

## BOARD OF SELECTMEN'S MEETING

October 18, 2021

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, Cannon, Collins and Melia. Also Present: Adam D. Gaudette, Town Manager.

The Pledge of Allegiance was recited by those present.

**APPROVAL OF MINUTES: August 16, 2021.** A motion/Mr. Collins, seconded/Mr. Melia to approve the August 16, 2021 meeting minutes as presented with the readings omitted. Vote yes/Unanimous.

**PUBLIC HEARING: SD Briere L.L.C. dba Valley Pub - Noise complaints/Present: Stephanie Briere, Mgr.** A motion/Mrs. Cannon, seconded/Mr. Collins to open the public hearing. Vote yes/Unanimous. Chairman Ampagoomian explained that this complaint was brought forward by residents who live in the vicinity of the Valley Pub. Josell Turner, 43 Union Lane, who was present on behalf of Ms. Briere, stated that she is the General Manager at Valley Pub. Also present was Attorney Tom Baker, who represents Ms. Briere. Chairman Ampagoomian asked if there was anything they would like to add to the complaints that were received by the Town. Attorney Baker noted that there will be no further outdoor entertainment for the remainder of the year until the spring. Ms. Turner reasoned that they expanded the back patio and decided to have live music outdoors and then changed the time of live music outdoors specifically on Saturdays. She explained that the bands used to play indoors from 9 PM until just before close, but they changed the time from 7 PM to 10 PM. Ms. Turner mentioned that they are having signs made that will be posted on their property, to respect the neighbors, and if the patrons cannot cooperate, they will be given no trespass orders. Attorney Baker stated that the current owners have been trying as hard as they can to keep the property clean, cleaning on weekends before opening and they would be happy to do so on weekday mornings, as they do take it seriously and want to be good neighbors. He voiced a concern that if the entertainment license were to be taken away their business would suffer greatly. He advised the Board that the Valley Pub always has two bartenders working, a door person, and the police department has patrolled the parking lot as well. Ms. Turner stated that they are looking to hire an additional doorman/security to patrol the parking lot too. Selectman Collins asked what time the bands stop. Ms. Turner replied that they do indoor entertainment from 8 PM to 11 PM and 7 PM– 10 PM outdoors, which is done for the season. Selectman Cannon noted that one of the complaints brought forward was for Sunday entertainment and the current license held by the Valley Pub does not allow for entertainment on Sundays. Ms. Tuner stated that they have nothing else planned and noted that it's possible Stephanie was not aware of that. Selectman Melia stated that he believes the outdoor entertainment license was an oversight on the Board's part, and after listening to the neighbors, he would not want to live there with what they described. He reiterated the importance of obtaining a Sunday license if they plan to continue to have Sunday Entertainment and noted that their current entertainment license for outdoor could be revoked or revised. Chairman Ampagoomian invited any abutters with new information to come forward. Timothy Lachapelle, 40 Plummer Ave., noted that there was an incident just last week, where two operators on motorcycles were racing up and down the street and one dumped his motorcycle all while the patrons from the Valley Pub were cheering them on from the front door. Mr. Lachapelle added that the motorcycles were revving their bikes for minutes, a third incident where his mother's lawn was taken out, which will be the fourth time in one year. Chief Labrie advised the Board that there are police reports for those incidents along with charges on the accidents. Town Manager Gaudette observed that it appears that there are other issues going on other than the loudness of the entertainment, with incidents happening at 4 PM, trash and debris lining the street, etc. and it appears that things have turned to an unruly nature. He then asked Ms. Turner what has changed in the management style where the previous owner did not have these issues. Ms. Turner explained that she feels that COVID has made them busier than they have ever been and feels it is the higher volume of people

