

**TOWN OF NORTHBRIDGE  
BOARD OF SELECTMEN'S MEETING  
NORTHBRIDGE TOWN HALL  
7 MAIN STREET - WHITINSVILLE, MA 01588  
April 27, 2015 AT 7:00PM**

RECEIVED  
15 APR 27 PM 3: 37

**REVISED**

**Senator Ryan Fattman and Representative David K. Muradian, Jr.**

NORTHBRIDGE TOWN CLERK  
DOREEN A. DEFRONE

**PLEDGE OF ALLEGIANCE**

**I. APPROVAL OF MINUTES**

- A. 1) March 2, 2015      2) March 16, 2015      3) April 6, 2015 [Executive Session]      4) April 14, 2015

**II. PUBLIC HEARINGS**

**III. APPOINTMENTS**

**IV. CITIZENS' COMMENTS/INPUT**

**V. DECISIONS**

- B. Annual Town Election [May 19, 2015] / Vote to sign warrant
- C. Armenian Apostolic Church/Request to hang a banner over Church Street from August 2, 2015 to August 16, 2015, to advertise the Annual Picnic to be held on Sunday, August 16, 2015
- D. Caryn Gagner/Request to hold a Boot Drive at Memorial Square and Ovia Square on Saturday, June 13, 2015, from 9AM to 3PM to benefit the swimming and wrestling programs at Northbridge High School / Vote to approve subject to the safety requirements of the Northbridge Police Department
- E. Non-profit Motorcycle Bike Run to benefit the American Cancer Society/Relay For Life, Sunday, June 7, 2015 @ 11AM / Vote to approve subject to the safety requirements of the Northbridge Police Department
- F. Northbridge Youth Soccer [Craig Mahoney] / Request to hang a banner across Church Street from July 19, 2015 to August 2, 2015 to advertise the John M. Dawson 3v3 Soccer Tournament to be held August 8<sup>th</sup> and 9<sup>th</sup>.
- G. St. Patrick's Church [Gracia Casey] / Change in location for a one-day Beer and Wine License for Sunday, June 7, 2015 [Polish Picnic] from 11AM to 4PM to be held on the grounds of St. Patrick's Church, 7 East St., Whitinsville
- H. Subordination Agreement [92-98 Church Street, Whitinsville] / Vote to approve

**VI. DISCUSSIONS**

- HH. May 4, 2015 Board of Selectmen's Meeting

**VII. TOWN MANAGER'S REPORT**

- I. 1) Stormwater Coalition
- 2) MassWorks Grant Application
- 3) Chapter 90 Funding
- 4) Mutual Aid Assistance for military funeral
- 5) Public Workshop, 5/12/15 from 6PM to 7PM Re: 2040 Providence Road Reuse Study

**VIII. SELECTMEN'S CONCERNS**

**IX. ITEMS FOR FUTURE AGENDA**

**X. CORRESPONDENCE**

**XI. EXECUTIVE SESSION**

Town Clerk: Hard copy	<input checked="" type="checkbox"/>
Town Clerk: E-mail copy	<input checked="" type="checkbox"/>
Web: Post time-stamped copy	<input checked="" type="checkbox"/>

A. I.

**Board of Selectmen's Meeting  
March 2, 2015**

A meeting of the Board of Selectmen was called to order by Chairman Charles Ampagoomian at 6:30 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. **Present:** Messrs. Athanas, Marzec, Nolan and Melia. **Also Present:** Theodore D. Kozak, Town Manager.

Chairman Ampagoomian announced that the Board would be going into Executive Session and declared that having an open meeting may have a detrimental effect on the litigation position of the body.

A motion was made and seconded to go into Executive Session under M.G.L. Chapter 30A, S. 21#3 – To discuss strategy with respect to contract negotiations– and to reconvene in Open Session. Roll Call Vote: Mr. Marzec/Yes, Mr. Athanas/Yes, Mr. Melia/Yes, Mr. Nolan/Yes, and Mr. Ampagoomian/Yes.

Open Session Adjourned: 6:31 PM

Executive Session Convened: 6:32 PM

Executive Session Adjourned: 6:52 PM

Open Session Reconvened: 7:00 PM

**The Pledge of Allegiance was recited by those present.**

**Northbridge Firefighter Appointment [Nicholas Shelburne].** Fire Chief Gary Nestor introduced Nicholas Shelburne, Firefighter/Paramedic, and welcomed him to the Northbridge Fire Department. Mr. Ampagoomian clarified that it was not an added position but a replacement of a firefighter who had resigned. The Board of Selectmen welcomed Mr. Shelburne to the Northbridge Fire Department and wished him well.

