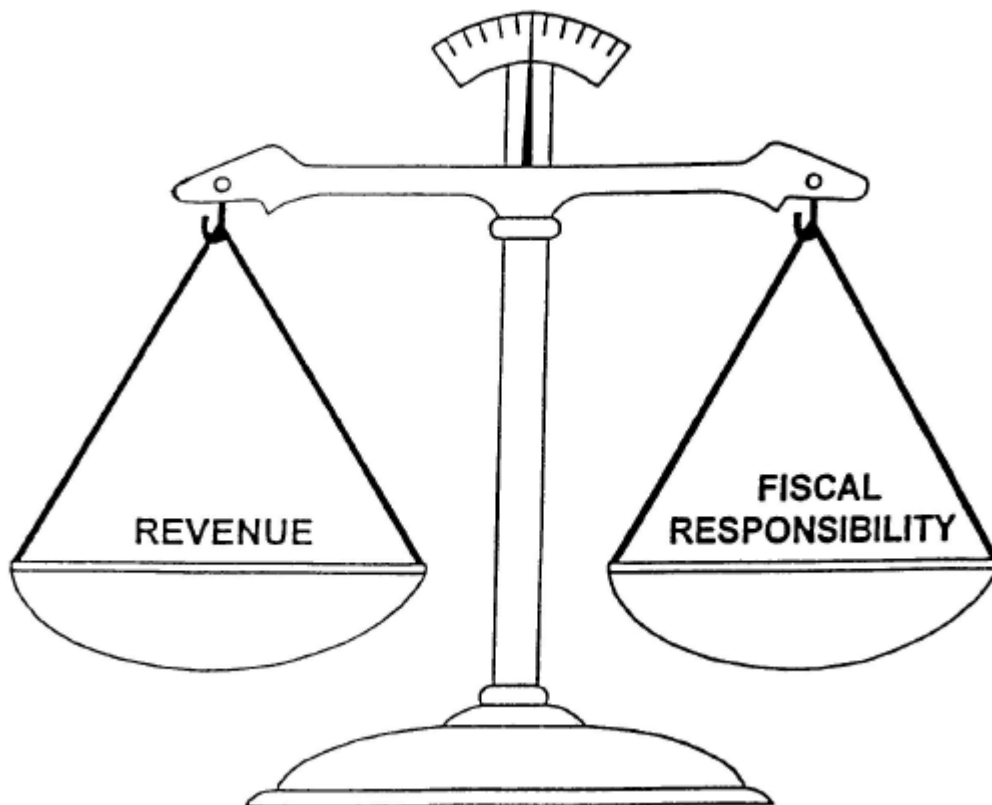
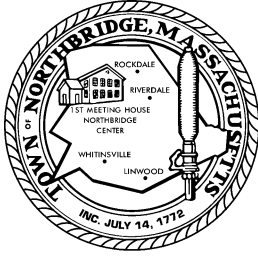


**REPORT AND RECOMMENDATIONS
OF THE
NORTHBRIDGE FINANCE COMMITTEE**



**Fall Annual Town Meeting
Tuesday, October 23, 2018
7:00 p.m.**

**Northbridge High School Field House
427 Linwood Avenue
Whitinsville, MA**



**TOWN OF NORTHBRIDGE
FINANCE COMMITTEE
NORTHBRIDGE TOWN HALL
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
www.northbridgemass.org/finance-committee**

October 23, 2018

Dear Voters:

Enclosed is the warrant for the Fall Session of the Annual Town Meeting along with a short summary prepared by the Town Manager, and recommendations of the Finance Committee for each article.

The warrant addresses both financial and non-financial issues. Voters are being asked to consider budget appropriations and transfers as well as funding to plan, design and construct and equip a new Balmer Elementary School. Other business asks voters to consider zoning amendments, the siting of Recreational Marijuana Establishments, and petitions requesting amendments to the Zoning Map as well as authorizing the Selectmen to enter into Real and Personal Property Tax Agreements with certain entities for solar projects. Finally, there is a request to authorize the Selectmen to offer a Special Tax Assessment and Agreement to an entity for property located on Granite Street in Whitinsville.

Please review the information in this booklet, make note of any questions you might have and bring the booklet with you to Town Meeting.

Respectfully submitted,

Plato Adams, Chairman
James Barron
Richard Flamand
Steven Gogolinski
Jill Meagher
Christopher Pilla

**TOWN OF NORTHBRIDGE
WARRANT FOR
FALL ANNUAL TOWN MEETING**

TUESDAY, OCTOBER 23, 2018 - 7:00 P.M.

ARTICLE 1: (Board of Selectmen)

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

TOWN MANAGER'S SUMMARY: The purpose of this article is to amend the FY 2019 Budget approved at the Spring Session of the Annual Town Meeting (May 1, 2018).