looking to go out. Selectman Athanas asked if surveillance cameras would have any impact if they were to install them in the parking lot. Chief Labrie explained that sometimes they work and sometimes they don't, and they would be subject to a search warrant. Selectman Cannon asked Chief Labrie if any of the last incidents where the police have been involved if overserving has been a concern. Chief Labrie stated yes, it's clearly what is causing issues. Selectman Collins asked if they had a doorman to count the amount of people coming in to keep the crowd within the capacity limits. Ms. Turner replied yes, she has a counter that sits at the front door. Jason Glennon, 92 Plummer Ave., added that he has had people urinate in his bushes, drive off the road onto the train tracks, and it's not only happening on the weekends and nights. Selectman Athanas asked how many parking spots are in the lot. Ms. Turner replied that she was not sure on the amount but noted that they are working on paving the parking lot to have spots painted. Selectman Athanas asked what the average age of the clientele is. Ms. Turner replied that they have a wide range of ages, and she works days, where the patrons are older, a Friday night is typically 20's & 30's and Saturday nights is the older crowd, as they tend to like the live music. A motion/Mr. Melia, seconded/Mr. Athanas to close the public hearing. Vote yes/Unanimous. A motion/Mr. Melia to revoke the outdoor entertainment license through the end of the 2021 calendar year; issue a letter of reprimand to Valley Pub for the disturbances that have been listed and documented as well as to provide an action plan of how they intend to alleviate the issues. Selectman Cannon amended the motion adding that she would also like to change the indoor entertainment license hours so entertainment has to end at midnight rather than 1 AM. Selectman Athanas amended the action plan be submitted with the liquor license renewal. Ms. Turner stated that any neighbors that have any issues are welcome to reach out to her or Stephanie to express any concerns. A motion/Mr. Melia seconded/Mr. Athanas to revoke the outdoor entertainment license through the end of the 2021 calendar year; issue a letter of reprimand to Valley Pub for the disturbances that have been listed and documented, provide an action plan (at the time of the license renewal) as how they plan to alleviate the issues and change the hours of the indoor entertainment license to end at 12 midnight rather than 1AM. Vote yes/Unanimous.

**Paul McKeon, Member-Board of Health. Town Charter Section 8-6 Removals and Suspension/Present: Paul McKeon.** Mr. McKeon began by asking about the burden of proof on the accuser. Selectman Ampagoomian replied that he would not be granting a continuance, as there was plenty of notice given in advance of this hearing, which Mr. McKeon requested after an executive session hearing. A motion/Mr. Collins, seconded/Mr. Melia to open the public hearing. Vote yes/Unanimous. Mr. McKeon had nothing to add. Selectman Cannon noted that at the last meeting, the Selectmen were given meeting notes, which she believed to be information supporting his innocence but in reading through the information it did not make Mr. McKeon to be the innocent party. Selectman Cannon recalled a meeting in September where the attendance of a member was questioned. Town Manager Gaudette prompted the Board that the meeting he and Selectman Melia attended, which was September of 2020, Mr. McKeon, who was Chairman at the time, wanted to discuss the removal of a staff person. Mr. McKeon rebutted that it was regarding the retirement of the Health Agent/Inspector and they wanted to know how to replace her. Town Manager Gaudette read aloud the following excerpt from the Board of Health minutes of September 15, 2020: *"Mr. McKeon stated that the Board of Health is a statutory Board whether appointed or elected – bottom line – the Board of Health hires and fires its Clerk and its Agents"* Mr. McKeon noted that there is a misconception on our website as it states they follow M.G.L. Chapter 111, which states Boards of Health, whether they are appointed or elected have the right to hire all agents necessary. Mrs. Cannon noted an earlier situation involving attendance records and there was a confrontation around that and the Board of Health felt the Administrator should not have given the attendance information to the Board of Selectmen. The attendance records of all Boards and Committees are collected annually and shared with the Board of Selectmen. Mr. McKeon stated he recalls the minutes and the Board of Health Administrator writes the minutes. Selectwoman Cannon asked if he approved the minutes, to which Mr. McKeon replied that they did. Town Manager Gaudette clarified the M.G.L. discussion for the Board. He read aloud the following excerpt from the Board of Health minutes of September 15, 2020: *Mr. Gaudette asked why the Board is discussing an opinion that is 27 years old. Mr. McKeon stated that the girls are running to you for help and*