**APPROVAL OF MINUTES. February 10, 2015.** A motion/Mr. Marzec, seconded/Mr. Nolan to approve the February 10, 2015 minutes as presented with the readings omitted. Vote yes/Messrs. Melia, Marzec, Ampagoomian and Nolan. Abstain/Mr. Athanas.

**PUBLIC HEARINGS/None.**

**APPOINTMENTS/None.**

**CITIZENS' COMMENTS/INPUT. Local Business Spotlight: Featuring – Eastern Acoustic Works [Matt Moniz].** Mr. Moniz stated that he is the Vice President of Operations at Eastern Acoustic Works [EAW]. He noted that the company was founded in 1978 and has been in Northbridge at the Whitin Machine Shop location (next to the Town Hall) for over 30 years. The company designs loud speakers and is a manufacturing company. They offer a multitude of services on site, principally design engineering, manufacturing, warehousing, shipping and logistics, parts, service and design assistance for customers. Mr. Moniz stated that in 2003, EAW was acquired by a business centered in Seattle at which time EAW was largely shifted in an effort to outsource manufacturing overseas. In 2011, EAW was successful in convincing their ownership group that it was in the best interests of EAW to restore manufacturing in Whitinsville. Mr. Moniz noted that 75% of their revenue comes from their factory in Whitinsville. They do primarily woodwork and paint along with some electronics manufacturing, final assembly, test, and shipping. EAW is a full-service organization that works directly with sporting teams, theme park ownership groups and concert tours to design custom solutions for permanent installation or

on the road usage. Some installations that EAW has designed are TD Garden, Gillette Stadium, Fenway Park, BC Eagles Stadium, and the new city field in New York City. Speaking for the Board of Selectmen, Mr. Ampagoomian noted that the Board tries to be as “business friendly” as possible. He offered the Board’s support to Eastern Acoustic Works as it continues to expand. Mr. Moniz responded that this was very much appreciated. **Michael Lebrasseur, 295 Hillcrest Road, Whitinsville, and the Chairman of the School Committee.** Mr. Lebrasseur mentioned that he wanted to take this opportunity to thank the residents of Northbridge who came to the Town Meeting last week to support their three warrant articles related to the school building repair projects. He also thanked the Board of Selectmen, Finance Committee and Town Manager for their support. Mr. Lebrasseur noted that together they were able to find an existing funding source to cover the costs, which the School Committee greatly appreciates. He added that he wanted to provide an update for the School Committee’s FY16 budget. Mr. Lebrasseur reported that they have reduced their bussing to save approximately \$200,000 and implemented a bussing fee, which is projected to generate about \$40,000. In addition they have increased other fees across the board including preschool tuition, athletic and activity fees, the rental of their facilities and others. These increases are projected to possibly generate \$100,000 in revenue. This is on top of the ongoing efforts that the School Department has taken in the past with such things as reducing energy consumption, to creating programs to retain special education students within the district, saving the district more than a million dollars. In addition, all non-union personnel have not received raises for the past 2 years. Mr. Lebrasseur added to this the responsible negotiations with the teachers and all school employee unions, which resulted in a partnership between both sides recognizing the fiscal challenges that we face as a town and that we are in this together. He cautioned that despite all of this the School Committee would meet tomorrow night to discuss cutting more than \$300,000 from the budget including a reduction of 4.3 staff members and other services and programs. Mr. Lebrasseur added that they were hopeful that the Governor’s budget soon to be released would at least provide the minimum increase of \$25.00 per student that they have received in the last couple of years. He added that they look forward to the Town Manager’s initial budget presentation to the Finance Committee on Wednesday night. He noted that the School Committee, for the second year in a row, is trying to avoid a reduction of staff and services.