HUMAN SERVICES:

LANDFILL ANALYSIS:

Line 23A: Landfill Analysis Expenses

By raising and appropriating
the additional sum of

\$50,000

Total Landfill Analysis: \$50,000

TOTAL HUMAN SERVICES: \$50,000

SCHOOL DEPARTMENT:

Line 20: School Department

By raising and appropriating
the additional sum of

\$22,580

Total School Department: \$22,580

TOTAL SCHOOL DEPARTMENT: \$22,580

TOTAL ARTICLE 1: \$72,580

FINANCE COMMITTEE'S RECOMMENDATION: This article authorizes transfers and supplemental appropriations under the Omnibus Budget Article under Article 3 of the 2018 Spring Session of the Annual Town Meeting. The Finance Committee ***recommends passage*** of this article. The vote was unanimous.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 2: (Board of Selectmen)

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

TOWN MANAGER'S SUMMARY: The purpose of this article is to accept M.G.L. Chapter 64N, Section 3 and impose a local sales tax upon the sale of recreational marijuana originating within the Town by a

vendor rate of 3% of the gross receipts of the vendor from the sale of recreational marijuana, marijuana products, and marijuana edibles, said excise to take effect on the first day of the calendar quarter commencing at least 30 days after such vote of Town Meeting.

FINANCE COMMITTEE’S RECOMMENDATION: The proposed article seeks to accept MGL c. 64N, Section 3 to impose a local sales tax of 3% on the sale of recreational marijuana in the Town of Northbridge. The Finance Committee ***recommends passage*** of this article. The vote was unanimous.

VOTER’S COMMENTS AND/OR QUESTIONS:

ARTICLE 3: (Planning Board)

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

§173-18.6 Recreational Marijuana Establishments

A. Purpose

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

B. Applicability

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

C. Definitions

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

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

test marijuana in compliance with regulations promulgated by the Cannabis Control Commission.

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

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

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

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

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

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

D. Prohibited Uses

- (1)** On-site consumption of marijuana and marijuana products at Marijuana Establishments is not permitted unless expressly approved under this Section and authorized by and pursuant to state law or regulation.
- (2)** Clubs, lodges, or other private grounds (non-profit and private) allowing on-site consumption of marijuana or marijuana products, but not operating as a licensed marijuana social consumption operator are prohibited.
- (3)** No marijuana or marijuana product shall be smoked, eaten or otherwise consumed or ingested on the premises of any Marijuana Establishment unless expressly permitted under this Section and permitted by state law or regulation. The prohibition on on-site consumption shall also include private social clubs or any other establishment which allows for social consumption of marijuana or marijuana products on the premises, regardless of whether the product is sold to consumers on site.
- (4)** No drive-through service shall be permitted at a Marijuana Establishment.

E. Location

- (1)** Marijuana Establishments may be allowed by Special Permit of the Planning Board (SPGA - Special Permit Granting Authority) within the following Zoning Districts of the Town of

Northbridge. The designation S means allowed by Special Permit, and the designation “-“ means not permitted.

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

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

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

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

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

F. Design Standards and Siting Requirements

- (1)** A Marijuana Establishment shall be located within a fully-enclosed, secured, permanent building, including concrete floor, and may not be located in a trailer, cargo container, motor vehicle or other similar non-permanent enclosure.
- (2)** All aspects of a Marijuana Establishment relative to the cultivation, possession, processing, sales, distribution, dispensing or administration of marijuana, marijuana products, or related supplies must take place at a fixed location within a fully enclosed building and shall not be visible from the exterior of the building. A Marijuana Establishment shall not be located in a trailer, storage freight container, motor vehicle or other similar movable enclosure, unless operating as a licensed Marijuana Transporter.
- (3)** Marijuana, marijuana products, associated supplies, and promotional advertising materials shall not be displayed or visible from the exterior of a Marijuana Establishment.
- (4)** All business signage shall be subject to the permitting requirements of all applicable

governmental authorities within the Commonwealth of Massachusetts and the requirements of the Zoning Bylaw.

(5) A Marijuana Establishment shall be ventilated in such a manner that:

- (a) No pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere; and
 - (b) No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the Marijuana Establishment or within any adjoining property.
- (6)** An odor control plan detailing the specific odor-emitting activities or processes to be conducted on-site, the source of those odors, the locations from which they are emitted, the frequency of such odor-emitting activities, the duration of such odor-emitting activities, and the administrative and engineering controls that will be implemented to control such odors, including maintenance of such controls.

