamache explained to the Committee that since the last meeting they met on site with the Fire Chief to review his previously noted concerns regarding emergency access. Mr. Gamache noted the proposed driveway (curb cut) has been enlarged to accommodate a fire truck and other emergency vehicles.

George Murray questioned if the Fire Department is now satisfied with access to all sides of the proposed building. David Brossi confirmed with the Committee that he met onsite with Chief White to review all concerns, adding that a "No Parking Lane" will also be added to the site driveway directly off Providence Road.

Upon motion duly made (J. Luchini) and seconded (G. Murray) the Safety Committee voted (6-0) to approve the revised Site Development Plan for Ashton Place, subject to receipt of correspondence from the Northbridge Fire Department (Chief David White) approving same.

Reference is made to site development plan prepared by Guerriere & Halnon, Inc. entitled "Proposed Building Addition 2356 Providence Road -Ashton Place" date July 20, 2017 and revised October 06, 2017 and Planning Board Certificate of Approval dated September 14, 2017.

VII. ILLUMINATED CROSSWALK SIGN REQUEST: SCHOOL STREET (ROCKDALE HOUSE)

George Murray, on behalf of Residents

George Murray explained to the Committee that he was approached by residents of the Rockdale House about installing illuminated crosswalk sign(s) on School Street. Mr. Murray noted concerns of visibility due to the geometry and slight elevation changes along the roadway. Mr. Murray spoke in favor of installing illuminated crosswalk signs, noting in order to access the sidewalk on School Street residents need to cross the roadway. Police Chief Warchol agreed with Mr. Murray, indicating the street is heavily traveled; adding illuminated crosswalk signs at this location would be helpful to the elderly population within the area.

Jamie Luchini also favored installation, noting within the town there is existing illuminated crosswalk sign(s) along Douglas Road which were installed by Alternatives Unlimited, Inc.

Upon motion duly made (G. Murray) and seconded (J. Luchini) the Safety Committee voted (6-0) to recommend installing illuminated crosswalk sign(s) on School Street.

VIII. OLD/NEW BUSINESS

a) Next Safety Committee Meeting Dates: 15 November 2017 (10:00 AM)

Next meeting date/time of the Committee has not been confirmed -see Old/New Business item C below.

b) Status of Action: 13 September 2017 Safety Committee Meeting

Jamie Luchini informed the Committee that the Highway Division has installed new signs at the end of Willow Street and replaced other older signs along Linwood Avenue, Main Street and downtown Rockdale, Providence Road.

c) Dore & Whittier Architects, Inc. -School Feasibility Study

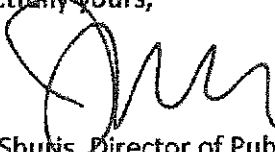
Steve Von Bargen advised the Committee that the Architect (Dore & Whittier Architects, Inc.) for the Middle School Building Project would like to meet with the Safety Committee to review site layouts and proposed circulation as part of their design feasibility study.

Mr. Von Bargen will contact the Architect to see what upcoming dates work, after which Chairman Shuris will confirm availability with Safety Committee members prior to scheduling a meeting.

IX. ADJOURNMENT

Having no additional business the Safety Committee adjourned its meeting of WEDNESDAY, OCTOBER 18, 2017 at or about 11:15 AM.

Respectfully yours,



James Shuris, Director of Public Works
CHAIRMAN, NORTHBRIDGE SAFETY COMMITTEE

/rgb

Cc: Northbridge Town Clerk
Lt. Timothy Labrie
/File

Northbridge Town Manager
M. Hassett, Guerriere & Halnon, Inc.
N. Gamache, Guerriere & Halnon, Inc.

Northbridge Planning Board
Sherry Cosgrove, Clubhouse Lane

Know all Men by These Presents,

HI

That the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Four Thousand Eight Hundred Dollars, paid by **Gerald F. Ebbeling, of 40 Sylvan Road, Uxbridge, MA**, the receipt of which is hereby acknowledged, does sell and convey to said Gerald F. Ebbeling, that certain cemetery **Lot No. 203**, twelve burial graves, situated on the way called **Maple Square** in the **Riverdale Cemetery**, and the sole and exclusive right of burial of the dead therein, subject to the following rules and restrictions for the regulation and government of said Cemetery; viz:

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

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

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

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

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

IN WITNESS WHEREOF, the said Town of Northbridge has caused these presents to be signed and sealed by its Board of Selectmen, this 18th day of December in the year of our Lord Two Thousand Seventeen.