**Spring Annual Town Meeting [May 5, 2015]/ Vote to place articles on warrant [Draft 2].** Town Manager Kozak presented the following draft articles to the Board for their review and recommended that they vote to place them on the Spring Annual Town Meeting warrant: **ARTICLE 1 [Bills of a prior year]:** Town Manager Kozak mentioned that there are no prior bills but in case one appears he suggested keeping this article on the warrant. A motion/Mr. Marzec, seconded/Mr. Melia to place Article 1 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 2 [FY 2015 Budget Adjustments]:** A motion/Mr. Marzec seconded/Mr. Nolan to place Article 2 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 4 [FY 2016 Sewer Enterprise Operation]:** A motion/Mr. Marzec seconded/Mr. Athanas to place Article 4 on the Spring Annual Town Meeting Warrant. Vote yes/ Unanimous. **ARTICLE 5 [FY 2016 Water Enterprise Operation]:** A motion/Mr. Nolan seconded/Mr. Marzec to place Article 5 on the Spring Annual Town Meeting Warrant. Vote yes/ Unanimous. **ARTICLE 6 [Chapter 90]:** A motion/Mr. Marzec seconded/Mr. Nolan to place Article 6 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 7 [Treasurer/ Collector Compensating Balance agreement(s)]:** A motion/Mr. Nolan seconded/Mr. Melia to place Article 7 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 8 [FY 2016 Play & Rec revolving account re-authorization]:** A motion/Mr. Melia seconded/Mr. Marzec to place Article 8 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 9 [Creation of a Compensated Absences Fund]:** A motion/Mr. Athanas seconded/Mr. Marzec to place Article 9 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 10 [2015 Transfer funds to the Compensated Absences Fund]:** A motion/Mr. Melia seconded/Mr. Marzec to place Article 10 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 11 [2016 Transfer funds to the Compensated Absences Fund]:** A motion/Mr. Nolan seconded/Mr. Marzec to place Article 11 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 12 [Transfer funds to the**

**Health Insurance Stabilization Fund**]: A motion/Mr. Marzec seconded/Mr. Athanas to place Article 12 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 13 [Transfer funds to the Stabilization Fund]**: A motion/Mr. Marzec seconded/Mr. Athanas to place Article 13 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 14 [Transfer funds from the Pine Grove Cemetery Trust to fund the operations of Pine Grove Cemetery for FY 2016]**: A motion/Mr. Athanas seconded/Mr. Marzec to place Article 14 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 15 [2015 Elgin Pelican NP Dual Street Sweeper]**: Noting that street sweeping is a critical part of DPW operations, DPW Director James Shuris pointed out the ineffectiveness of the existing sweeper from 1998. Highway Superintendent Jamie Luchini added that the present sweeper had more sand coming out from it due to rot than was staying inside and he didn't expect it to last much longer. He also believed that it was bought second-hand. Mr. Luchini noted that the new sweeper is basically a no-frills model used by most towns. He estimated that the cost of a new sweeper would be \$175,000 to \$190,000. Mr. Luchini stated that the sweeper is used almost every day starting in April. Mr. Kozak recommended that this purchase be subject to a capital exclusion and put on the ballot. He added that this would come under a 5-year capital plan that had been expected. A motion/Mr. Melia seconded/Mr. Marzec to place Article 15 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 16 [2015 International 7400 Combination Dump Truck w/ wing plow]**: Mr. Shuris noted that similar to the sweeper the existing dump truck having a wing plow and sander dates back to 1998 and has an estimated replacement cost of \$190,000. Mr. Luchini noted that the truck no longer sands properly due to rotting and a body that tilts up. He concluded that the truck, which basically breaks down every other storm has outlived its usefulness. Mr. Shuris noted that the DPW was working with the Building, Planning and Construction Committee on an option for a new DPW metal building of about 8,000 square feet to work on, store and protect equipment, extending vehicle life. A motion/Mr. Marzec seconded/Mr. Melia to place Article 16 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. Mr. Kozak clarified that this would also be subject to a capital exclusion. **ARTICLE 17 [2015 4-wheel drive utility body truck w/plow, etc]**: Mr. Kozak explained that the Sewer Department needs a new truck. The truck would be replaced utilizing the Sewer Enterprise Fund and would not result in taxation. Mr. Shuris noted that the existing vehicle is a 2003 utility truck with a crane and plow for winter snow removal. He added that Sewer Superintendent Mark Kuras uses it to maintain the pumping station and it is in dire need of replacement with a cost estimate of \$80,000. A motion/Mr. Melia seconded/Mr. Nolan to place Article 17 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 18 [Purchase of ambulance and associated equipment]**: Fire Chief Gary Nestor explained that the back-up vehicle is a 2009 Ford chassis with over 100,000 miles and it cannot be repaired. He added that each ambulance handles 1,000 ambulance calls a year and they get pretty beat up. Chief Nestor gave a replacement cost of \$177,000 with another \$35,000 for equipment. Mr. Kozak noted that there is some money in the Ambulance Fund and Free Cash, some of which was going to be used for a new dispatch department. Although this might cause a delay in getting funding for the new ambulance Mr. Kozak recommended putting the article on the warrant. A motion/Mr. Melia seconded/Mr. Marzec to place Article 18 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 19 [Purchase of ambulance and associated equipment]**: Mr. Kozak explained that this article is an alternative to Article 18 in case the receipts aren't high enough. He also advised that going this route isn't his first choice. Selectman Melia voiced his concern with putting too much on a capital exclusion that it could all fail. A motion/Mr. Melia, seconded/Mr. Nolan **not** to place Article 19 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 20 [Purchase and installation of water meters/meter reading system]**: Mr. Kozak recalled that this article was voted down at the Fall Annual Town Meeting but he felt it was worth re-evaluating. He explained that the Whitinsville Water Company is proceeding with the meters on their system and not doing anything on the Northbridge system would necessitate the Town hiring a meter reader. He added that they could at least install the radio equipment, which would cost about \$300,000 to be paid from retained earnings through the water rate payers. He suggested that the Town have one quarter of the meters installed each year to extend payment over a couple of years. Mr. Kozak added that the cost would get adjusted into the water rates. Mr. Shuris stated that the new meters would provide greater accuracy to meter reading and leaks would be detected