*that there have been a couple of disputes recently and that they shouldn't be bothering you.* Town Manager Gaudette stated that he felt that was why he called the meeting was due to a dispute where the Board of Health Administrator came to the Town Manager to advise him that a Board of Health member was doing things outside of the Board of Health jurisdiction. When asked by Mr. McKeon which Board member was putting the Board in jeopardy, Town Manager Gaudette responded to Mr. McKeon stating that it was you. Mr. McKeon argued that he didn't think that he was. Town Manager Gaudette reiterated to Mr. McKeon that an email was sent to him, letting him know that what he was looking to do was not allowed, and at the next Board of Health meeting Mr. McKeon attempted to coerce the other Board members to agree to fire the Board of Health Administrator. Mr. McKeon disagreed with that statement. Selectwoman Cannon asked if the Town Manager spoke with any Board of Health Members regarding this matter since the last meeting. Town Manager Gaudette replied that he did speak with other Board members to make sure this incident did happen this way and they confirmed and agreed that it should be in the minutes. Town Manager Gaudette reminded the Board that their job was to determine if the incident happened, and the second would be if the Board feels any discipline should be warranted because of it. Selectman Melia requested the Board of Health Administrator testify prior to taking a vote. Mrs. Gniadek started by saying this has been going on for a while and it is very uncomfortable, especially sitting here next to him now. She stated that she does not feel that there is any need for what he did to her at that meeting. She explained that the Board of Selectmen requests attendance records of Board of Health members every year, which she provided, and then was berated at a Board of Health meeting for doing a task that was requested and required of her. She felt that for him to yell at her was uncalled for. She stated she has been an employee of the Town for 28 years and feels she has provided exemplary service to the Town and she is proud of what she has done with the Board of Health. She mentioned that she feels there is a pattern of his behavior. Selectman Collins commended Mrs. Gniadek on a job well done during this pandemic and stated that we, as a board, need to stand behind you and not have you working in a toxic environment. Selectman Athanas followed suit, stating that the Health industry has been very challenging with the pandemic and this kind of behavior it is not acceptable. Selectman Melia thanked Ms. Gniadek for everything she has done. He also thanked Mr. McKeon for his years of service on the Board of Health and speaking directly to Mr. McKeon said he feels he comes across the wrong way and feels a lot of people think that, and though it may not always be intentional, town staff should do not need to put up with it. Mr. Melia recognized Mrs. Gniadek hard work during the pandemic, volunteering her time, and the efforts to get people in for their vaccinations who were not able to or did not have the means to make an appointment online. Chairman Ampagoomian inquired if Mr. McKeon had completed the ethics training along with the sexual harassment training. Mr. McKeon stated that he believes he did. Chairman Ampagoomian noted that after signing and turning in those signed documents he should have known that he stepped over the line when he berated Mrs. Gniadek. Mr. McKeon stated that he didn't feel that's what was stated in the minutes. Selectman Cannon voiced that whether elected or appointed, there is still a requirement to behave in respectful and professional ways. She continued stating that she has attended meetings when Mr. McKeon did not act in a professional or respectful manner and she feels that employees or anyone else should not be fearful or uncomfortable working with Board members. A motion/Mr. Collins, seconded/Mrs. Cannon to close the public hearing. Vote yes/Unanimous. A motion/Mr. Melia, seconded/Mrs. Cannon that the complaint received from Mrs. Gniadek is hereby substantiated. Vote yes/Unanimous. A motion/Mr. Collins, seconded/Mrs. Cannon to remove Mr. McKeon from the Board of Health. Vote yes/Unanimous.

**APPOINTMENTS/By the Town Manager (Vote to affirm): D. 1) Danielle Edmands, Regional Health Inspector.** Mrs. Gniadek explained that the Central Massachusetts Regional Planning Commission applied for and received a Public Health Excellence Grant through the Mass Department of Public Health Office on behalf of 8 towns in the Blackstone Valley. The grant provided the towns of Blackstone, Douglas, Hopedale, Mendon, Millville, Upton, Uxbridge and Northbridge with 2 full time employees, to supplement existing public health services within these communities. Northbridge agreed to be the host community and therefor the 2 individuals will be Town of Northbridge employees. All of their payroll and benefits will be fully funded through this grant, so there is no cost to the Town. The positions were advertised and the

oversight committee, consisting of one member of each of the 8 participating communities, interviewed and made these selections. Mrs. Gniadek introduced Ms. Edmands, stating the board may recognize her, as she was hired as the part time Housing Inspector in March of 2019. Mrs. Gniadek expressed that she is very glad to have her on staff as a full time Regional Health Inspector. Ms. Edmands stated that she is extremely excited for the opportunity and to be able to do this for the Town of Northbridge and the surrounding communities. **2) Daniel Markman, Regional Health Inspector/Health Educator – Present: Jeanne Gniadek, Board of Health Adm.** Mrs. Gniadek stated that Mr. Markman is also full time, but his duties will be split between the Regional Health Inspector and Public Health outreach, which would include working at the senior center and the school, creating flyers updating websites and more. Mr. Markman stated that he is very excited to start in this new position. A motion/Mrs. Cannon, seconded/Mr. Melia to affirm the Town Manager's appointments of Danielle Edmands as Regional Health Inspector and Daniel Markman as Regional Health Inspector/Health Educator. Vote yes/Unanimous.

