

**BOARD OF SELECTMEN'S MEETING**  
**January 28, 2019**

**JOINT MEETING WITH THE NORTHBRIDGE CONSERVATION COMMISSION**

A meeting of the Board of Selectmen was called to order by Chairman Thomas Melia at 7:00 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. **Select Board Members present:** Ampagoomian, Athanas, Cannon, Melia and Nolan. **Conservation Commission Members present:** Barbara McNamee, Chairman, Justin Arbuckle, Vice Chairman, Gerry Ouillette, Joy Anderson, Cindy Campbell, and Justine Carroll. **Also present:** Adam D. Gaudette, Town Manager.

A moment of silence was held for former Selectman Roger Mathieu, who passed away on Wednesday, January 23, 2019. Mr. Mathieu was a three-term Selectman, a member of the Planning Board, and he was a strong advocate for the Village of Rockdale.

The Pledge of Allegiance was recited by those present.

**APPROVAL OF MINUTES/None**

**PUBLIC HEARINGS/None**

**APPOINTMENTS/By the Board of Selectmen: Community Preservation Committee/Harry Berkowitz (Member At Large).** A motion/Mr. Ampagoomian, seconded/Mr. Athanas to appoint Harry Berkowitz to the Community Preservation Committee as a Member at Large. Vote yes/Unanimous.

**CITIZENS' COMMENTS/INPUT/None**

**Arcade Package, 185 Church Street, Whitinsville and Whitinsville Gas & Market, 4 N. Main Street, Whitinsville/Notice of intent to install a Keno to Go Monitor.** Chairman Melia announced that the Town received notification from the Massachusetts State Lottery Commission that Arcade Package and Whitinsville Gas & Market are looking to install a Keno to Go monitor. He advised Board members that if the board does not object to this then no action is required. The Board did not object and no action was taken.

**Linda Usher/Request to hold the 31<sup>st</sup> Annual Whitin-Five Mile Road Race, Thursday, November 28, 2019, subject to the safety requirements of the Northbridge Police Department.** A motion/Mr. Athanas, seconded/Mr. Nolan to approve the 31<sup>st</sup> Annual Whitin-Five Mile Road Race, to be held on Thursday, November 28, 2019, subject to the safety requirements of the Northbridge Police Department. Vote yes/Unanimous.

**Northbridge Public Schools/Vote to Submit Statement of Interest to the MSBA for Middle School Repairs/Present: Dr. Catherine Stickney, Superintendent of Schools and Richard Maglione, Dir. of Facilities.** Dr. Stickney stated that they have started the process to submit a Statement of Interest for accelerated repairs to the Northbridge Middle School including windows, doors and boiler replacement. Selectman Ampagoomian asked if this included all the windows in the old portion of the School. Mr. Maglione stated that it is a combination. A motion/Mr. Ampagoomian, seconded/Ms. Cannon having convened in an open meeting on January 28, 2019, prior to the closing date, the Northbridge Board of Selectmen in the Town of Whitinsville, MA, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated January 28, 2019 for the Northbridge Middle School, located at 171 Linwood Ave., Whitinsville, MA, which describes and explains the following deficiencies and the priority

category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future replacement of boilers, windows, and doors, and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority. Vote yes/Unanimous.