immediately rather than waiting a quarter and having a high meter reading. He further emphasized that the meters would be remote controlled by control towers. Mr. Shuris noted that the total package is a little under \$600,000 with \$240,000 for the materials and \$60,000 for meter installation. He added that the tower is being installed now at a cost of \$170,000, which Whitinsville Water would split with the Town. A motion/Mr. Nolan seconded/Mr. Marzec to place Article 20 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 21 [Meals Tax]:** Mr. Kozak asked that this be reconsidered since it would bring in much-needed revenue noting that other communities in the area are doing it. Mr. Nolan voiced that he was against this article due to principle: that it is being used to raise money with no specific purpose. Mr. Melia explained that due to the article being turned down twice he would not support it. Mr. Athanas stated that he also would not support it. Mr. Marzec noted that unless the tax would be earmarked for a specific purpose such as economic development, he would not support it. A motion/Mr. Nolan seconded/Mr. Marzec **not** to place Article 21 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 22 [Funding work recommended in the 2014 Flow Monitoring Report]:** DPW Director Shuris recommended that this be put on hold until the Fall Annual Town Meeting. A motion/Mr. Marzec seconded/Mr. Melia **not** to place Article 22 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 23 [Funding for NPDES reporting and document preparation]:** Mr. Shuris noted that the DPW could make physical improvements (“tweaking”) rather than promoting a capital exclusion, which would be very costly. A motion/Mr. Nolan seconded/Mr. Marzec to place Article 23 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 24 [Creation of a Board of Health revolving account for food permits, etc. – max allowed to spend is \$20,000]:** Mr. Kozak explained that since this department does inspections it would make sense to use a revolving account rather than a general account for this use. A motion/Mr. Marzec seconded/Mr. Athanas to place Article 24 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **ARTICLE 25 [Creation of a Board of Health revolving account for compost site stickers, etc. – max allowed to spend is \$10,000]:** Mr. Kozak explained that the reasoning behind this article was similar to that of Article 22. Town Accountant Neil Vaidya came forward to state that about \$6,000 to \$8,000 is collected annually from composting fees. A motion/Mr. Nolan seconded/Mr. Melia to place Article 25 on the Spring Annual Town Meeting Warrant. Vote yes/Unanimous. **Proposed Article to extend the sewer line on Carpenter Road:** Mr. Kozak explained that since the road was being torn up the idea was that the timing might be right to extend the sewer line there. Mr. Kuras, Sewer Superintendent, noted that the betterment fees would be about \$20,000 per resident at that location. Mr. Kozak didn’t think a sewer line installation was a good idea since it would mean higher costs for the homeowners and there wasn’t an existing problem with the Board of Health. No vote was taken. **Proposed Article [Override vote]:** Mr. Kozak explained that this would be a place holder and not applicable to a specific department but an opportunity for discussion. Mr. Marzec labeled it a divisive issue, noting budget problems in the town. Mr. Nolan pointed out that the Board had no data and Mr. Melia was opposed to this article due to financial uncertainty, adding that previous overrides were unsuccessful. He noted that town departments, notwithstanding the school department, were generally having financial problems. Mr. Athanas was concerned that the article would be open-ended. School Committee Chairman Michael Lebrasseur expressed concern and disappointment that the issue seems to have become the schools vs the Town. Finance Committee Chairman Plato Adams emphasized that the proposed article would be a placeholder for the possibility of the need for additional revenue. He added that the Town has very limited means for raising revenue. Mr. Kozak discussed the possibility of the town receiving additional local aid through the Governor. A motion/Mr. Ampagoomian seconded/Mr. Nolan to **not support** an override on the Spring Annual Town Meeting Warrant. Vote yes/Messrs. Nolan, Melia, Marzec, and Ampagoomian. Vote no/Mr. Athanas.