**By the Board of Selectmen (Vote to appoint): 1) Kayleigh Poudrier, Records Access Officer (School Dept.). 2) Lt. John Ouillette, Records Access Officer (Police Dept.)/Present: Linda Zywiec, Town Clerk (Super Records Access Officer).** Mrs. Zywiec explained that these appointments would be replacing people who have moved on. Ms. Poudrier is the Administrative Assistant to the Superintendent of Schools and with the Lieutenant being promoted to Chief, we now need to update the Records Access Officer for the Police Department. Mrs. Zywiec explained that with the change to the public records law in 2017, the Town Clerk is considered the Super Records Access Officer, meaning that all public records requests go through her and she funnels the requests she receives to the department it pertains to. A motion/Mr. Melia, second/Mrs. Cannon to appoint Kayleigh Poudrier and Lt. John Ouillette as Records Access Officers for their respective departments. Vote yes/Unanimous.

**CITIZENS' COMMENTS/INPUT:** Paul and Mary Parenteau, 81 Deane Way and Sandra Albury, 61 Deane Way came forward to voice their concerns about the construction and noise in the Stone Hill Condo development. Mrs. Parenteau informed the Board that they were here in August with concerns about the construction going on behind Deane Way and nothing has changed. She added that an elder resident is now ill with breathing issues and is not sure if it was caused by the construction. Mrs. Parenteau shared pictures with the Board. Selectman Collins requested that the Building Department conduct spot checks. Town Manager Gaudette added that he will go to the site with the Building Inspector tomorrow to see where the equipment is and speak to Mr. Boucher.

**Little Man Handbags, 110 Church Street, Whitinsville/Request for hourly parking signs to be located in the business district of Church Street/Present: Christine Guanipa.** Ms. Guanipa and Ms. Glode, owner of Lulu's Gifts and Jewelry were present. Ms. Guanipa expressed concern for parking issues on Church Street. She explained that she has two parking spaces that serve three businesses, which are public parking spaces. What they are finding is that cars are being left there unattended, which is detrimental to businesses downtown. Recently there was a box truck parked in front of her building, which was here over a week. Unfortunately, the Police Department was unable to assist with removing it since it is a public parking area. Ms. Guanipa requested that hourly signage be placed. Ms. Glode added that a lot of out-of-town people do not realize that there is parking behind the building, and she would love to see signage to direct people to it. Selectman Melia stated that in his opinion this is something for the Safety Committee to discuss. Selectman Athanas agreed with Selectman Melia and added that if the threat is there for limited parking, he feels that would help greatly. Selectman Cannon inquired about the board voting on the hourly limit signs since it wasn't a safety concern. Town Manager Gaudette explained that the Safety Committee handle any signs or traffic issues and suggested sending it to the Safety Committee for follow up. Selectman Melia asked if anyone had spoken or knows who's parking in these spaces. Ms. Burke, owner of Bridals by Rochelle explained that one of the individuals is a tenant in a building on Church Street. He was spoken to but replaced the box truck with a utility truck. Ms. Burke stated that there was a car that was parking there for three weeks, which is another business owner who is upset because that truck stayed there, but she

explained that the car is filled with trash and does not have a valid inspection sticker. Ms. Burke stated that it has since been moved. The Selectmen agreed to have this matter forwarded to the Safety Committee for a recommendation that will then come back to the Board of Selectmen.

**2020 Re-precincting map (Vote to approve) / Present: Linda Zywiec, Town Clerk.** Mrs. Zywiec thanked Town Planner Gary Bechtholdt and Assessor Robert Fitzgerald for their help on this re-precincting map project. She explained that after the census, every town in Massachusetts needs to go through a re-precincting. Typically, this consists of tweaking the lines for each precinct, however, this year we are adding a fifth precinct due to the increase in population. Mrs. Zywiec explained that they take the polling locations and legislative districts. The polling place will not change but the senatorial districts are changing. Currently, precincts 1 and 3 are represented by Senator Ryan Fattman and precincts 2 and 4 are represented by Senator Michael Moore and at the end of the year it will change to be one Senator for the whole Town. Mrs. Zywiec noted that she is required by law to let everyone know if their precinct changes and there is a plan in place for that. All of the voting equipment has been purchased already. Once the map is approved, it will be submitted to the Local Election District Review Commission and once approved the new precincts will be in effect for ten years. Selectmen Collins asked who the Representative would be. Town Manager Gaudette replied that it would be Senator Fattman. A motion/Mr. Collins, seconded/Mrs. Cannon to approve the 2020 re-precincting map. Vote yes/Unanimous.

