

## BOARD OF SELECTMEN'S MEETING

April 25, 2022

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

The Pledge of Allegiance was recited by those present.

**APPROVAL OF MINUTES: 1) March 28, 2022.** A motion/Mr. Athanas, seconded/Mr. Melia to approve the March 28, 2022 meeting minutes as presented, with the readings omitted. Vote yes/Ampagoomian, Athanas, Collins and Melia. **2) April 11, 2022.** A motion/Mr. Athanas, seconded/Mr. Melia to approve the April 11, 2022 meeting minutes as presented with the readings omitted. Vote yes/Ampagoomian, Athanas, Collins and Melia.

The Board of Selectmen moved to the decision items as it was still too early for the scheduled public hearing.

**2022 Annual License Renewals [Junk Dealers, Bowling & Billiards] / Vote to approve subject to the payment of all monies due the Town.** A motion/Mr. Collins, seconded/Mr. Melia to approve the 2022 Annual License Renewals [Junk Dealers, Bowling & Billiards] subject to the payment of all monies due the Town. Vote yes/Ampagoomian, Athanas, Collins and Melia.

**Spring Annual Town Election [Tuesday, May 17, 2022]/Vote to sign election warrant.** A motion/Mr. Melia, seconded/Mr. Athanas to sign the election warrant for the Spring Annual Town Election [Tuesday, May 17, 2022]. Vote yes/Ampagoomian, Athanas, Collins and Melia.

**Pine Grove Cemetery Deed/Ohhanes and Rosette Kourkounian [Lot Nos. 161 and 162, two graves, Forest Ave. West (North)].** A motion/Mr. Melia, seconded/Mr. Collins to approve the sale of lot numbers 161 and 162, two graves, Forest Ave. West (North) to Ohhanes and Rosette Kourkounian. Vote yes/Ampagoomian, Athanas, Collins and Melia.

**Conservation Fund- Monetary Donation 1) Brian & Deborah Castell in the amount of \$250.00, and 2) Dennis & Barbara McNamee in the amount of \$100.00/Vote to accept.** a motion/Mr. Athanas, seconded/Mr. Collins to accept the monetary donations from Brian & Deborah Castell in the amount of \$250.00 and Dennis & Barbara McNamee in the amount of \$100.00. Vote yes/Ampagoomian, Athanas, Collins and Melia.

**Stone Hill Partners, LLC [Stone Hill Condos] -Vote to accept monetary gift in the amount of \$100,000.00 (Mumford Riverwalk Improvements).** A motion/Mr. Collins, seconded/Mr. Athanas to accept a monetary gift in the amount of \$100,000.00 from the Stone Hill Partners, LLC to be used towards the Mumford Riverwalk Improvements. Vote yes/Ampagoomian, Athanas, Collins and Melia.

**TOWN MANAGER'S REPORT:** Town Manager Gaudette announced that on Wednesday, April 27, 2022 at 7 PM, they will be holding a public forum in the Board of Selectmen's Meeting Room to present information about the 4 ballot questions that will appear on the upcoming Town Election Ballot and to field any questions from the public. The forum will also be recorded and aired for those that cannot make the meeting.

With the time of 7:05pm having arrived, the board began the scheduled public hearing.

**PUBLIC HEARING/7:05 PM – Zeus Gas Station DBA Valley Gas (Samih Younes, Mgr.), 194 Church Street, Whitinsville, MA 01588/Application for a Class II – Used Car Dealer's License/Present: Samih Younes.** Chairman Ampagoomian read aloud the public hearing notice. A motion/Mr. Athanas, seconded/Mr. Melia to open the public hearing. Vote yes/Ampagoomian, Athanas, Collins and Melia. Mr. Younes explained that he has owns this 194 Church Street property and would like to offer used cars for sale. He mentioned that the previous owner had a Class II license so he would like to continue that use. Selectman Collins asked if he plans on having up to 10 cars. Mr. Younes responded that he has other dealerships and does not see them exceeding that number. Mr. Collins asked where the cars will be stored as the parking lot is small. Mr. Younes said that he owns the parking lot behind the area as well and added that he would eventually like to add motorcycles. To that, Mr. Younes was advised to speak with the staff in the Town Manager's office to advise him as to what was required for that. Chairman Ampagoomian clarified that the application before the Selectmen tonight is solely for a Used Car Dealer's License, with a restriction of no more than ten (10) cars per the special permit. A motion/Mr. Melia, seconded/Mr. Athanas to close the public hearing. Vote yes/Ampagoomian, Athanas, Collins, and Melia. A motion/Mr. Collins, seconded/Mr. Melia to approve the Class II – Used Car Dealer's License for Zeus Gas Station DBA Valley Gas (Samih Younes, Mgr.), 194 Church Street, Whitinsville, MA 01588 with a restriction of no more than ten (10) cars per the ZBA Special Permit. Vote yes/Ampagoomian, Athanas, Collins, and Melia.