G. Procedure

- (1)** The Planning Board shall be the Special Permit Granting Authority (SPGA) for Marijuana Establishments within the Town of Northbridge.
- (2)** All applicants are encouraged to contact the Planning Department staff to schedule a pre-application meeting.
- (3)** The SPGA shall refer copies of the application to the Board of Selectmen, Building Department, Fire Department, Police Department, Board of Health, Conservation Commission, Director of Public Works, Highway Department, and the Sewer Department for review of the application and submission of written recommendations to the Planning Board. Failure to make recommendations within 35 days of referral of the application shall be deemed lack of opposition.
- (4)** After notice and public hearing and consideration of application materials, consultant reviews, public comments, and the recommendations of other Town Boards and departments, the SPGA may act upon such a special permit application.
- (5)** In addition to the materials to be submitted as required under Section 173-49.1 [Site Plan Review by Planning Board] of the Zoning Bylaw, the Applicant shall provide the following:
 - (a) Copies of all documentation demonstrating appropriate application status under State Law, including registration or license, as applicable, issued to the Applicant by the Cannabis Control Commission and other applicable Commonwealth of Massachusetts agencies for the establishment.
 - (b) Evidence that the Applicant has site control and the right to use the site for a Marijuana Establishment in the form of a deed or valid purchase and sale agreement, or, in case of a lease, a notarized statement from the property owner and a copy of the lease agreement.
 - (c) A notarized statement signed by the Applicant's chief executive officer and corporate attorney disclosing all of its designated representatives, including officers and directors, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of all individual persons associated with the entity as set forth above.

- (d) A description of all activities to occur on site, including all provisions for the delivery and storage of marijuana and marijuana products, and marijuana accessories.
- (e) A detailed floor plan of the premises of the proposed Marijuana Establishment that identifies the square footage available and describes the functional areas of the establishment.
- (f) Details showing all proposed exterior security measures for the premises, including lighting, fencing, gates and alarms, etc., for the purpose of ensuring the safety of employees and patrons and to protect the premises from theft and other criminal activity. A letter from the Town of Northbridge Chief of Police, or his/her designee, acknowledging review and approval of the security plan required and approved by the Cannabis Control Commission for the Marijuana Establishment. To the extent allowed by law, all such documents shall be confidential.
- (g) A description of the security measures, including employee security policies, approved for the establishment by the Cannabis Control Commission;
- (h) A copy of the policies and procedures for the transfer, acquisition, or sale of marijuana approved for the establishment by the Cannabis Control Commission; and
- (i) A copy of proposed waste disposal procedures.

H. Special Permit Findings

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

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

I. Special Permit Conditions

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

- (1) A special permit granted under this Section shall be limited to the Applicant and shall be non-transferrable to another owner or operator.
- (2) The special permit shall lapse within three (3) to five (5) years of its issuance depending upon the terms and conditions of the Host Community Agreement between the Applicant and the Town, and the SPGA shall designate the specific period which shall apply. If the permit holder wishes to renew the special permit, an application to renew the special permit must be submitted at least 120 days prior to the expiration of the special permit. Failure to comply will be cause for termination of the special permit.

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

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

J. Prohibition Against Nuisances:

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

K. Severability

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

TOWN MANAGER'S SUMMARY: The purpose of this article is to provide for the placement of Recreational Marijuana Establishments, in accordance with Chapter 369 of the Acts of 2012, and Chapter 55 of the Acts of 2017 – An Act to Ensure Safe Access to Marijuana, and the regulations issued by the Cannabis Control Commission, in locations suitable for marijuana facilities and to minimize adverse impacts of such facilities on adjacent properties, residential neighborhoods, historic districts, schools, and playgrounds by regulating the siting, design, placement and security of Recreational Marijuana Establishments within the Town of Northbridge.

FINANCE COMMITTEE'S RECOMMENDATION: This article seeks to amend the Northbridge zoning bylaws by adding a new section allowing recreational marijuana establishments. The Finance Committee ***recommends passage*** of this article. The vote was unanimous.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 4: (Conservation Commission)

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

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

TOWN MANAGER'S SUMMARY: This article seeks to amend the Town of Northbridge Wetlands Protection Bylaw (7-700) by adding to Section 7-702 Jurisdiction that "the jurisdiction of this bylaw does extend to the cutting and removal of trees for the purpose of selling the trees or products derived therefrom." It also amends Section 7-703 C. Exemptions and Exceptions will be revised to exclude "cutting and removal of trees for the purpose of selling the trees" from the exemption for work related to the maintenance of land in agricultural uses.

FINANCE COMMITTEE'S RECOMMENDATION: This article seeks to amend the Town of Northbridge Wetlands Protections Bylaw to require additional applications and permits from the Conservation Commission relating to tree removal near wetlands. The Finance Committee could not come to a consensus on this article and the vote was split 2-2.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 5: (Board of Selectmen)

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

§4-322 COMMUNITY PRESERVATION COMMITTEE

A. Establishment

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

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

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

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

B. Duties

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

C. Requirement for a quorum and cost estimates

The Community Preservation Committee shall not meet or conduct business without the presence of a quorum and shall keep a written record of its proceedings. A majority of the members of the Community Preservation Committee shall constitute a quorum. The Community Preservation Committee shall approve its actions by majority vote. Recommendations to the Town Meeting shall include their anticipated costs.

D. Amendments

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

E. Severability

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

F. Effective Date

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

TOWN MANAGER'S SUMMARY: This article seeks to amend the Town's general bylaws by establishing a new section, §4-322 Community Preservation Committee, who shall study the needs, possibilities and resources of the town regarding community preservation.