**Amend a Host Community Agreement/Community Outreach Meeting, Main Street Recreational Marijuana Dispensary/Present: Attorney Phil Silverman.** Mr. Silverman introduced himself and gave some background on a previous company (True Natures Wellness) that he was here with several years ago. He stated that the company is now at their limit for licenses, so they are not able to go forward with their permit in Northbridge. What they decided to do instead was to find another company that wanted to come to this location. That said, he advised he is looking for the Board to grant approval to transfer the permit to a new entity. Ms. Dirany Patel, who is looking to take over the location, has worked in pharmaceuticals for 20 years, and is currently working at a bio-firm managing quality control. Mr. Silverman reported that there are now about 160 retail marijuana facilities open in Massachusetts so there are no longer any traffic issues. He did point out, however, that there is an issue with this particular license because it states that it cannot be transferred. Mr. Silverman stated that he will be reaching out to the Planning Board to inquire about transferring their special permit and requested the Selectmen to authorize Town Manager Gaudette to execute a new Host agreement or acknowledge that there has been a change of ownership in True Natures Wellness. Town Manager Gaudette noted that if the Board wishes to grant his request all of the conditions that were listed in the agreement with True Natures Wellness would remain the same in the new agreement. Selectman Melia asked if a detail officer would be hired for traffic issues and when they expect to have their license. Mr. Silverman stated that they would have a police detail for the first 30 days. He explained that there is a significant construction process as they will need to get the new company licensed by the state and all of the inspections completed, so it would be between 12-14 months. A motion/Mr. Athanas, seconded/Mrs. Cannon to authorize the Town Manager to amend and sign the amended Host Community Agreement. Vote yes/Unanimous.

**Whitinsville-Downtown Crossroads Historic District Commission: BOS to solicit/appoint Commission Members in accordance w/LHD Bylaw.** Town Manager Gaudette reminded the Board the Town accepted the Local Historic District as part of the National Park Service Designation and the by-law requires certain members to be appointed, and what we would be looking to do is solicit for Commission members. A motion/Mr. Melia, seconded/Mr. Athanas to solicit and appoint Commission members for the Whitinsville-Downtown Crossroads Historic District Commission in accordance with the Local Historic District bylaw. Vote yes/Unanimous.

**Town of Northbridge's Americans with Disabilities Act Grievance Procedure. Vote to Adopt/Reaffirm Procedures.** Town Manager Gaudette explained the Town Planner is applying for a grant



through the Department of Disabilities at the State and one of their requirements is that the town needs a grievance procedure, which includes a process for any grievances and distinguishes a coordinator, which is the Town Manager. A motion/Mr. Athanas, seconded/Mr. Collins to adopt Town of Northbridge's Americans with Disabilities Act Grievance Procedure. Vote yes/Unanimous.

**Pine Grove Cemetery Deed/Karen Bird [Lot No. 55 & 56B, 3 single lots, Walnut Ave., South].** A motion/Mr. Athanas, seconded/Mr. Melia to approve the sale of Lots No. 55 & 56B, 3 single lots, Walnut Ave., South to Karen Bird. Vote yes/Unanimous.

The Board moved the items out of order as there were presenters waiting.

**Northbridge Local Rapid Recovery Plan/Present: Sarah Adams, CMRPC & Jeannie Hebert, Blackstone Valley Chamber of Commerce.** Ms. Hebert explained that the Local Rapid Recovery Plan was created by the Baker/Polito Administration to help communities stabilize and grow the economy after the effects from COVID -19. The grant was made to develop actionable project-based recovery plans unique to economic challenges and COVID related impacts. Applicants are assigned a planned facilitator, which was at the discretion of the State and it could be anyone across the Country. Northbridge was lucky enough to be paired with CMRPC. The Planning team, which consists of Ms. Adams of CMRPC, Town Planner Gary Bechtholdt and Ms. Hebert, came up with short term frame strategies for economic recovery in downtown Whitinsville and along Providence Road. Ms. Hebert explained that when they submitted the application they did submit for every zone in Northbridge, but they were advised by the State that they needed to cut back. Ms. Adams, Principal Planner with CMRPC, stated that she also grew up here, so it made it a joy to be able to pull this plan together. Ms. Adams explained the process, what was found during the diagnostic phase of the plan, and how that then formed the recommendations. In the first phase of the planning process, they completed physical observations, community outreach, and a community meeting. The findings were broken up into the following four categories, customer base, physical environment, business environment and administrative capacity. They were required to come up with at least 5 recommendations, which is based on the community size. The first recommendation, a high priority/low-cost item, would be to create a strategy for the Northbridge Economic Development Committee (EDC). While Northbridge does have an EDC, but they do not meet consistently. Recommendation #2 would be to develop a shared marketing strategy. Recommendation #3 is for streetscape and sidewalk improvements, specifically along Route 122, as there are not a lot of sidewalks or crossing opportunities in that area. Recommendation #4 is to establish new walking trails and/or maps based on cultural asset inventories, specifically in reference to pedestrian loops to bring people by the historic assets to build off of the walking and trolley tours that are currently offered through the National Park Service. The hope is to also tie in the Mumford River Walk, which CMRPC is currently working with the Conservation Agent to map the area and be available on the website. Recommendation #5 is to support and enhance the historical events that are already happening. Cultural events and activities were something that survey respondents reported wanting to see more of, so tying in a pedestrian walking loop with the trolley tour to kick that off and possibly tie it into an event where businesses could have specials would be a big draw. Recommendation #6 is to support business with rapid website development or ecommerce. The final Recommendation #7 is to improve wayfinding within the study area. As far as funding goes, the Rapid Recovery Plan program has assembled a funding resource team, who will help identify appropriate funding sources and application requirements for up to two projects. Selectman Melia asked what the funding is estimated to be. Ms. Adams told the Board that the numbers are still being established, but it will be based on community need and she is not sure where Northbridge will fall. Selectman Athanas asked if the funds were tied to a time frame. Ms. Adams replied that there is not a specific time limit tied to the funding pot. Selectman Ampagoomian asked which area of town the streetscape would apply to. Ms. Adams noted that it would be specific to Route 122 as it has the greatest need, but there are certainly other areas that could be focused on.