**Slaughterhouse Application, 1316 Hill Street, Whitinsville. Present: Conservation Commission Members: Barbara McNamee, Chair, Justin Arbuckle, Vice Chair, Gerry Ouillette, Joy Anderson, Cindy Campbell, Justine Carroll, David Pickart, Conservation Agent and Mustafa Harrati, Applicant].** Town Manager Gaudette explained that the proposed use of the property location is subject to an Agricultural Preservation Restriction, which is held between the Commonwealth of Massachusetts and the Town of Northbridge. The use is not allowed by-right based on the restriction and would require approval of both the Commonwealth and the Town due to the change in use. Town Manager Gaudette also recommended the change of use be approved by both the Conservation Commission and the Board of Selectmen. Mr. Harrati stated that he owns the farm on Hill Street and raises sheep and chickens for consumption. He also explained that he hopes to build a small slaughterhouse to process the chickens and sheep for customers. Ms. McNamee stated that they have not had a lot of discussion about this matter and are concerned due to the lack of information regarding the impact it would have on the environment. She further stated that there have not been any environmental studies done so it is difficult to know how the operation would impact the wetland areas. Mr. Pickart stated that he has viewed the site from the street, and there are wetlands behind and adjacent to the existing structure that will be renovated. He also pointed out that the application includes holding pens, a driveway, and parking; none of which is shown on the plan and depending on the wetlands, it may or may not be approvable. Mr. Pickart mentioned that with the open fields you typically see poorly drained soils. He noted that under the current use of the property, the activity is exempt, but if there is a change in use it will first need to be determined if it would turn into a regulated wetland. Continuing, Mr. Pickart indicated his concern about the waste, since it is not the average waste of a single-family home. He further mentioned that if a system is constructed on site to treat the waste it will have to go through the Massachusetts Department of Environmental Protection. The U.S. Department of Agriculture says that installing a septic system, which is in Mr. Harrati's proposal, is not suitable to treat slaughterhouse operation waste. The first priority is to send it to the municipal wastewater treatment plant, which isn't possible as the sewer does not extend up that far. Secondly, gravel wetland or waste water lagoons need to be in place. Mr. Pickart added that the waste that is generated from this process contains elevated levels of contaminants and characteristics that you would not want to get into the town's drinking water. He then expressed that without more information it is difficult to know what kind of impact it will have on the environment. Chairman Melia read aloud a letter from Paul McKeon, Chairman of the Board of Health, regarding Mr. Harrati's application and advised that a copy of this letter can be found in the agenda backup documentation. Selectman Athanas asked if anyone at the state has been contacted for permission or if he starts at the local level. Mr. Harrati said he started with the State who referred him to the Town due to language in the contract for the land. Selectman Ampagoomian asked about the language in the application regarding use by others, where other local farmers can use his facility to slaughter their animals. Mr. Harrati stated that it is open to the community and farmers and he wouldn't turn down someone who needs help slaughtering their animals. Chairman Melia asked how long he had been in this business. Mr. Harrati replied that he has owned the farm for five years now and raises sheep, chickens, turkeys and ducks that he gives to customers (alive). He stated that he does slaughter the animals that he keeps for his own use. Chairman Melia asked what happens to the carcasses. Mr. Harrati responded that he composts them. Selectwoman Cannon asked Mr. Harrati for a response to the concerns that the Board of Health raised. 1) Property taxes owed in excess of \$7,800. He answered that he recently experienced some unforeseen expenses but expects to have the taxes paid and current this year. 2) Complaints of animals in the roadway. Mr. Harrati explained that when he acquired the property he did his best to find out what

would contain the animals on the property. He mentioned the solution was to install an electric fence around the property, which unfortunately was not enough. He continues to resolve the issues as they happen. Selectwoman Cannon then asked that due to the increase in the number of animals if he had any concerns for the animals getting out. Mr. Harrati explained that he does not live on site, so it makes it difficult to watch over the property, but with the slaughterhouse and the funds coming in from it, he will be able to hire a full-time employee to take care of the farm during the day. Selectwoman Cannon also inquired about what kind of training and certification is needed to run a slaughterhouse. Mr. Haratti replied that there is no training required as long as you know how to slaughter the animals in a humane way and explained that the animal cannot suffer and must be killed quickly. Selectman Athanas stated that his big concern is the waste that will be going out and would like to see more definitive plans on that. Mr. Haratti stated that a company will be hired to remove the carcasses from the property daily. He also informed the Board that he would need to hire an engineer who understands needs that are specific to slaughterhouses. Chairman Melia expressed concerns for odors, especially on hot days. Mr. Haratti answered that he is not concerned about odors since it will be designed in a way to make it easy to clean and sanitize. Ms. Campbell pointed out that she lived a few houses down from a slaughterhouse and the odor was noticeable. Her dog also managed to bring home parts of carcasses. Mr. Ouillette stated that he has a background in wastewater and doubts that there is a system to break down the chemistry, fats, and greases. He also suggested Mr. Harrati use an environmental engineer. Mr. Ouillette asked if there is any Food and Drug Administration [FDA] licensing required for slaughterhouses. Mr. Haratti responded that once he has permission from the Town he would then need to go to the State for their approval and regulations. Chairman Melia explained that both Boards would need to take a vote on whether to approve or not approve the application as it stands. Mr. Haratti asked if they needed more information to take a vote. Chairman Melia replied that he could either withdraw his application and come back at a later time with the information requested, or both Boards can vote on the application as it is presented tonight. Mr. Arbuckle stated that they will need full engineer plans, and calculations. Mr. Haratti stated he would like to withdraw his application and come back with more information at a later time. The Conservation Commission agreed to allow Mr. Haratti to do so. No vote was taken due to the withdrawal of the application by the applicant.