FINANCE COMMITTEE'S RECOMMENDATION: This article seeks to amend the general by-laws by adopting a new section creating a Community Preservation Committee. The Community Preservation Act was passed by voters on May 1, 2018. The Finance Committee *recommends passage* of this article. The vote was unanimous.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 6: (Board of Selectmen)

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

TOWN MANAGER'S SUMMARY: The purpose of this article is to adjust the exemption of taxes under M.G.L. Chapter 59, Section 5, Clause 41C by increasing the exemption amount to \$1,000 to persons 65 years of age and older occupying property as their domicile.

FINANCE COMMITTEE'S RECOMMENDATION: This article seeks to raise the tax exemption from \$500 to \$1,000 for persons in Northbridge 65 years of age and older subject to other conditions under Clause 41C Section 5 or Chapter 59 of the Massachusetts General Laws. The Finance Committee *recommends passage* of the article. The vote was unanimous.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 7: (School Building Committee)

PLEASE SEE ADDITIONAL INFORMATION ON PAGES 20-25 OF THIS BOOKLET

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

TOWN MANAGER'S SUMMARY: This article seeks to appropriate, borrow or transfer from available funds the sum of \$100,968,194 for paying the costs of planning, designing, constructing, originally equipping and furnishing a new W. Edward Balmer Elementary School for grades PreK-5 to be located at 21 Crescent Street, Whitinsville. The appropriation is contingent upon an affirmative vote of the Town to

exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. Chapter 59, Section 21C (Proposition 2½, so-called). The town is eligible for a school construction grant from the Massachusetts School Building Authority [MSBA] for eligible, approved project costs. The grant is determined by the MSBA and is based on need. Any project costs in excess of any grant received from the MSBA is the sole responsibility of the Town.

FINANCE COMMITTEE'S RECOMMENDATION: This article seeks to allow the Town to raise and appropriate, borrow, or transfer from available funds for the purpose of planning, designing, constructing, originally equipping and furnishing a new W. Edward Balmer Elementary School and all costs incidental and related thereto, including construction administration and project management services, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA") with the understanding that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA, for shall be the sole responsibility of the Town, and that any grant the Town may receive from the MSBA for the project shall not exceed the lesser of (1) sixty three point seventy-eight percent (63.78%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; or take any other action relative thereto.

The Finance Committee ***recommends passage*** of this article. The vote was 3-0 in favor of the article and one abstention.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 8: (Petition)

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

TOWN MANAGER'S SUMMARY: This article seeks to amend the Zoning Map incorporated into its Zoning Bylaws by rezoning a 26.53-acre parcel of land southerly of Riverdale Street and westerly of the Providence and Worcester Railroad shown as Lot 5 on Assessor's Plat 23 from Residential-Three (R-3) zone to Industrial-Two (I-2) zone.

FINANCE COMMITTEE'S RECOMMENDATION: This article proposes to rezone a 26.53-acre parcel of land off Riverdale Street from Residential Three (R-3) to Industrial Two (I-2) zone. The Finance Committee ***recommends passage*** of this article. The vote was unanimous.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 9: (Petition)

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

TOWN MANAGER'S SUMMARY: This article seeks to amend the Zoning Map incorporated into its Zoning Bylaws to expand the existing Business Three (B-3) Zoning District off Providence Road by rezoning from Residential Three (R-3) to Business Three (B-3) the premises known as 682-684 Church Street and shown on Assessor's Map 14, as parcel 58, the premises known as 674 Church Street and shown on Assessor's 14, as parcel 59, and the parcel containing 4.41 acres of land with no numbered address off Church Street and shown as Assessor's Map 14, parcel 214.

FINANCE COMMITTEE'S RECOMMENDATION: This article proposes to rezone a parcel of land off Church Street and Providence Road from Residential Three (R-3) to Business Three (B-3), thereby expanding the Business Three (B-3) zone. The Finance Committee **recommends passage** of this article. The vote was unanimous.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 10: (Petition)

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

TOWN MANAGER'S SUMMARY: At the request of the petitioner, this article is being passed over. The petitioner intends to revisit this matter in the Spring of 2019.

FINANCE COMMITTEE'S RECOMMENDATION: This article proposes permitting marijuana cultivation within Residential Two (R-2) zones. Prior to the publication of this booklet, the Finance Committee voted unanimously **not to support** Article 10, however, since the Petitioner recently informed the Town that they intend to pass over this article, the Finance Committee is prepared to re-vote their recommendation to pass over this article prior to Town Meeting on Tuesday, October 23, 2018.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 11: (Petition)

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

TOWN MANAGER'S SUMMARY: The purpose of this article is to authorize the Board of Selectmen to enter into a Real and Personal Property Tax Agreement with Northbridge McQuade, LLC or its affiliated entity, for a period of up to twenty-five (25) years, and to approve said agreement under which Northbridge McQuade, LLC or its affiliated entity, will pay the Town a sum of money per year relative to a Large-Scale Ground Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 2.9 megawatts (MW) AC which Northbridge McQuade, LLC or its affiliated entity proposes to construct and operate on a 60 acre +/- parcel of land located on the easterly side of McQuades Lane,

Northbridge, MA and further to allow the Board of Selectmen to negotiate any amendments necessary to said Tax Agreement.