Know all Men by These Presents,

H2

That the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Two Thousand Four Hundred Dollars, paid by **James H. Ebbeling, of 24 Sylvan Road, Uxbridge, MA**, the receipt of which is hereby acknowledged, does sell and convey to said James H. Ebbeling, that certain cemetery **Lot No. 204A**, six burial graves, situated on the way called **Maple Square** in the **Riverdale Cemetery**, and the sole and exclusive right of burial of the dead therein, subject to the following rules and restrictions for the regulation and government of said Cemetery; viz:

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

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

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

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

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

IN WITNESS WHEREOF, the said Town of Northbridge has caused these presents to be signed and sealed by its Board of Selectmen, this 18th day of December in the year of our Lord Two Thousand Seventeen.

Know all Men by These Presents,

H3

That the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Four Hundred Dollars, paid by **Wallace and Sandra Smith, of 226 Carpenter Road, Northbridge (Whitinsville), MA**, the receipt of which is hereby acknowledged, does sell and convey to said Wallace and Sandra Smith, that certain cemetery **Lot No. 101A**, single burial grave, situated on the way called **Maple Ave.** in the **Riverdale Cemetery**, and the sole and exclusive right of burial of the dead therein, subject to the following rules and restrictions for the regulation and government of said Cemetery; viz:

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

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

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

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

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

IN WITNESS WHEREOF, the said Town of Northbridge has caused these presents to be signed and sealed by its Board of Selectmen, this 18th day of December in the year of our Lord Two Thousand Seventeen.

Know all Men by These Presents,

H4

That the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Eight Hundred Dollars, paid by **Wallace and Sandra Smith, of 226 Carpenter Road, Northbridge (Whitinsville), MA**, the receipt of which is hereby acknowledged, does sell and convey to said Wallace and Sandra Smith, that certain cemetery **Lot No. 101B**, two burial graves, situated on the way called **Maple Ave.** in the **Riverdale Cemetery**, and the sole and exclusive right of burial of the dead therein, subject to the following rules and restrictions for the regulation and government of said Cemetery; viz:

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

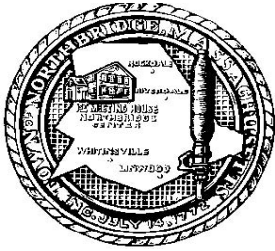
2nd. That if any trees or shrubs in said Lot shall become in any way detrimental to the adjacent lots or avenues, or dangerous or inconvenient, the Town shall have the right to enter into said Lot and remove said trees or shrubs, or such parts thereof as are dangerous, detrimental or inconvenient.

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

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

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

IN WITNESS WHEREOF, the said Town of Northbridge has caused these presents to be signed and sealed by its Board of Selectmen, this 18th day of December in the year of our Lord Two Thousand Seventeen.



TOWN OF NORTHBRIDGE, MASSACHUSETTS

COMMUNITY PLANNING & DEVELOPMENT

R. Gary Bechtholdt II, Town Planner
7 Main Street Whitinsville, MA 01588
Phone: (508) 234.2447 Fax: (508) 234.0821
gbechtholdt@northbridgemass.org

MEMORANDUM

Date: November 30, 2017

TO: NORTHBRIDGE BOARD OF SELECTMEN
Adam D. Gaudette, Town Manager

From: R. Gary Bechtholdt II, Town Planner

RE: **COMMUNITY SHARED SOLAR OVERLAY DISTRICT**
(proposed) Zoning Bylaw Amendment

Following the November 20, 2017 Board of Selectmen meeting the Planning office met with the project proponent to discuss and review the initial draft of the proposed zoning bylaw amendment to establish a "Community Shared Solar Overlay District" within the Town of Northbridge.

Attached for your review and consideration is an updated DRAFT based upon discussions and individual feedback from Planning Board members. The revised draft is formatted and configured to fit within our current zoning and includes new sub-sections including Location; Permitted Use; and Definitions for the proposed overlay. Also attached is an illustration prepared by CMRPC showing the proposed delineation of the Community Shared Solar Overlay District. A solar photovoltaic installation within the (proposed) Community Shared Solar Overlay District (CSSOD) would be permitted by Special Permit of the Planning Board and Site Plan review/approval.

As mentioned, the Planning Board is required to hold a public hearing for all zoning amendments in advance of Town Meeting action; arrangements have been made for the Planning Board to hold its public hearing Tuesday, December 19, 2017 (7:05PM -Town Hall). The Planning Board shall provide a Report & Recommendation at Town Meeting.