**Annual Town Election [May 21, 2019] / Vote to give notice to the Town Clerk to place vacancies from elected boards on the Town Election Warrant.** A motion/Mr. Nolan, seconded/Ms. Cannon to give notice to the Town Clerk to place vacancies from the elected boards on the Town Election Warrant. Vote yes/Unanimous.

**Town Clerk's Office/Request to hang a banner across Church Street from Sunday, May 12, 2019 to Sunday, May 26, 2019 to advertise the Annual Town Election on Tuesday, May 21, 2019.** A motion/Mr. Athanas, seconded/Mr. Nolan to approve the request to hang a banner across Church Street from Sunday, May 21, 2019 to Sunday, May 26, 2019 to advertise the Annual Town Election on Tuesday, May 21, 2019. Vote yes/Unanimous.

**Pine Grove Cemetery Deed/Barbara A. Helstrom [Lot No. 51, Walnut Ave., South] two full burial plots.** A motion/Mr. Nolan, seconded/Mr. Athanas to approve the sale of lot No. 51, Walnut Ave., South to Barbara A. Helstrom for two full burial plots. Vote yes/Unanimous.

**Friends of Lasell Field/Present Request for Town Meeting Article and Ballot Question for Installation of Artificial Turf and other Field Improvements [Present: Tim Labrie and George Roadman].** Mr. Labrie stated Lasell Field was dedicated in honor of John Whittin Lasell and has been a monument for several decades but has deteriorated over time. He reviewed the current condition of the bleachers (which are also not ADA compliant), the track, grass, goal posts, sprinklers and lights. He also explained that the Track and Field teams are not able to host home events due to the conditions. Mr. Labrie then reviewed the conceptual design plan and explained that the group met with John Chafin from RAD Turf for an estimate of the preliminary breakdown. The estimations are as follows: Field: \$900K; Track \$750k; Eco Drain \$90K;