**Fall Annual Town Meeting [October 26, 2021]/Vote positions on warrant articles. ARTICLE 1: (Board of Selectmen)** – To see if the Town will vote to amend the votes taken under Article 3 of the 2021 Spring Session of the Annual Town Meeting (May 4, 2021), for the Omnibus Budget Article. Items totaling in \$515,580.40. **ARTICLE 2: (Board of Selectmen)** – Prior year bills, which there are a couple related to Insurance deductible payments. **ARTICLE 3: (Board of Selectmen)** – This change will bring us in line with the State law by increasing the maximum real estate tax abatement for Senior Tax Work Off volunteers from \$1,000 to \$1,500 per Fiscal Year. **ARTICLE 4: (Board of Selectmen)** – This change will bring us in line with the State law by increasing the maximum real estate tax abatement for Veterans Tax Work Off volunteers from \$1,000 to \$1,500 per Fiscal Year. A motion/Mr. Melia seconded/Mr. Athanas to support articles 1-4. Vote yes/Unanimous. **ARTICLE 5: (Planning Board)** - This is to vote to accept the remaining, unaccepted portion of Roosevelt Drive as a public way as heretofore laid out by the Board of Selectmen. A motion/Mr. Melia, seconded/Mr. Athanas to support article 5. Vote yes/Unanimous. **ARTICLE 6: (Planning Board)** – Amend Zoning Bylaw, Chapter 173 (Floodway and Floodplain Districts). A motion/Mr. Collins, seconded/Mr. Athanas to support article 6. Vote yes/Unanimous. **ARTICLE 7: (Conservation Commission)** - Create and establish a Conservation Fund pursuant to MGL Chapter 40, Section 8C. A motion/Mr. Collins, seconded/Mr. Melia to support article 7. Vote yes/Unanimous. **ARTICLE 8: (Charter Review Committee)** – Amendments to the Town Charter – Mr. King, Charter Review Committee member, presented the board with the proposed amendments. The Charter requires that every ten years, a Charter Review Committee be established to review the Charter and make any necessary changes. There are nine recommendations for changes, which include correcting typos and changing the appointment of the Finance Committee. Currently, the Moderator appoints all seven members and the Charter Review Committee is recommending it be changed to be split among the moderator, School Committee and Board of Selectmen. The Finance Committee disagrees with this change and does not support it. Selectman Cannon asked how the process will work moving forward if it is adopted, since there are members currently appointed and questioned how the available openings on the Finance Committee would be distributed to appointees. Town Manager Gaudette stated that if it is adopted the current members would stay on the Board. Mr. King explained that some towns will draw from a hat until you get through the transition and all spots are filled. Another big change would be to eliminate the Personnel Board as they have not been active in ten years. A motion/Mr. Collins, seconded/Mr. Melia to support article 8. Vote yes/Athanas, Ampagoomian, Collins and Melia. Abstain: Cannon. **ARTICLE 9: (Charter Review Committee)** -Amendments to the Town Charter - grammatical and stylistic Amendments to Home Rule Charter. The Finance Committee supports these changes. A motion/Mr. Collins, seconded/Mr. Athanas to support article 9. Vote yes/Unanimous. **ARTICLE 10: (Petition):** This is a petition article from the residents at the end of Emond Street asking the Town to discontinue the paper portion of Emond Street. This is an unbuilt portion of road that divides their land, and the remaining portion would remain a public way and maintained by the DPW. Town Manager Gaudette recommended the Board wait until Town Meeting to hear the request from the petitioner and the arguments for and against and make a decision that night. Town Manager Gaudette added that there have been neighbor disputes and he was not sure if this was associated with those disputes. Chief Labrie noted that the Police have been called and ended up in court for harassment prevention orders and violations. The Board did not take a position on this article at this time. **ARTICLE 11: (Petition):** This article will authorize the Board of Selectmen to enter into a Real and Personal Property Tax Agreement with **Northbridge McQuade, LLC** or its affiliated entity, with a business address at 4 Liberty Square, Boston, MA 02109, for a period of up to twenty-five (25) years, and to approve said agreement under which **Northbridge McQuade, LLC** or its affiliated entity, will pay the Town a sum of money per year relative to a Large-Scale Ground Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 2.9 megawatts (MW) AC which **Northbridge McQuade, LLC** or its affiliated entity proposes to construct and operate on a 60 acre+/- parcel of land located on the easterly side of McQuade's Lane, Northbridge and further to allow the Board of Selectmen to negotiate any necessary amendments to said Tax Agreement. A motion/Mr. Collins, seconded/Mr. Athanas to support article 11. Vote yes/Unanimous.