**List of warrant posting locations.** Current posting locations: Precinct 1: Whitinsville Post Office and Brian’s Restaurant. Precinct 2: Office of Polyfoam Corp., Gary’s Variety, and Northbridge Post Office. Precinct 3: 1 Quickstop and Town Clerk’s Office. Precinct 4: VFW Hall and Town Hall Annex. Revised Posting. Revised posting locations: Precinct 1: Whitinsville Post Office and Salvation Army. Precinct 2: Gary’s Variety, and Northbridge Post Office. Precinct 3: 1 Quickstop and Town Clerk’s

Office. Precinct 4: VFW Hall and Town Hall Annex. Mr. Kozak explained that some of the posting locations were either difficult to get into to post or no longer in business. A motion/Mr. Nolan seconded/Mr. Melia to revise and approve the list as presented. Vote yes/Unanimous.

**Flood Plain Study/Present: Justin Arbuckle, Chairman of the Conservation Commission and the Certified Flood Plain Manager with Tighe and Bond which prepared the study.** A peer review of the Mumford River Flood Analysis for Application for Revision of Floodplain Boundaries in Northbridge was performed by GZA GeoEnvironmental, Inc. The review focused on the Application for Letter of Map Revision (LOMR) submitted to FEMA in January 2012, and the subsequent Tighe and Bond responses to FEMA comments. The Town of Northbridge engaged GZA to assist them in evaluating the LOMR application and in qualitatively understanding the risks associated with the Town providing the required acknowledgement and certification. The property/site for the LOMR application is located at One Main Street, Whitinsville, and is owned by Arcade Realty Trust. Mr. Arbuckle explained that their initial issue with the study performed by GZA was the verbiage on page 9 of the FEMA paperwork. He cited wording that the Town accepts responsibility should the calculations be wrong; this could lead to someone dropping their flood insurance but then experiencing flood damage. Mr. Arbuckle noted that he asked Mr. Kozak to check with Town Counsel to see if this was acceptable, which it basically was. Mr. Arbuckle stated that the key issue would be ownership of the culvert. The Certified Flood Plain Manager explained that it would take about six months for the entire process to be completed. Mr. Arbuckle noted that the Mumford River looks ok; however, GZA needs to see what's going to happen because of where this culvert is located. He added that the flooding might not come from the Mumford but may actually come from across the street at the "Arcade". Building at the site might be affected and the lengthy application process might discourage businesses from building there. Mr. Ampagoomian asked Mr. Kozak to provide follow-up.