lights \$450K; bleachers \$140K; press box \$125K; netting \$20K; other \$300K for a total cost of \$2,755K. Mr. Labrie stated that they are looking for the Selectmen to sponsor an article for a \$2,755,000 one-time Debt Exclusion to fund the renovation of Lasell Field. Chairman Melia asked the Town Manager to clarify the process for that. Town Manager Gaudette stated that a debt exclusion would require two votes; one being the authorization to borrow at Town Meeting and the second would be an election ballot question to allow the Town to tax above the levy. He stated that in order to place an article on the warrant it would either have to be sponsored by a Board or by petition, which requires ten signatures of registered voters. He noted the warrant closes on Friday, March 8, 2019 at Noon. Town Manager Gaudette further explained to get a Debt Exclusion on the election ballot requires a vote by the Board of Selectmen at least 35 days before the election. Selectman Athanas asked if the School Department should sponsor the article since they own by the schools. Mr. Gaudette explained that the article would first need to be placed on the warrant and then the Selectmen would need to vote to put it on the ballot. Mr. Athanas asked how firm the numbers are and commented that residents will want to see quotes reflecting the same numbers. Mr. Labrie replied that the current numbers are based off the Weston, MA project, which was recently completed. Selectman Ampagoomian asked if the project passes what the estimated time frame would be for completion. Mr. Labrie responded that it would be a 15 to 16-week turnaround, so if it were to pass in May, it would go through the bidding process and construction would start in the fall of 2019. Selectman Nolan asked about the lifespan and replacement costs of the proposed field. Mr. Labrie stated that it is a 10-year lifespan for the turf and replacement cost would be anywhere from \$400,000 to \$500,000 dollars. Selectman Nolan pointed out when turf fields were first introduced the injury rate was high and asked if that is something that has been resolved. Larry Green from WA Design clarified that the life span, if properly maintained with a groomer, can last about 12 to 13 years. He also said as for the injuries it is equal to if not less than when compared to grass since the students will be playing on a compressed sand and rubber infills. Selectman Nolan asked if the groomer is an apparatus. Mr. Green replied that it is a combined groomer/sweeper with a magnet that picks up metals and grooms the infill. Selectman Nolan asked if the groomer was also included in the quote. Mr. Green stated that it is. Selectman Nolan asked if this project goes through would it be open to the public. Mr. Labrie stated that it would. Selectman Nolan then asked who would be in charge of the upkeep. Mr. Labrie stated the School. Selectwoman Cannon asked about the quality of material that would be used on the track. Mr. Green replied it is a far better quality than what is there now and added that technology has changed, and it would likely be a urethane track. He further mentioned that the process for assembling the track is like making lasagna; the track would be paved, then a layer of rubber, then the urethane and the layers get smaller as they go up. Selectwoman Cannon questioned if there was any other upkeep required for the field aside from the grooming and if the maintenance will reduce the annual maintenance costs for that field. Mr. Labrie stated that maintenance would cost anywhere from \$5,000 to \$7,000 dollars per year. This company does use the drag. Selectwoman Cannon asked if any discussion for fundraising and/or sponsoring has been discussed to help reduce the cost. Mr. Labrie replied yes and noted that is one of the goals of Friends of Lasell to generate a fundraising plan as soon as they get support from the Selectmen to go ahead with a warrant article. Selectman Ampagoomian asked if the school staff will need to be trained on how to properly groom the turf. Mr. Green advised it is an easy process where the device is pulled behind a gator or tractor. Selectman Nolan asked what the reparability is for new tracks. Mr. Green stated it would depend on the severity, but a section of the track can be cut out and new layers can be put back in. Chairman Melia asked if the fundraising would be put towards reducing the amount of the article or put towards something else. Mr. Labrie said the funds would go towards sustainability to assist in turnover to the school for future maintenance and to help offset the total cost of the project. Chairman Melia asked what the cost would be to re-sod the field. Scott Macintosh, a Northbridge resident and an Agronomist with experience in the turf business, replied that they received a quote 2 weeks ago that was close to \$200,000 dollars just to turn-key the field. Mr. Macintosh explained that would last approximately 3 years before having to re-sod the field again. Chairman Melia stated that he looked into what the cost would be to residents and for an average house it would cost about \$570 over the four quarters. Chairman Melia expressed concern for the condition of the field and how it is in the worst condition it has ever been in. Selectman Athanas clarified that the



\$200,000 to sod the field would cover the turf and not address the track and drainage. Mr. Green stated that during the construction, they can address some of the drainage, but it would result in the water puddling on the track. Chairman Melia asked if the School Committee had mentioned bringing the article forth looking for the Selectmen's support and added that he thought it was included on their Capital Plan. Mr. Labrie explained that it was on their 5-year plan but was piece-mailed over several years of different portions. Mr. Labrie stated that when he went before the School Committee, he asked that they lump it together and make it a priority. Town Manager Gaudette explained that the Selectmen would need to know from the School Committee if they are going to vote to place the article on the warrant and if not then you would have to go to another Board or do it by petition. Mr. Labrie stated that he is asking the Selectmen to support the article but will ask the School Department for their support. Town Manager Gaudette reiterated Mr. Athanas' point that it is a School project and will be the school's responsibility to maintain it. Chairman Melia concurred that it would better coming from them and seeking support from the Selectmen.