FINANCE COMMITTEE'S RECOMMENDATION: This article proposes to allow the Board of Selectmen to enter into a Real and Personal Property Tax Agreement with a business regarding a solar farm on McQuades Lane, Northbridge, MA. The Finance Committee ***recommends passing over*** this article. The vote was unanimous.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 12: (Petition)

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

TOWN MANAGER'S SUMMARY: The purpose of this article is to authorize the Board of Selectmen to enter into a Real and Personal Property Tax Agreement with Sutton Solar 2, LLC or its affiliated entity, for a period of up to twenty-five (25) years, and to approve said agreement under which Sutton Solar 2, LLC or its affiliated entity, will pay the Town a sum of money per year relative to a Large-Scale Ground Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 1.0 megawatts (MW) AC which Sutton Solar 2, LLC or its affiliated entity proposes to construct and operate on a 2.28 acre +/- parcel of land located on the northeasterly side of Lasell Road, Northbridge, MA and further to allow the Board of Selectmen to negotiate any amendments necessary to said Tax Agreement.

FINANCE COMMITTEE'S RECOMMENDATION: This article seeks to allow the Board of Selectmen to enter into a tax agreement concerning a solar project located on the northeasterly side of Lasell Road, Northbridge, MA. The Finance Committee ***recommends passage*** of this article. The vote was unanimous.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 13: (Petition)

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

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

FINANCE COMMITTEE'S RECOMMENDATION: This article seeks to allow the Board of Selectmen to enter into a Special Tax Assessment Agreement ("STA Agreement") with a veterinary office that is renovating the former Whitinsville Hospital property located at 18 and 28 Granite Street, Northbridge, MA. The Finance Committee ***recommends passage*** of the article. The vote was unanimous.

VOTER'S COMMENTS AND/OR QUESTIONS:

ARTICLE 7 – BALMER SCHOOL PROJECT

ADDITIONAL INFORMATION

- 1. PAGES 20-23: OVERVIEW OF THE PROPOSED NEW ELEMENTARY SCHOOL PROCESS AND SOLUTION**
- 2. PAGES 24-25: 2-PAGE FLYER SHOWING THE PROPOSED SITE PLAN; BENEFITS AND KEY FEATURES; TAX RATE IMPLICATION AND PROJECTS COSTS**

ARTICLE 7 – BALMER SCHOOL PROJECT

OVERVIEW OF THE PROPOSED NEW ELEMENTARY SCHOOL PROCESS AND SOLUTION

WHY DO WE NEED A NEW BALMER?

- The Balmer School is an aged facility that does not meet today's educational requirements, and requires significant upkeep, spending which will not result in long-term educational benefits.
- Northbridge residents voted to approve a Feasibility Study and seek a grant from the MSBA to address these conditions at its May 3, 2016 Special Town Meeting.
- The MSBA receives approximately 120 grant applications for capital projects annually, of which approximately 10 are approved annually.
- The MSBA has approved the project for a grant of \$47.56 million.

BOTH THE BALMER AND NORTHBRIDGE ELEMENTARY SCHOOLS HAVE SIGNIFICANT DEFICIENCIES REQUIRING MORE THAN BASIC MAINTENANCE

Balmer School was built 1968 and NES in 1952, with an addition in 1983

- | | |
|--------------------------------------|-----------------------------------------------------------------------------|
| •Single Glazed Windows/ Curtain Wall | • Original Mechanical/ Electrical/Plumbing systems beyond expected lifespan |
| •Exterior Walls/ Thermal Insulation | • Low Efficiency Mechanical, Lighting systems |
| •Roof patched and leaky | • No Sprinkler System |
| •Interiors cracked, worn | • Technology exposed to room |
| •Lacks handicapped accessibility | |
| • Traffic, site circulation | |

At Balmer School, 68% of program spaces are undersized by State standards

At NES, 78% of program spaces are undersized by State standards

THE NEW BALMER WILL PROVIDE THE FOLLOWING BENEFITS:

- Long-term solution to resolve deteriorating school buildings
- 21st Century educational spaces that meet MSBA standards
- Safe, code-compliant buildings
- Reduces the number of building transitions for children
- Better aligns fifth graders with their peers educationally and developmentally
- Allows better vertical alignment of curriculum between grades

KEY FEATURES OF THE PROPOSED DESIGN:

- Improved site circulation for student drop off/ pick up
- Secured main entrance
- Maker Spaces for hands-on project-based learning
- Common areas link classrooms into student-scale neighborhoods
- Special Education integrated into each team

- Shared small group instruction rooms
- Centrally-located teacher collaboration spaces
- Cafeteria/Performance Space with double-sided stage between Cafe and Gym
- Energy-efficient mechanical systems and green design

WHY DID THE SCHOOL BUILDING COMMITTEE DECIDE TO CONSOLIDATE THE TWO SCHOOLS?