**Trustees of Soldiers' Memorials/1) Request to install two monuments in Memorial Park, and 2) Proposal to refurbish the World War I Memorial in Rockdale.** Chairman Ampagoomian noted that he is an ex-officio member of the Trustees of Soldiers' Memorials and he would refrain from participating in the Trustees' discussion. 1) Member Ron Massey explained that some veterans were denied having their names on the Vietnam Memorial since they were not residents of Northbridge when they enlisted or were drafted. In view of this, the Trustees purchased a stone with the wording "To thank all veterans who are serving past, present and future for their services for the United States of America". They would like to put the stone in Memorial Park at the split at Linwood Avenue and Church Street in part to honor Vietnam Veterans. The memorial [stone] to honor veterans of Desert Storm is located in front of the Town Hall but due to the obstructed view, the Trustees would like to move that monument to Memorial Park in a designated safe area. If anyone has objections to this the Trustees would like to have feedback. Mr. Massey cautioned that movement of the stone might be a challenge due to the presence of concrete around the stone. This would require professional help. Mr. Gallagher concluded that the Trustees were requesting permission from the Board of Selectmen to proceed with installation of the two monuments in Memorial Park. 2) Jim Gallagher, member of the Trustees, estimated that the World War I Memorial in Rockdale was built in 1922 and erected for the people of Rockdale who served in World War I. He noted that there are 99 servicemen listed on the 3 plaques, 4 of whom were Rockdale residents who died in service. Over the years, there have been many repairs to the monument. In 2000, the Building, Planning and Construction Committee retained an expert to evaluate all the monuments of Northbridge. The World War I Memorial was considered to be in poor shape at the time with an estimated cost to refurbish of \$20,000. After 15 additional years of exposure to the elements, the estimated repair cost is \$50,000. Pictures were distributed that showed deterioration of the monument and it's getting worse. Some of the joints are coming apart. Ron Massey noted concerns for safety and that they have consulted with an architect, engineers, and masons. He added that the Trustees are not asking the Selectmen for money, knowing the financial problems in the town. He made a plea for the townspeople to come forward to form a committee to help out the Trustees. Member Dick Trier noted the importance of remembering veterans no matter how long ago they served. He added that the Trustees would need guidance in

obtaining documentation as a nonprofit organization. Phil Cyr of the American Legion in Northbridge, came forward to discuss providing assistance to the Trustees. Mr. Ampagoomian directed interested residents to contact the Trustees of Soldiers' Memorials. At the suggestion of the Selectmen, the Trustees agreed to wait 60 days to allow residents of the community to respond to the Trustees' discussion with the expectation that the matter would again be on the agenda after that.

**2015 Partnership Program Grant Application [Blackstone Heritage Corridor, Inc.]** Mr. Kozak explained that Town Planner Gary Bechtholdt applied for the grant, which could provide the town with funds in the amount of \$5,000 to \$15,000 to be used to repair damaged plaster and paint within the Great Hall. A motion/Mr. Marzec seconded/Mr. Nolan to move this item: 2015 Partnership Program Grant Application from **DISCUSSIONS to DECISIONS**. Roll Call Vote: Mr. Athanas/Yes, Mr. Marzec/Yes, Mr. Nolan/Yes, Mr. Melia/Yes, and Mr. Ampagoomian/Yes. A motion/Mr. Marzec, seconded/Mr. Athanas to approve the submittal of the 2015 Partnership Program Grant Application. Vote yes/ Unanimous.

**Veterans Services.** Mr. Kozak informed the Selectmen that the Town's Veterans' agent would be leaving his employment in the district soon and our four town district would need to hire a new agent. The Town Manager in Uxbridge indicated that his Board of Selectmen would like to move the Veterans' Services Office to Uxbridge, which would provide more visibility. He noted that this would be a big decision for our community with the other caveat being that if we do not support moving the office to Uxbridge, Uxbridge would withdraw from our district and that would be unfortunate because our cost would increase from 33% to 50%. Mr. Melia and Mr. Kozak discussed the possibility of continuing with the four towns and moving the Veterans' Office to the Annex with offsite office hours of once a week of which Douglas and Sutton have been supportive. Mr. Kozak agreed with Mr. Ampagoomian's suggestion to table the matter until more information was available following discussions with veterans and the Town of Uxbridge.

**Pennsylvania and New York Departments of Transportation: Letters thanking them for their help with snow removal.** Mr. Ampagoomian advised that workers from Pennsylvania and New York Departments of Transportation recently helped Northbridge with snow removal, which they continued to do although ordered to report to Worcester. Jamie Luchini noted that the assistance provided by the out of state workers was a tremendous help because the Town's snow removal equipment couldn't handle it. He added that these workers "went above and beyond". Mr. Luchini also expressed thanks to Chief Nestor and Town Manager Kozak for their support during a very trying time. There was general agreement that sending the thank you letters would be a good idea.