**TOWN MANAGER'S REPORT: 1) Key Meetings Attended:** Monday, October 4, 2021 – Attended the Board of Selectmen Meeting. Tuesday, October 5, 2021 – Meeting with State Rep Muradian. Wednesday, October 6, 2021 – Met with the owner of Eskar on-site; the Recreational Marijuana Dispensary is now open. Monday, October 11, 2021 – Town Offices closed for Columbus Day. Tuesday, October 12, 2021 – Attended and spoke at the National Parks Ribbon Cutting Ceremony. Wednesday, October 13, 2021 – Attended the BPCC Meeting for the Fire Station Project. Thursday, October 14, 2021 – Met with Financial Team regarding NES Borrowing. Thursday, October 14, 2021 – Conference Call with Town Counsel re: BOH Member removal process. Friday, October 15, 2021 – Conference Call with Town Counsel re: ESKAR Marijuana Manufacturing HCA Negotiations. **2) Balmer School Building Project:** The Building Inspector provided an extension of the Temporary Certificate of Occupancy until November 1<sup>st</sup>. The GC Fontaine is working on punch list items to complete the project. Chief White and Chief Labrie have been working with NPS staff to safely address parking, access, and routing issues. The GC Fontaine has provided a stop sign exiting the site, and the DPW temporary crosswalk markings per the Board of Selectmen's recommendation. **3) Lasell Field Turf Project:** The BPCC met last week on September 15, 2021 and voted to close-out the project and release the final retainage to Green Acres in the amount of \$56,000. The next step will be to reconcile the payments/budget for the project to see what funds remain for the purposes of making final purchases or improvements by the Town. **4) Fire Station Project:** The design team continues to work on the schematic design now that the field survey has been completed. The architect TGAS is also working on a Schedule of Values and a Design Development Budget which is to be discussed at the November 3<sup>rd</sup> BPCC Meeting. The Town Manager has scheduled the design team to do a presentation of the project status at the BOS Meeting on November 8<sup>th</sup>. **5) Other:** The Town Manager is working with the financial team and NFP to solicit pricing for health insurance plans as Fallon is getting out of the municipal market. The RFP has been advertised. The Town Manager has prepared an RFP for Strategic Planning Services for the Fire Department which was advertised this past week on October 13<sup>th</sup>. The goal is to work with the management team and staff to develop a goals and action plan for the next 3 years. The Town Manager would then follow with similar projects for the Police Department and DPW, as well as any other department that has interest.

**SELECTMEN'S CONCERNS/Selectman Cannon 1)** thanked the DPW for getting the lines painted at the Hills of Whitinsville. **Chairman Ampagoomian 1)** asked if the bylaw review committee has been meeting. Selectman Cannon stated that they are waiting for the moderator to make an appointment.