- COST ADVANTAGE: New PK-5 school is similar cost to fixing up both old schools, with no educational improvements
- FACILITY ADVANTAGE: A Balmer-only Grade 2-4 project still leaves NES with high costs of maintaining a building with major educational, facility, and accessibility issues
- TIME ADVANTAGE: One project, 5 years; versus two projects, 15+ years? Current borrowing rates are low.
- EDUCATIONAL ADVANTAGE: most appropriate curriculum & age alignment, all in one building
- OPERATIONAL ADVANTAGE: building duplication, NES land lease eliminated

WHY SHOULD THE FIFTH GRADE RETURN TO THE ELEMENTARY SETTING?

- Reduces the number of building transitions for children
- Better aligns fifth graders with their peers educationally and developmentally
- Allows better vertical alignment of curriculum between grades
- Creates reorganization opportunities in the Middle School, possibly vacating older, substandard spaces

WHAT WILL HAPPEN TO NORTHBRIDGE ELEMENTARY SCHOOL?

Once the new Balmer School vote passes, the Northbridge Building, Planning, and Construction Committee will lead a study to investigate...

- Sale of the building & property
- Lease of the building
- Re-purpose and renovate the building and property for another Town use

The BPCC will make recommendations to the Board of Selectmen, who will ultimately decide the next use of the property.

WHAT WILL HAPPEN TO NORTHBRIDGE MIDDLE SCHOOL?

Once the 5th grade is relocated to the new Balmer, Northbridge School Committee and Administration will investigate...

- Middle School reorganization into vacated space
- Goal is to vacate oldest spaces in the building

SITE SELECTION PROCESS

The committee reviewed 24 public sites and 11 privately-owned sites and concluded the Balmer site is the best for the following reasons:

- LEAST COST
- DISTRICT OWNS SITE
- FLAT, BUILDABLE SITE
- LIMITED WETLANDS
- GOOD SOILS
- ALL UTILITIES ON SITE
- GOOD SITE SAFETY
- 2-WAY CIRCULATION POSSIBLE
- LOCATED NEAR POPULATION
- NO ARTICLE 97 (PARKS) ISSUES

NEIGHBORHOOD TRAFFIC STUDY

- Town growth assumed as part of study
- Existing roads can handle increased traffic
- Level of Service of intersections will remain much the same
- 77 car On-Site queue should not interfere with traffic
- Acceptable sight distances
- No added signals warranted
- Intersection improvements recommended

TOTAL PROJECT COST

CONSTRUCTION COST (BUILDING + SITE WORK+ MARK-UPS)	\$79.5M
FEES & EXPENSES	\$12.4M
FURNITURE, FIXTURES & EQUIPMENT	\$3.51M
CONTINGENCIES	\$5.56M
TOTAL	\$100.9

HOW DOES THE NEW BALMER SCHOOL COMPARE TO SIMILAR MSBA PROJECTS?

TOWN	AREA (GSF)	YEAR START CONSTRUCT'N	PROJECT COST	ESCALATION YEARS	APPROX. ESCALATION @ 3.5 YRS	ESCALATED TOTAL COST	ESCALATED TOTAL COST/SF
LUDLOW – CHAPIN ST. ES	106,250	5/1/2019	57,451,421	0.0	1.000	57,451,421	541
TAUNTON – MULCAHY ES	119,693	1/1/2019	64,971,831	0.5	1.018	66,108,838	552
IPSWICH – CHAPIN ES	123,700	3/1/2019	69,789,269	0.5	1.018	71,010,580	574
AMHERST – WILDWOOD ES	122,272	10/1/2017	67,207,225	2.0	1.070	71,911,731	588
NORTHBRIDGE – BALMER ES	167,352	8/1/2019	100,968,194	0.0	1.000	100,968,194	603
HARVARD – HILDRETH ES	81,836	1/1/2019	48,618,000	0.5	1.018	49,468,815	604
LEXINGTON – HASTINGS ES	110,000	6/1/2018	65,339,418	1.0	1.035	67,626,298	615
TISBURY ES	75,390	5/1/2019	46,567,962	0.0	1.000	46,567,962	618
MILLIS – CLYDE BROWN ES	89,852	2/1/2018	53,365,857	1.5	1.053	56,167,564	625
MARLBOROUGH – RICHER ES	108,730	3/1/2019	67,525,253	0.5	1.018	68,706,945	632
NEEDHAM – HILLSIDE ES	90,702	6/1/2018	57,862,414	1.0	1.035	59,887,599	660

WHAT WILL BE NORTHBRIDGE'S SHARE?

PROJECT COST	\$100.97M
APPROXIMATE MSBA GRANT	\$47.56M
APPROXIMATE COST TO NORTHBRIDGE	\$53.41M

WHAT DOES THIS MEAN TO THE AVERAGE HOMEOWNER?