**TOWN MANAGER'S REPORT - 1) Northbridge Unsung Heroes:** Announced that the Northbridge Senior Center was featured in Blue Cross Blue Shield of Massachusetts' *Healthy Times Magazine*. "Unsung heroes" of the Northbridge Senior Center mentioned were John Orasy, Susan Smith, Jeannine Dionne and Adele Gentry. **2) Meeting with State Senator Stan Rosenberg and other Legislative Leaders:** Attended a meeting with the Chairman of the Select Board at UMASS Medical to meet the new President of the Senate and other Senate Leaders from the Legislature. This meeting was an opportunity to create dialog with the residents and organizations in Central Massachusetts. Mr. Ampagoomian noted that he asked the Senate to reconsider prevailing wages, which destroys municipal budgets by 30%, settle unfunded mandates for the schools, acknowledge their obligation to cities and towns for local aid and lottery receipts and improve on Chapter 70 funding for the schools. He added that he and Mr. Kozak were the only attendees representing the community. **3) Spring Annual Town Meeting [May 5, 2015]:** Reminder that the warrant closes on Friday, March 6, 2015 at 12 Noon. **4) Legislative Breakfast:** Attending a legislative breakfast on Friday, March 6, 2015 for FY 16 State budget. Mr. Kozak added that he attended and took part in the Community Reading Program for a local kindergarten class and read a Dr. Seuss book to the children.

**SELECTMEN'S CONCERNS.** **Selectman Athanas**/Asked Mr. Shuris what the deficit was from snow plowing. Mr. Shuris noted that we have had 104 inches of snow during 33 snow events and last year it cost us \$5200 per inch of snow. The most recent estimate for January and February was about \$310,000. He characterized the pothole situation as "exceeding our capabilities" and that they were still trying to stay on top of it. Mr. Shuris also indicated that there were many problems with leakages in town-owned buildings. **Selectman Marzec/1)** Recommended that residents tend to snow accumulation on their roofs to avoid roof collapses and injuries, especially if they hear popping or cracking noises. **2)** Attended a meeting with a group called "Northbridge Needs Change". They came up with a detailed list of things that they would like to see happen, one of which was the communication aspect and making sure that we have the proper information out there to disseminate in the community for future projects and future growth in this town. Another topic that was brought up was economic development, which Mr. Marzec noted he would continue to discuss with other community members to brainstorm about land in the town. Lastly there was a list of questions provided to Mr. Marzec that the members would like to see addressed.

A motion/Mr. Marzec, seconded/Mr. Melia to adjourn the March 2, 2015 Board of Selectmen's Meeting. Vote yes/Messrs. Marzec, Melia, Nolan, Athanas and Ampagoomian.

**Meeting Adjourned: 9:36 PM**

**Respectfully submitted,**

**James Athanas, Clerk**

**/pf**



## LIST OF DOCUMENTATION

### BOARD OF SELECTMEN'S MEETING – OPEN SESSION

March 2, 2015

- I. **APPROVAL OF MINUTES**
  - A. Copy of the February 10, 2015 minutes.
- II. **PUBLIC HEARINGS/None.**
- III. **APPOINTMENTS/By the Board of Selectmen:**
  - None.
- IV. **CITIZENS' COMMENTS/INPUT – Local Business Spotlight: Featuring –Eastern Acoustic Works [Matt Moniz] – No Documentation.**
- V. **DECISIONS**
  - B. Spring Annual Town Meeting [May 5, 2015] – Copy of draft warrant articles.
  - C. Copy of listing of current and revised warrant posting locations.
- VI. **DISCUSSIONS**
  - D. Flood Plain Study - Copy of letter from GZA dated January 30, 2015.
  - E. Copy of Trustees of Soldiers' Memorials letter dated January 20, 2015 and photos
  - F. Copy of 2015 Partnership Program Grant Application.
  - G. Veterans Services – **No documentation.**
  - H. Pennsylvania and New York Departments of Transportation – **No documentation.**
- VII. **TOWN MANAGER'S REPORT**
  - I. 1) Northbridge Unsung Heroes – **Copy of magazine article.**
  - 2) Meeting with State Senator Stan Rosenberg and other legislative leaders – **No documentation.**
  - 3) Spring Annual Town Meeting – **No documentation.**
  - 4) Legislative Breakfast – **No documentation.**
- VIII. **SELECTMEN'S CONCERNS – No Documentation.**
- IX. **ITEMS FOR FUTURE AGENDA – None.**
- X. **CORRESPONDENCE – None.**
- XI. **EXECUTIVE SESSION – No documentation.**

**Board of Selectmen's Meeting  
March 16, 2015**

A meeting of the Board of Selectmen was called to order by Chairman Charles Ampagoomian at 7:00 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. **Present:** Messrs. Nolan and Melia. Selectman Marzec and Selectman Athanas were absent and it is duly recorded. **Also Present:** Theodore D. Kozak, Town Manager.