**ITEMS FOR FUTURE AGENDA/None**

**CORRESPONDENCE/NONE**

**EXECUTIVE SESSION/None**

Town Manager Gaudette stated that he and the staff here believe in a positive culture and working for Town services can be very difficult and challenging and to have the Board support to foster a positive working environment. He commended the Board for stepping up and doing that on behalf of staff tonight, and he acknowledged that it was not an easy decision.

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

**Meeting Adjourned: 10:00 PM**

**Respectfully submitted,**

**Russell D. Collins, Clerk**

/mjc



## **LIST OF DOCUMENTATION**

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

**October 18, 2021**

#### **PLEDGE OF ALLEGIANCE**

**I. APPROVAL OF MINUTES: A. August 16, 2021**

-Copy of August 16, 2021 meeting minutes

**II. PUBLIC HEARING: B. SD Briere L.L.C. dba Valley Pub - Noise complaints/Present: Stephanie Briere, Mgr.**

-Copy of current entertainment license  
-Copy of email addressing concerns of noise issue  
-Copy of Fire Inspection report 2021  
-Copy of Fire Inspection report 2020  
-Copy of Fire Inspection report 2019  
-Copy of Fire Inspection report 2019  
-Copy of Fire Inspection report 2018  
-Copy of Fire Inspection report 2018

**C. Paul McKeon, Board of Health Member– Town Charter Section 8-6 Removals and Suspension/Present: Paul McKeon**

-Copy of letter to Mr. McKeon regarding a complaint against him  
-Copy of memorandum from the Board of Health Administrator regarding Board of Health member  
-Copy of Bylaw, Article 8

**III. APPOINTMENTS/By the Town Manager (Vote to affirm): D. 1) Danielle Edmands, Regional Health Inspector and 2) Daniel Markman, Regional Health Inspector/Health Educator – Present: Jeanne Gniadek, Board of Health Adm.**

-Copy of cover letter for Danielle Edmands  
-Copy of minutes from the Blackstone Valley Partnership  
-Copy of job offer acceptance letter for Daniel Markman  
-Copy of resume for Daniel Markman  
-Copy of Job descriptions for Regional Health Inspector and Health Educator

**By the Board of Selectmen (Vote to appoint): E. 1) Kayleigh Poudrier, Records Access Officer (School Dept.) and 2) Lt. John Ouillette, Records Access Officer (Police Dept.)/Present: Linda Zywiec, Town Clerk (Super Records Access Officer)**  
**No documentation**

**IV. CITIZENS' COMMENTS/INPUT**

**V. DECISIONS**

**F. Little Man Handbags, 110 Church Street, Whitinsville/Request for hourly**

**parking signs to be located in the business district of Church Street/Present: Christine Guanipa**

- Copy of letter requesting hourly parking
- Copy of email regarding hourly parking

**G. 2020 Re-precincting map (Vote to approve) /Present: Linda Zywiec, Town Clerk**

- Copy of Legal Boundary Description
- Copy of map
- Copy of signature page for re-precincting

**H. Amend a Host Community Agreement/Community Outreach Meeting, Main Street Recreational Marijuana Dispensary/Present: Attorney Phil Silverman**

- Copy of Marijuana dispensary presentation
- Copy of host community agreement

**I. Whitinsville - Downtown Crossroads Historic District Commission: BOS to solicit/appoint Commission Members in accordance w/LHD Bylaw**

- Copy of memo regarding the appointment of Commission members to the Whitinsville-Downtown Crossroads Historic District Commission
- Copy of Article 7 of the October 22, 2019 Fall Town Meeting adopting the portion of the bylaw for the Whitinsville - Downtown Crossroads Historic District Commission
- Copy of Downtown Crossroads Historic District map

**J. Town of Northbridge's Americans with Disabilities Act Grievance Procedure - Vote to Adopt/Reaffirm Procedures**

- Copy of grievance procedure

**K. Pine Grove Cemetery Deed/Karen Bird [Lot No. 55 & 56B, 3 single lots, Walnut Ave., South]**

- Copy of deed for Karen Bird, Lot No. 55 & 56B, Walnut Ave., South

**L. Fall Annual Town Meeting [October 26, 2021]/Vote positions on warrant articles**

- Copy of draft Fall Town Meeting Warrant
- Copy of Fall Town Meeting Warrant positions page

**VI. DISCUSSIONS**

**M. Northbridge Local Rapid Recovery Plan/Present: Sarah Adams, CMRPC & Jeannie Hebert, Blackstone Valley Chamber of Commerce**

- Copy of memo regarding the Rapid Recovery Plan

**VII. TOWN MANAGER'S REPORT**

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

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

**X. CORRESPONDENCE/None**

**XI. EXECUTIVE SESSION/None**