

Town of Northbridge  
Finance Committee Meeting Minutes  
September 21, 2022 at 6:30PM

**Committee Members in Attendance:** Plato Adams, Jim Barron, Sean Ferry, Steve Gogolinski and Chris Pilla

**Finance Committee Member(s) not in Attendance:** David Graham and Simon Gumkowski

**Town of Northbridge Administration in Attendance:**

Adam Gaudette, Town Manager - Town of Northbridge, MA

**Other Attendees:**

None

**Finance Committee Meeting Called to Order**

At 6:32PM, Adam Gaudette, Town Manager - Town of Northbridge, MA called the meeting to order and the following topics were discussed:

**Reorganization of the Finance Committee**

A motion to appoint Plato Adams as Chair of the Finance Committee was made by Steve Gogolinski, seconded by Jim Barron and unanimously approved.

The meeting Chair assumed the Chair role and continued the following discussion topics:

A motion to appoint Steve Gogolinski as Vice Chair of the Finance Committee was made by Chris Pilla, seconded by Jim Barron and unanimously approved.

A motion to appoint Jim Barron as Clerk of the Finance Committee was made by Chris Pilla, seconded by Steve Gogolinski and unanimously approved.

**Special Fall Town Meeting**

Adam Gaudette, Town Manager - Town of Northbridge, MA noted that a Special Fall Town Meeting would be held on Tuesday, October 25, 2022 to commence at the conclusion of the Annual Fall Town Meeting.

A proposed draft Article relating to the Special Fall Town Meeting was distributed for review as follows:

To see if the Town will vote, pursuant to MGL c.40, §59, and MGL c.23A, §3E and §3F, and the applicable regulations thereunder, to:

- (a) Approve a Tax Increment Financing Agreement between the Town and Eyepoint Pharmaceuticals and its affiliates and/or assignees, for property located off Commerce Drive, Whitinsville (the "TIF Agreement"), which TIF Agreement provides for real estate tax exemption and personal property exemptions at the exemption rates schedules set forth therein and approve an Economic Development Incentive Program ("EDIP") Local Incentive-Only Application submission to the Massachusetts Economic Assistance Coordinating Council (the "EACC"); and
- (b) Authorize the Board of Selectmen to execute the TIF Agreement, and any documents related thereto, and to approve submission to the EACC of the TIF Agreement and EDIP Local Incentive-Only Application, and any documents related thereto, all

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relating to the project as described in the TIF Agreement, and any necessary documents relating thereto, and to take such other actions as are necessary or appropriate to obtain approval of the TIF Agreement and EDIP Local Incentive-Only Application, and related submission and to take such other actions as necessary or appropriate to implement those documents, and carry out the purposes of this article.

**2022 Annual Fall Town Meeting Articles:**

The following proposed Articles from the 2022 Annual Fall Town Meeting were discussed / reviewed with the Finance Committee by Adam Gaudette, Town Manager - Town of Northbridge, MA:

**ARTICLE 1: (Board of Selectmen) Prior Year Bills**

Adam Gaudette, Town Manager - Town of Northbridge, MA noted that the detail of the Prior Year Bills would be presented at the next Finance Committee Meeting.

To see if the Town will vote to amend the votes taken under Article 3 of the 2022 Spring Session of the Annual Town Meeting (May 3, 2022), appropriations and transfers under the Omnibus Budget Article, to raise and 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.

**Article 2 (Board of Selectmen) – Appropriations and Transfers**

Adam Gaudette, Town Manager - Town of Northbridge, MA noted that the detail of the Appropriations and Transfers would be presented at the next Finance Committee Meeting.

**Article 3 (Community Preservation Committee)**

Adam Gaudette, Town Manager - Town of Northbridge, MA noted that the Community Preservation Committee would present a proposed article to purchase the Castle Hill Farm Property. Information was presented as follows:

The Northbridge Community Preservation Commission (CPC) has sponsored a warrant article for the 2022 Fall Annual Town Meeting, to consider land acquisition (±95 acres) of property known as Castle Hill Farm (portion of). The subject property, located along Castle Hill Road includes Assessor Map 3 Parcels 1 & 4 and Assessor Map 4 Parcel 29 & a portion of Parcel 33, where the property owner intends to retain 7.85 acres of AP 4/33 for a single-family house lot. Referenced is made to Planning Board ANR approval [01-FA-2022] dated August 10, 2022, accompanied by plan entitled "Plan of Land for Castle Hill Road" and letter dated August 08, 2022 from W. Robert Knapik, P.L.S. (attached hereto).

The Commission seeks Town Meeting approval to purchase the property utilizing Community Preservation Funds (w/borrowing), from proceeds of the 1% local property tax surcharge collected by the Town, where at the November 2017 General Elections the Town adopted the Community Preservation Act (CPA).

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**Review Sheet / Fingroup Worksheet (9/22/2022 – After State Budget)**

Adam Gaudette, Town Manager - Town of Northbridge, MA reviewed the Preliminary Calculations for the FY2023 Levy Limit.

Based on the review it looks as though \$161 thousand of additional funds may be available. It is being proposed that the distribution of the additional funds would be allocated as follows:

\$60 thousand – Chapter 70 to NPS  
\$ 2 thousand – Landfill Analysis  
\$99 thousand – Wage Reserves

**Approval of Previous Finance Committee Meeting Minutes**

None

**Next Scheduled Finance Committee Meetings**

The next scheduled Finance Committee Meeting will be held on Wednesday, September 28, 2022 at 6:30 in the Town Hall and the following will be the presentation topics:

- Town Accountant / Town Manager – Prior Year Bills
- Town Accountant / Town Manager – FY2023 Budget Transfers / Appropriations
- Community Preservation Committee Article – Castle Hill Farm Purchase
- Approve prior Finance Committee Meeting Minute(s)
- Other Business

**Adjournment**

Since no further business was to be transacted, a motion to adjourn the Finance Committee Meeting at 6:57PM was made by Chris Pilla, seconded by Steve Gogolinski and unanimously approved.

Respectfully Submitted,

/s/ James P. Barron, Clerk, Town of Northbridge Finance Committee