It is recommended that the Board of Selectmen seek comment and input from Town Counsel and Inspector of Buildings/Zoning Enforcement Officer on this draft zoning bylaw amendment in preparation for and in conjunction with the Planning Board's public hearing review.

I hope you find this information helpful as the Board of Selectmen consider and discuss this matter at its meeting of Monday, December 04, 2017.

Cc: Planning Board
Inspector of Buildings
Project Proponent(s)
/File

I.

AMEND Chapter 173 -Zoning, Article XX -Large Scale Solar Photovoltaic Installations

by adding the following entitled “Community Shared Solar Overlay District” as follows:

§ 173-136.1 Community Shared Solar Overlay District (CSSOD)

The Community Shared Solar Overlay District (CSSOD) is hereby established as an overlay district within the Town of Northbridge. All requirements pertaining to the underlying district(s) shall continue to be in full force and effect, except where the CSSOD bylaw supersedes such underlying requirements or provides for an alternative to such requirement(s).

§ 173-136.2 Purpose

§ 173-136.3 Location

The boundaries of the Community Shared Solar Overlay District (CSSOD) are shown on map entitled “Northbridge, Massachusetts Zoning Overlay District Map” prepared by CMRPC -Central Mass Regional Planning Commission dated XXXXXX, and as may be amended. The CSSOD is comprised of and identified as Northbridge Assessor Map 27, Parcels 15, 16, 17, 18, 20, 21, 22, 23, 29, and 89.

§ 173-136.4 Permitted Use

The CSSOD applies to the construction of solar photovoltaic systems as defined herein and in accordance with Article XX, Large-Scale Ground-Mounted Solar Photovoltaic Installations of the Northbridge Zoning Bylaw.

§ 173-136.5 Definitions

- A. Appurtenant Structures --all structures, the use of which is appurtenant (secondary to) a solar photovoltaic system, including but not limited to equipment shelters, storage facilities, transformers and substations.
- B. Community Shared Solar --a Community Shared Solar (CSS) project is a solar photovoltaic system that provides benefits such as electricity, net metering credits, and return on investment to multiple participants. A CSS project is hosted by an entity and supported by multiple participants, who invest in the project or purchase the electricity or net metering credits generated. CSS may offer an alternative for those who cannot install solar on their own property.

- C. Hazardous Materials --hazardous materials stored, used or generated on site shall not exceed the amount for a Very Small Quantity Generator of Hazardous Waste (VSQG) as defined by the Department of Environmental Protection pursuant to MassDEP regulations 310 CMR 30.000 and shall meet all requirements of the DEP, including storage of hazardous materials. If hazardous materials are utilized within the solar electric equipment, impervious containment areas capable of controlling any release to the environment and to prevent potential contamination of groundwater shall be required.
- D. Large-Scale Ground Mounted Solar Photovoltaic Installation --a solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, has a minimum nameplate capacity of 250 kW DC and generates power utilized at least in part off-site.
- E. Rated Nameplate Capacity --the maximum rated output of electric power production of the photovoltaic system in direct current (DC).
- F. Solar Array --
- G. Solar Photovoltaic System --
- H. Special Permit Granting Authority --the Planning Board shall be the Special Permit Granting Authority (SPGA) for solar photovoltaic systems within the Community Shared Solar Overlay District (CSSOD).

