

Town of Northbridge
Finance Committee Meeting Minutes
March 9, 2016 at 6:00PM

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Finance Committee Attendees:

Finance Committee Members in Attendance: Plato Adams, Bob Brochu, Jim Barron, Steve Gogolinski, Chris Thompson, Chris Pilla

Finance Committee Member not in Attendance: Lisa Ferguson

NORTHBRIDGE TOWN CLERK
DORIS A. GEORNE

Note that Finance Committee Member Chris Pilla departed the meeting at 6:42PM.

Town of Northbridge Administration and Other Attendees:

Ted Kozak, Town Manager - Town of Northbridge

Neil Vaidya, Town Accountant - Town of Northbridge

Brian Massey, Chairman - Planning Board

Michael Beaudoin, Chairperson - Building, Planning and Construction Committee (BPCC)

R. Gary Bechtholdt II, Town Planner

Finance Committee Meeting

The meeting was called to order by the chairman; Plato Adams at 6:00PM.

Prior Meeting Minutes

A motion to approve the meeting minutes of March 2, 2016 was made by Chris Thompson, seconded by Bob Brochu and unanimously approved.

ARTICLE 23: (Petition)

The proposed article is to see if the Town will vote to raise and appropriate or transfer from available funds, a sum of money for the purpose of purchasing a LUCAS CPR Device for use by the Northbridge Fire Department; or take any action relative thereto.

Elizabeth Haberski, the Petitioner of the article discussed the need for an additional CPR machine (LUCAS CPR Device) for an ambulance. There is a current fundraiser going on for one machine and this request is for monies to be appropriated from the town budget. A question was raised as to the funding mechanism for the machine from the retained earnings account of the ambulance fund. Currently the funding would come from "raising and appropriating" the monies from the town side but the possibility of reimbursing the town from the ambulance retained earnings account will be researched.

ARTICLE 23: (Petition) - Continued

Mike Hooper, Senior Sales Representative from Physio Control, a Redmond, Washington based company gave a demonstration of the constant CPR unit (LUCAS CPR Device) which will keep

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the chest compressions consistent during the various phases of transporting patients to local area medical centers.

Per the petitioner two Lucas devices were priced at \$28,000 so roughly less than \$15,000 each.

BPCC

Per the proposed Article 17 below: Mike Beaudoin from the BPCC discussed the need for a new / updated DPW Facility at the current location. The current plan is to purchase a modular building approximately 6,000 - 8,000 square feet. The building will have 6 bay doors. The plan is to renovate the brick building and remove the other buildings at the current location. The total estimated cost of the renovation / building project is roughly \$2 million.

ARTICLE 17: (Building, Planning and Construction Committee)

The proposed Article is as follows:

To see if the Town will vote to raise and appropriate and/or transfer from available funds in the Treasury and/or transfer from the unexpended appropriated funds of one or more of the departments of the Town a sum of money for the purpose of financing the design and construction of a DPW Building at 11 Fletcher Street, including renovation of the current administration building and garage, permitting, site improvements and soil remediation, said sum to be expended under the direction of the Building, Planning and Construction Committee, and that to meet this appropriation the Treasurer/Collector, with the approval of the Board of Selectmen, be authorized to borrow said sum under M.G.L. Chapter 44, section 7(3) and 3(A), as amended, or any other enabling authority, and to issue bonds or notes of the Town therefor; to authorize the Board of Selectmen, and any other appropriate officials of the Town, to apply for and accept any forms of financial assistance that may be available to the Town on account of this project from the United States Department of Agriculture (USDA) and its Rural Development programs, and in connection therewith to enter into any necessary agreements with the USDA for a loan, and otherwise to contract with the USDA with respect to any such loan or loans; and to authorize the Building, Planning and Construction Committee to take any action necessary to carry out this construction and renovation project provided, however, that no debt shall be incurred hereunder unless and until the Town first votes to exempt from the provisions of M.G.L. Chapter 59, Section 21C (Proposition 2½, so-called), the amounts required to pay the principal and interest of said debt; or take any other action relative thereto.

Article 19 (Planning Board)

The article is to see if the Town will vote to accept as a public way, the remaining portion of Fairway Drive (Shining Rock Golf Community). A public hearing will be held on

Article 19 (Planning Board) - Continued

March 22, 2016. An offer to recommend to lay out the road. If the road is not layed out the Planning Board will not be able to act on it.

To see if the Town will vote to accept as a public way, the remaining portion of Fairway Drive [Shining Rock Golf Community] as heretofore laid out by the Board of Selectmen, a copy of which layout is on file with the Office of the Town Clerk, and further authorize the Board of

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Selectmen, in the name and behalf of the Town, to acquire by purchase, eminent domain, gift or otherwise, easements in said way for the purpose for which public ways are used in the Town; or take any other action relative thereto.

ARTICLE 20: (Planning Board)

R. Gary Bechtholdt II, Chairman of the Planning Board spoke on Articles 20 and 21. The town is looking to become more business friendly by reviewing various areas within the town to ensure these locations are zoned equitably. There is limited use for this particular property located within a residential area and the change will assist in the town marketing the property such as a nursing home facility.