On average, based on a 4.5% interest rate over the life of a 30-year bond:

\$1.85 annual tax increase per \$1,000 valuation = \$558 per year

Based on the average assessed homeowner value in Northbridge of \$301,000

WHAT WILL HAPPEN IF THE PROJECT FAILS?

REPAIRS-ONLY to Balmer	\$32.7 million
REPAIRS-ONLY to N.E.S.*	\$20.3 million
TOTAL	\$53.0 million

COST TO NORTHBRIDGE for new PK-5 School	\$53.41 million
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*does not include cost escalation past 2020 or potential reimbursement

If the project is voted down:

- Forgo \$47.56M in state aid reimbursement money
- Northbridge will be responsible for \$53M in repairs at Balmer and NES with little chance for state aid
- No improvement to educational environment
- Buildings not handicapped accessible
- Renovations may trigger required code upgrades

THE NEW W. EDWARD BALMER ELEMENTARY SCHOOL NORTHBRIDGE, MASSACHUSETTS

IMPORTANT DATES:

- ⇒ OCTOBER 23, 2018 FALL TOWN MEETING -- VOTE 7:00 PM at NHS FIELDHOUSE
- ⇒ NOVEMBER 6, 2018 DEBT EXCLUSION BALLOT VOTE -- POLLS OPEN 7 AM - 8 PM at NHS FIELDHOUSE



FRONT FACADE OF THE PROPOSED NEW SCHOOL

PROPOSED SITE PLAN

1. Parent Drop Off
2. Bus Drop Off
3. PK-K Park & Drop
4. Main Entrance
5. Early Ed. Entrance
6. PK-2 Playground
7. Outdoor Learning
8. 3-5 Playground
9. Service
10. Gardens
11. Bike Parking
12. Existing Building Footprint



Benefits of a new school:

- > Long-term solution to resolve deteriorating school buildings
- > 21st Century educational spaces that meet MSBA standards
- > Safe, code-compliant buildings that are a source of community pride
- > Reduces the number of building transitions for children
- > Better aligns fifth graders with their peers educationally and developmentally
- > Allows better vertical alignment of curriculum between grades

Key features of the proposed school:

- > Improved site circulation for student drop off/ pick up
- > Secured main entrance
- > Maker Spaces for hands-on project-based learning
- > Common areas link classrooms into kid-scale neighborhood
- > Special Education integrated into each team
- > Shared small group instruction rooms
- > Centrally-located teacher collaboration spaces
- > Cafeteria/Performance Space with double-sided stage between Cafe and Gym
- > Energy-efficient mechanical systems and green design

WHAT IS THE COST OF DOING NOTHING?

REPAIRS-ONLY to Balmer	\$32.7 million
REPAIRS-ONLY to N.E.S.*	\$20.3 million
TOTAL	\$53.0 million
COST TO NORTHBRIDGE	
for new PK-5 School	\$53.41 million

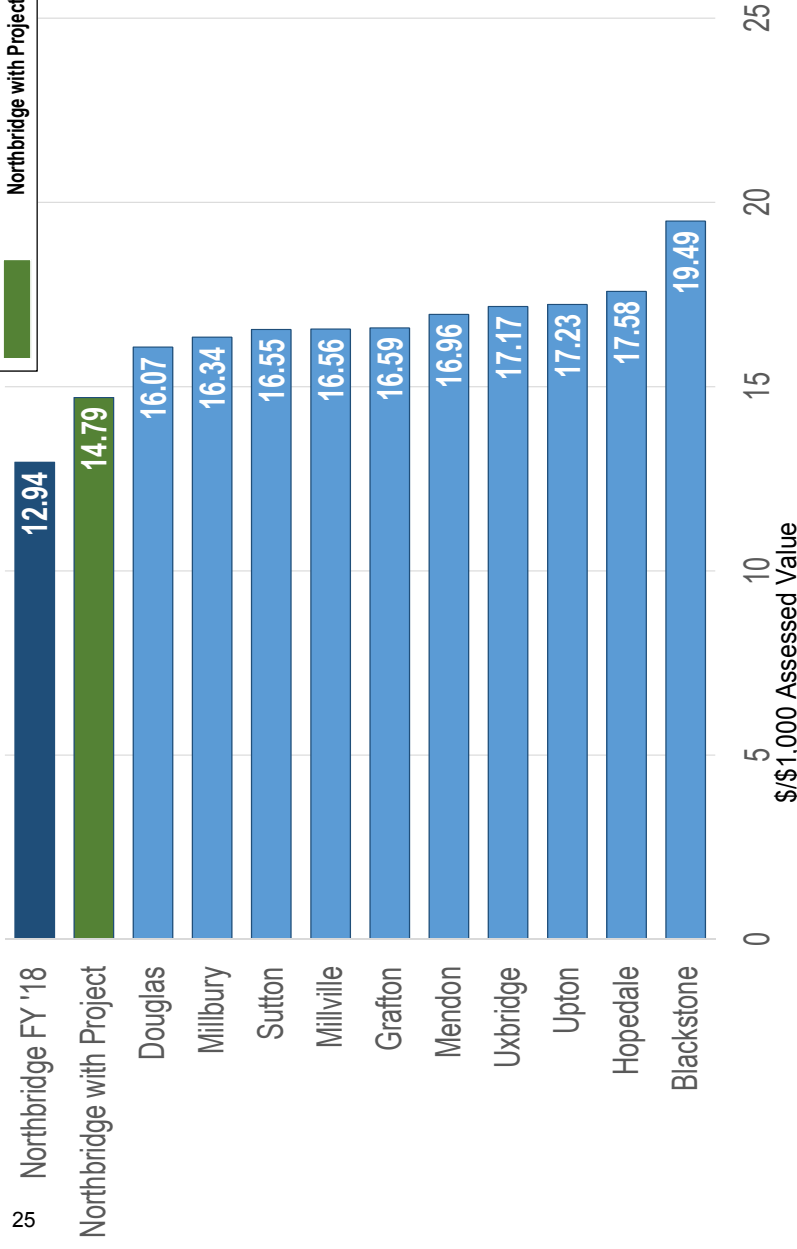
Watch our informational videos:
<https://www.nps.org/sbc>