§ 173-136.6 Special Permit

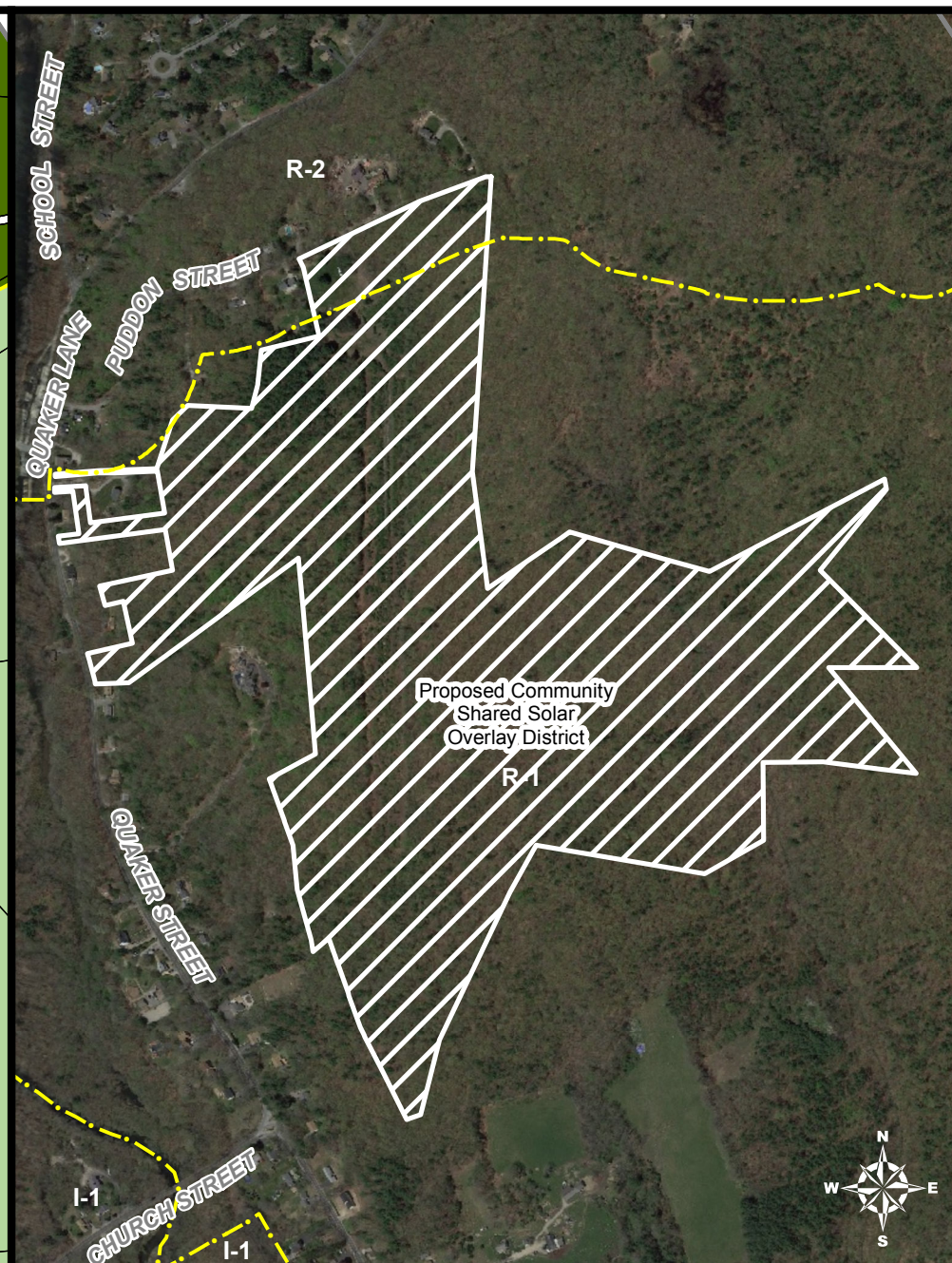
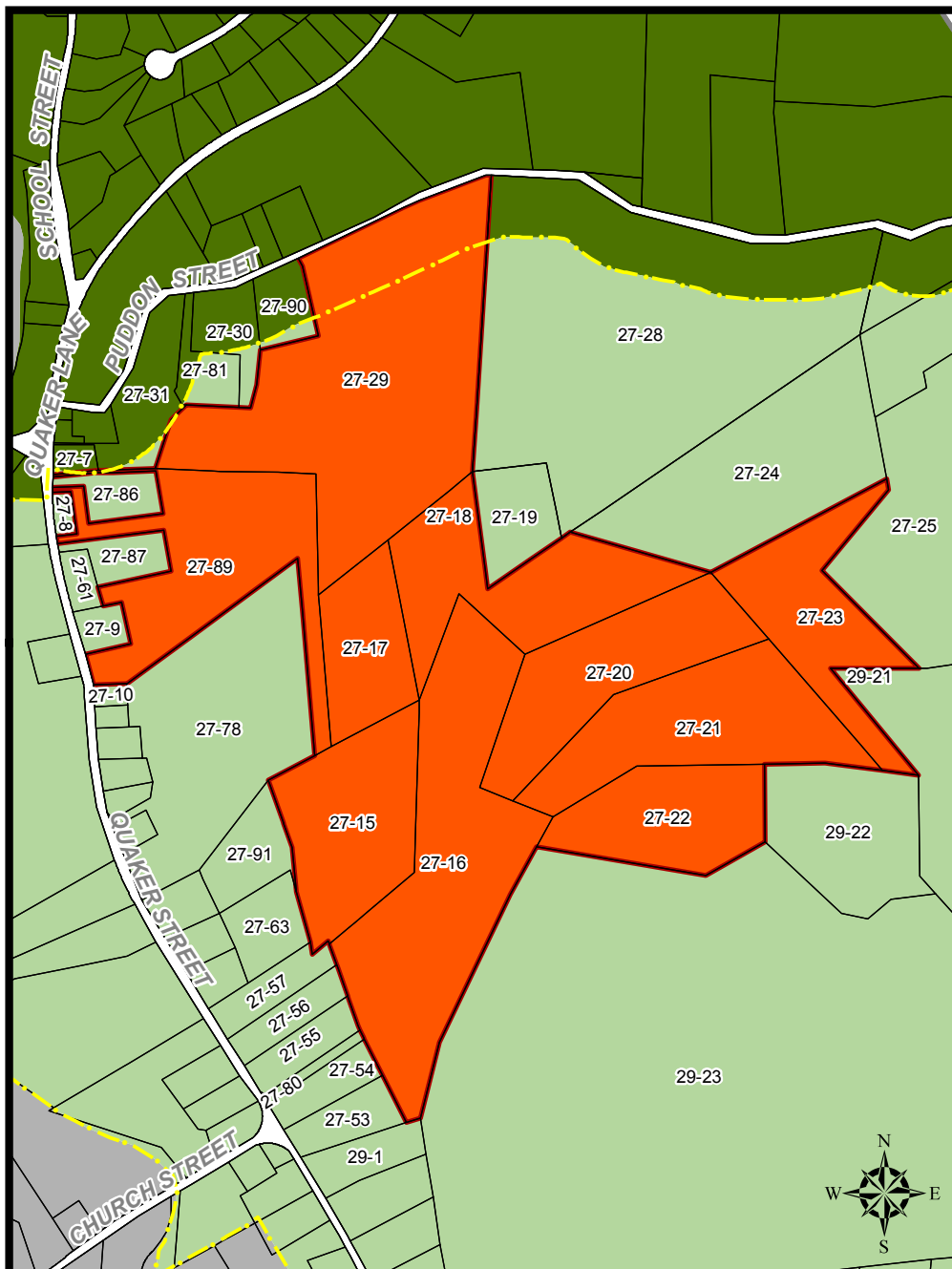
In accordance with Section 173-74 [Special permits] of the Northbridge Zoning Bylaw, the Planning Board may issue a special permit for solar photovoltaic systems pursuant to the requirements and standards noted herein upon site plan review and approval of same in accordance with Section 173-49.1 [Site plan review by the Planning Board] of the Northbridge Zoning Bylaw.