**APPOINTMENTS/None**

**CITIZENS' COMMENTS/INPUT/None**

**SELECTMEN'S CONCERNS: Selectman Athanas/1)** asked if street sweeping operations have been completed. Interim DPW Director Mr. Luchini replied that the town is about 70% complete. **2)** asked if there was a prioritized road repair listing. Mr. Luchini explained that he is running through the numbers and hopes to have a memorandum to the Board next week. **Selectman Melia** asked the Town Manager about Lovey's shutting down and being required to clean up the area, which was mentioned in the weekly report. Town Manager Gaudette replied that he would check with staff on the status and get a timeline for the cleanup. **Chairman Ampagoomian** asked about the progress of Plummer's Corner. Mr. Luchini noted that they have addressed the situation with the light timing and he believes the change seems to be working correctly. Mr. Luchini further addressed the possibility of an additional lane, which they are still waiting on a study for the corridor, and once that is complete they can figure out if there is enough room to add another lane.

**ITEMS FOR FUTURE AGENDA/None**

**CORRESPONDENCE/None**

**EXECUTIVE SESSION/None**

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

**Meeting Adjourned: 7:12 PM**

**Respectfully submitted,**

**Russell D. Collins, Clerk**

**/mjc**

## **LIST OF DOCUMENTATION**

### **BOARD OF SELECTMEN'S MEETING - OPEN SESSION**

**April 25, 2022**

#### **PLEDGE OF ALLEGIANCE**

#### **I. APPROVAL OF MINUTES: A. 1) March 28, 2022**

-Copy of March 28, 2022 meeting minutes

#### **2) April 11, 2022**

-Copy of April 11, 2022 meeting minutes

#### **II. PUBLIC HEARING: B. 7:05 PM – Zeus Gas Station DBA Valley Gas (Samih Younes, Mgr.), 194 Church Street, Whitinsville, MA 01588/Application for a Class II – Used Car Dealers License/Present: Samih Younes**

-Copy of the notice to abutters

-Copy of Class II Application from: Zeus Gas Station d/b/a Valley Gas

-Copy of REAP Attestation Form

-Copy of Workers Comp Affidavit

-Copy of drawing detailing the layout of the property/buildings/parking areas

-Copy of Certificate of Liability Ins.

-Copy of memo dated March 25, 2022 to Building Inspector to determine if the location is suitable and is an allowed use in the zone.

-Copy of memo dated March 25, 2022 to Police Chief to inspect the premises

-Copy of ZBA Special Permit to allow the sale of used cars at 194 Church Street.

-Copy of License Routing Slip

#### **III. APPOINTMENTS/None**

#### **IV. CITIZENS' COMMENTS/INPUT**

#### **V. DECISIONS:**

**C. 2022 Annual License Renewals [Junk Dealers, Bowling & Billiards] / Vote to approve subject to the payment of all monies due the Town**

-Copy of the list of licenses to be renewed

**D. Spring Annual Town Election [Tuesday, May 17, 2022]/Vote to sign election warrant**

-Copy of the annual town election warrant

**E. Pine Grove Cemetery Deed/Ohhanes and Rosette Kourkounian [Lot No. 161 and 162, two graves, Forest Ave. West (North)]**

-Copy of the Cemetery Deed

**F. Conservation Fund- Monetary Donation 1) Brian & Deborah Castell in the amount of \$250.00 2) Dennis & Barbara McNamee in the amount of \$100.00/Vote to accept**

-Copy of memo from the Conservation Comm. dated April 19, 2022 regarding donations from the Castells and McNamees.

**G. Stone Hill Partners, LLC [Stone Hill Condos] -Vote to accept monetary gift in the amount of \$100,000.00 (Mumford Riverwalk Improvements)**

-Copy of memo from the Community Planning & Dev. Office dated April 20, 2022 regarding the donation from Stone Hill Condos.

**VI. DISCUSSIONS/None**

**VII. TOWN MANAGER'S REPORT/None**

**VIII. SELECTMEN'S CONCERNS/No documentation**

**IX. ITEMS FOR FUTURE AGENDA/None**

**X. CORRESPONDENCE/None**

**XI. EXECUTIVE SESSION/None**