**TOWN MANAGER'S REPORT: 1) Key Meetings Attended:** Monday, January 7, 2019 – Attended the Board of Selectmen Meeting. Thursday, January 10, 2019 – Met with resident Ross Smith to discuss West Hill Farm access easement dispute with Army Corps of Engineers. Town Manager Gaudette stated that we do have a seat at the table but for the record we do not own any of the property involved. Thursday, January 10, 2019 – Attended a Collaborative Task Force meeting at Alternatives to discuss their feasibility study project that is being funded by MassDevelopment. Friday, January 11, 2019 – Held a Department Managers Meeting. Tuesday, January 15, 2019 – Attended the School Building Committee Meeting. Friday, January 17, 2019 – Attended the MMA Annual Meeting. Tuesday, January 22, 2019 – Capital Planning and Funding Meeting with Department of Public Works and Town Accountant. Tuesday, January 22, 2019 – Took calls and visited residents with plowing complaints. Thursday, January 24, 2019 – Conference Call with Tanko Lighting re: LED Streetlights. Thursday, January 24, 2019 – Fire Station RFQ Meeting with Chief White and Cardinal Construction. **2) Balmer School Building Project:** The architect Dore & Whittier is working on Design Development with the CM-at-Risk Fontaine Brothers. The School Building Committee is reviewing design elements with the project team. The Town has submitted the Project Funding Agreement to Massachusetts School Building Authority. The next School Building Committee Meeting is scheduled for February 5, 2019 at 6:30 pm at the High School Library. **3) DPW Garage Project:** The project is now considered complete. Staff is planning a grand opening/open house scheduled for the spring when the weather is more apt for an event. **4) Fire Station Project (Feasibility Study):** The Project Team is finalizing the Request For Qualifications for Building Planning Construction Committee for review at their meeting on January 31, 2019. The RFQ is to hire an architect team to perform the Feasibility Study. **5) LED Streetlight Conversion:** Please see attached a detailed status report provide by Tanko Lighting. **6) Recreational Marijuana:** Host Community Agreement negotiations with **True Nature's Wellness** (retail) have been finalized. A Community Forum will be held at the Board of Selectmen's Meeting on Monday, February 11, 2019. Negotiations with **The Botanist** (cultivation) and **Eskar/Hunnewell** (retail and cultivation) are ongoing. **7) Solar PILOTs:** The PILOT for Nexamp (Sutton Solar 2 project – Lasell Road) has been signed. The PILOT discussions for Syncarpha (Northbridge I project – Linwood Ave) are ongoing. **8) FY2020 Budget and Capital Plan Development:** Town Manager Gaudette is compiling all of the capital plan requests from staff and from the Northbridge School District. Town Manager Gaudette explained he will be reviewing the updated 5-year capital plan with the Building Planning Construction Committee on January 31, 2019. Town Manager Gaudette has been meeting with staff to discuss their FY 2020 budget requests for the purposes of preparing an initial draft budget that will be presented to the Board of Selectmen and Finance Committee in February 2019.

**SELECTMEN'S CONCERNS:** **Selectman Athanas/1)** noticed a number of homeowners who had not had the opportunity to shovel and had spoken with Mr. Luchini who stated the DPW only shovels in front of the schools. Mr. Luchini also stated that they do a certain section of the roads within two miles of the school for walkers and in addition they do downtown Rockdale and business areas. **2)** asked about peanut allergies and if the Board of Health requires notice or signage asking consumers to inform waitstaff of such

allergy. Town Manager Gaudette stated that he could reach out to the Board of Health to see what the regulations are. Selectwoman Cannon **1)** thanked Dr. Stickney in lieu of her resignation for her efforts put forth on behalf of the Northbridge School District. Selectman Ampagoomian **1)** reminded the community to be safe when going out on the ice. **2)** reminded residents to shovel out fire hydrants near their homes.