INTERIOR VIEW OF A PROJECT-BASED LEARNING SPACE



RESIDENTIAL TAX RATE – WITH PROJECT

2018 RESIDENTIAL TAX RATE (\$/ \$1,000 Assessed Value)



PROJECT COST

The total project cost is \$100.97 million, and the State will reimburse the Town \$47.56 million. Estimated project cost to the Town is \$53.41 million.

On average, based on a 4.5% interest rate over the life of a 30 year bond, there will be a \$1.85 annual tax increase per \$1,000 valuation = \$558 per year, based on the average assessed homeowner value in Northbridge of \$301,000.



Project Website:
<https://www.nps.org/sbc>
Project Email:
SBC@nps.org

This leaflet was produced by the
 Northbridge School Building Committee

SOME COMMON TOWN FINANCE TERMS

APPROPRIATION

An amount of money voted to be spent for specific purposes.

ARTICLES

Each of the numbered items of business in the Warrant is called an Article. Articles for a town meeting are submitted to the selectmen by boards, departments, and by citizens of Northbridge. All Articles must be voted upon; none can be withdrawn from the Warrant.

CHERRY SHEET

The cherry colored form received each year from the state listing the town's State Aid and county and state charge against the town.

FISCAL YEAR

July 1st through June 30th and normally designated by the year in which it ends.

FREE CASH – AVAILABLE FUNDS

Surplus revenue less all uncollected taxes from prior years. A source for funds at special town meetings, special projects, or lowering the tax rate. Actual amount is determined at the close of each fiscal year. Free Cash should be thought of as being the town's "Savings Account"

GENERAL FUND

The fund into which the general (not-earmarked) revenues of the town are deposited and from which money is appropriated to pay the general expenses of the municipality.

LOCAL RECEIPTS

Money collected by the town departments for Automobile Excise taxes, licenses issued by the clerk's office, Parks and Recreation activities, etc.

OVERLAY

The amount raised by the Assessors in excess of appropriations and other charges to cover abatements granted and avoiding fractions.

OVERLAY SURPLUS

The accumulated amount of the not used overlay for various years which may be used for extraordinary or unforeseen purposes or voted into the Reserve Fund.

OVERRIDE

A referendum question on the ballot in a general election which allows a town to assess taxes in excess of the allowable 2 ½ % yearly increased allowed by law. Override questions must specify the purpose of the override and require a majority vote for approval.

RESERVE FUND

A fund to provide for extraordinary or unforeseen expenditures. A sum may be appropriated at the Annual Town Meeting not to exceed 5% of the tax levy of the preceding year.

SPECIAL EDUCATION (SPED)

Special Education is a program that serves students who have disabilities that impair learning. The town is partially reimbursed through Chapter 70 based on availability of funds and through recently enacted circuit breaker legislation.

SURPLUS REVENUE

The amount by which cash, accounts receivable and other assets exceed liabilities and reserve (a bookkeeping item not be confused with Available Funds.) Actual amount is determined at the close of each fiscal year.

TAX LEVY

The revenue a community can raise through real estate and personal taxes. This is limited by Proposition 2 ½ but can be increased by an override.

TRANSFER

The authorization to use an appropriation for a different purpose or from the Reserve Fund for extraordinary or unforeseen expenditures.

WARRANT

The list of items, known as Articles, to be considered at the town meeting is called the Town Warrant. The only business that may be considered is that listed in the Town Warrant.

Presort Standard
US Postage Paid
Permit No. 108
Whitinsville, MA
01588

SAVE THE DATE

OCTOBER 23, 2018

FALL ANNUAL TOWN MEETING

To: Postal Customer