The proposed Article is as follows:

To see if the Town will vote to amend Zoning Bylaw Chapter 173 Section 173-12 [Table of Use Regulations] as follows:

a. Retail and Services-

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
Retail and Service:												
Stores usually selling a combination of 2 or more of the following: dry goods, apparel and accessories, furniture and home furnishings, small wares, hardware and food <i>[Amended 10-23-2007 ATM, Art. 12]</i>	--	--	--	--	--	--	P	S	P	S (3)	S (3)	--

Amend Section 173-12 by allowing “Stores usually selling a combination of 2 or more of the following: dry goods, apparel and accessories, furniture and home furnishings, small wares, hardware and food” by-right (P) within the B-2 Zoning District whereas such use is currently allowed by special permit (S).

b. Retail and Services-

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USE	ZONING DISTRICT											
Retail and Service:	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3 (1)	I-1	I-2	H
Establishment primarily selling food and drink for home preparation and consumption or on its premises <i>[Amended 10-23-2007 ATM, Art. 12]</i>	--	--	--	--	--	--	P	S	S	S (3)	S (3)	--

Amend Section 173-12 by allowing "Establishments primarily selling food and drink for home preparation and consumption or on its premises" by-right (P) within the B-2 and B-3 Zoning Districts whereas such use is currently allowed by special permit (S).

c. Retail and Services-

USE	ZONING DISTRICT											
Retail and Service:	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3 (1)	I-1	I-2	H
Miscellaneous business offices and services <i>[Amended 10-23-2007 ATM, Art. 12]</i>	--	--	--	--	--	--	P	S	P	S (3)	S (3)	--

Amend Section 173-12 by allowing "Miscellaneous business offices and services" by-right (P) within the B-2 Zoning District whereas such use is currently allowed by special permit (S).

d. Retail and Services-

USE	ZONING DISTRICT											
Retail and Service:	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3 (1)	I-1	I-2	H

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Office for administrative, executive, professional, sales and other similar uses <i>[Amended 2-21-2012 STM, Art. 3]</i>	--	--	--	--	--	--	--	--	--	S	P	S
--	----	----	----	----	----	----	----	----	----	---	---	---

Amend Section 173-12 by allowing "Office for administrative, executive, professional, sales and other similar uses" by-right (P) within the B-1, B-2 and B-3 Zoning Districts whereas such use is currently not permitted (--);

Or take any other action relative thereto.

ARTICLE 21: (Planning Board)

R. Gary Bechtholdt II, Chairman of the Planning Board spoke on Articles 20 and 21. The town is looking to become more business friendly by reviewing various areas within the town to ensure these locations are zoned equitably. There is limited use for this particular property located within a residential area and the change will assist in the town marketing the property such as a nursing home facility.

The proposed Article is to see if the Town will vote to amend Section 173-4 by extending the Business-Two (B-2) Zoning District along Church Street to include the Assessor Map 14 Parcel(s) 162 & 160, the former Milford Regional Medical Center located at 18 & 28 Granite Street; the subject property is currently included in the Residential-Three (R-3) Zoning District. See NbridgeGIS data layer illustration(s) attached; or take any other action relative thereto.

ARTICLE 25: (Petition)

Rob Knapik, the Petitioner, spoke on the proposed Article 25: to see if the Town will vote to amend the Northbridge Zoning Bylaw, Article V (Use Regulations), §173.12, by inserting the following in the Table of Use Regulations:

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	I-1	I-2	H
Wholesale and Manufacturing:												
Contractor's Yard	--	--	--	--	--	--	--	S	S	S	S	--

Or take any other action relative thereto.

ARTICLE 26: (Petition)

Rob Knapik, the Petitioner spoke on the proposed Article 26 - To see if the Town will vote to amend the Northbridge Zoning Bylaw, Article VIII (Off-Street Parking and Loading), §173-27C,

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ARTICLE 26: (Petition) - Continued

by inserting the following in the Table of Off-Street Parking Standards under the category "Industrial and institutional":

Contractor's Yard 1 per 750 square feet of nfs

Or take any other action relative thereto.

ARTICLE 27: (Petition)

The proposed article is to see if the Town will vote to accept the donation of approximately 127 acres of open space land located off of Hill Street and Prospect Street, in and around the subdivision known as "The Hills at Whitinsville"; or take any other action relative thereto.

Based on the discussion it was determined that the property would be considered open space, is valued at \$100,000 with taxes assessed at approximately \$900 per year and is not suitable for building. Note that the property is also considered wetlands.

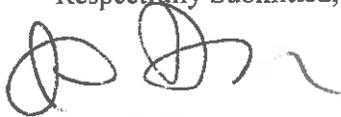
Future Meetings

The next meeting of the Finance Committee will be held on March 16, 2016 at 6:00PM. A Finance Committee public hearing will also be held on March 16, 2016.

Adjournment

Since no further business was to be transacted, a motion to adjourn at 7:20 PM was made by Bob Brochu, seconded by Chris Thompson and unanimously approved.

Respectfully Submitted,



James P. Barron
Clerk
Town of Northbridge Finance Committee