**ITEMS FOR FUTURE AGENDA/None**

**CORRESPONDENCE:** Chairman Melia read aloud correspondence for Joel Brown commending the Veterans service Officer.

**EXECUTIVE SESSION/None**

Chairman Melia announced that the next meeting is scheduled for Monday, February 11, 2019 at 7 PM.

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

**Meeting Adjourned: 8:37 PM**

**Respectfully submitted,**

**Daniel Nolan, Clerk**

**/mjlw**

**LIST OF DOCUMENTATION**

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

**January 28, 2019**

**REVISED  
JOINT MEETING WITH THE CONSERVATION COMMISSION**

**PLEDGE OF ALLEGIANCE**

- I. APPROVAL OF MINUTES/None**
- II. PUBLIC HEARING/None**
- II. APPOINTMENTS: A. By the Board of Selectmen: Community Preservation Committee Representative/ Harry Berkowitz (at large member)**
  - Copy of Memo regarding the appointment of Community Preservation Representative
- IV. CITIZENS' COMMENTS/INPUT**
- V. DECISIONS:**
  - B. 1) Arcade Package, 185 Church Street 2) Whitinsville Gas & Market, 4 N. Main Street/Notice of intent to install a Keno to Go Monitor**
    - Copy of Notice of intent letter from the Massachusetts State Lottery Commission
  - C. Linda Usher/Request to hold the 31<sup>st</sup> Annual Whitin Five Mile Road Race, Thursday, November 28, 2019 subject to the safety requirements of the Northbridge Police Department**
    - Copy letter requesting to hold the 31<sup>st</sup> Annual Five Mile Road race
    - Copy of email from Chief of Police approving the road race
    - Copy of email from James Shuris, DPW Director approving the road race
    - Copy of road race details
    - Copy of hold harmless agreement
  - D. Northbridge Public Schools/Vote to Submit Statement of Interest to the MSBA for Middle School Boiler Replacement [Present: Dr. Catherine Stickney, Superintendent of Schools]**
    - Copy of Statement of Interest
  - E. Slaughterhouse Application, 1316 Hill Street/[Present: Conservation Commission Members: Barbara McNamee, Chair, Justin Arbuckle, Vice Chair, Gerry Ouillette, Joy Anderson, Cindy Campbell, Justine Carroll; David Pickart, Conservation Agent; Mustafa Harrati, Applicant]**
    - Copy of letter from Town Counsel advising the Town on the process
    - Copy of application to build a slaughterhouse
    - Copy of floor layout
    - Copy of Farm Map
    - Copy of Board of Health Minimum approval requirements
    - Copy of Agricultural Preservation Restriction

-Copy of letter from the Chairman of the Board of Health recommendation

**F. Annual Town Election [May 21, 2019] / Vote to give notice to the Town Clerk to place vacancies from elected boards on the Town Election Warrant**

-Copy of letter listing vacancies

**G. Town Clerk's Office/Request to hang a banner across Church Street from Sunday, May 12, 2019 to Sunday, May 26, 2019 to advertise the Annual Town Election on Tuesday, May 21, 2019**

-Copy of letter requesting to hang a banner across Church Street from Sunday, May 12, 2019 to Sunday, May 26, 2019 to advertise the Annual Town Election on Tuesday, May 21, 2019

**H. Pine Grove Cemetery Deed/Barbara A. Helstrom [Lot No. 51, Walnut Ave., South] two full burial plots**

-Copy of Pine Grove Cemetery deed

**VI. DISCUSSIONS:**

**I. Friends of Lasell Field/Present Request for Town Meeting Article and Ballot Question for Installation of Artificial Turf and other Field Improvements [Present: Tim Labrie and George Roadman]**

-Copy of PowerPoint presentation on Lasell Field

**VII. TOWN MANAGER'S REPORT/No documentation**

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

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

**X. CORRESPONDENCE**

-Copy of letter addressing the help from Veteran's Service Officer and commending his efforts

**XI. EXECUTIVE SESSION/none**