§ 173-136.7 General Requirements


In addition to the general requirements provided for in Section 173-136 for Large-Scale Solar Photovoltaic Installations, the following requirements shall apply to Community Shared Solar systems.

- A. Compliance with laws and regulations. The construction and operation of Large-Scale Ground-Mounted Solar Photovoltaic Installations (LGSPI) shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a solar photovoltaic installation shall be constructed in accordance with the State Building Code.

- B. Building permits. No LGSPI shall be constructed, installed or modified as provided herein without first obtaining a building permit.
- C. Site plan review. No LGSPI shall be constructed, installed or modified except in conformity with a site plan approval by the Planning Board. The Planning Board shall consider and apply the requirements set forth herein and as provided for in Article XX, Large-Scale Solar Photovoltaic Installations Section 173-136 [General requirements] of the Northbridge Zoning Bylaw.
- D. Setbacks and screening. Minimum setbacks for a LGSPI shall have a minimum front lot depth of 100-feet; minimum side lot depth of 50-feet and minimum rear lot depth of 50-feet. Every abutting property shall be visually screened from the LGSPI through any one or combination of the following: location, distance, plantings, existing vegetation and fencing. No setbacks shall be required for interior parcel lines that adjoin parcels held in common ownership within the CSSOD.
- E. Building lot. A LGSPI shall be permitted on contiguous parcels of land of one hundred acres or more within the CSSOD and having a minimum lot width of 50-feet on a public way within the Town of Northbridge. Adjoining interior parcels without frontage that are held in common ownership shall be considered buildable as part of a LGSPI application. A LGSPI shall be permitted on multiple adjoining parcels through the issuance of a single building permit.
- F. Lot access. Access to a LGSPI may be provided via the qualifying frontage or allowed from adjoining parcels held in common ownership as may be approved by the Planning Board as part of site plan review.



Industrial One (I-1)
Residential One (R-1)
Residential Two (R-2)

 Proposed CSSOD

Legend

Source: Data provided by the Town of Northbridge, Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.
Imagery (C) Google
Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Proposed Community Shared Solar Overlay District

Northbridge, Massachusetts

November 22, 2017

1 inch = 853 feet