**The Pledge of Allegiance was recited by those present.**

**APPROVAL OF MINUTES. 1) February 24, 2015 [Spring Annual Town Meeting]** A motion/Mr. Nolan, seconded/Mr. Melia to approve the February 24, 2015 minutes as presented with the readings omitted. Vote yes/Messrs. Melia, Ampagoomian and Nolan.

**2) March 2, 2015 [Executive Session]** A motion/Mr. Melia, seconded/Mr. Nolan to approve but not release the March 2, 2015 Executive Session minutes. Vote yes/Messrs. Melia, Ampagoomian and Nolan.

**PUBLIC HEARINGS / None.**

**APPOINTMENTS/By the Board of Selectmen. 1) Annual Reappointment:** Mary Contino, Board of Registrars [Democratic Designee]. A motion/Mr. Nolan, seconded/Mr. Melia to reappoint Mary Contino to the Board of Registrars. Vote yes/Messrs. Melia, Ampagoomian and Nolan.

**APPOINTMENTS/By the Town Manager. 1) Rochelle Thompson, Inspector of Animals.** Mr. Kozak explained that Rochelle Thompson has worked with the Board of Health, who recommends that Ms. Thompson be reappointed. A motion/Mr. Nolan, seconded/Mr. Melia to affirm the Town Manager's nomination of Rochelle Thompson as Inspector of Animals. Vote yes/Messrs. Melia, Ampagoomian and Nolan. **2) George Hamm, Special Police Officer.** A motion/Mr. Melia, seconded/Mr. Nolan to affirm the Town Manager's reappointment of George Hamm as Special Police Officer. Vote yes/Messrs. Melia, Ampagoomian and Nolan. **3) Annmarie Cleary/Interim Veterans' Services Director.** Mr. Kozak explained that the previous Veterans' Services Director, Mr. Tetreau, left the Veterans' Office for other employment. He noted that Mr. Tetreau recommended Annmarie Cleary, his assistant, to be the Interim Veterans' Services Director until a replacement can be found. The Town Manager also advised that he had discussed this with the other towns involved—Sutton, Douglas and Uxbridge. He expressed appreciation for Mr. Tetreau's service to veterans over the years, noting that Mr. Tetreau had done a great job and that he was sorry to see him leave. Mr. Melia voiced his agreement. A motion/Mr. Melia, seconded/Mr. Nolan to affirm the Town Manager's appointment of Annmarie Cleary as Interim Veterans' Services Director. Vote yes/Messrs. Melia, Ampagoomian and Nolan. **4) Phil Cyr/Interim Veterans' Services Clerk.** Mr. Kozak explained that this is similar to the prior interim appointment. Noting that Ms. Cleary was the previous Veterans' Services Clerk [under Mr. Tetreau], Mr. Kozak recommended Phil Cyr to be the Interim Veterans' Services Clerk to assist Ms. Cleary until the vacancy is filled. A motion /Mr. Nolan, seconded/Mr. Melia to affirm the Town Manager's appointment of Phil Cyr as Interim Veterans' Services Clerk. Vote yes/Messrs. Melia, Ampagoomian and Nolan. Mr. Ampagoomian noted that Phil Cyr is a combat veteran of the Vietnam War era, bronze star recipient, recipient of the Distinguished Flying Cross and was with the ROTC program at WPI. Mr. Kozak added that Mr. Cyr is skilled and would be a great asset to Veterans' Services Office as Interim Clerk.

## CITIZENS' COMMENTS/INPUT / None

### **National Grid /Request to work on State Holidays: Patriots Day, Columbus Day & Veterans Day.**

A motion/Mr. Melia, seconded/Mr. Nolan to support National Grid's request to work on the State Holidays of Patriots Day, Columbus Day and Veterans Day. Vote yes/Messrs. Melia, Ampagoomian and Nolan. Mr. Nolan noted that the two abutters were in agreement with the request.

**Veterans' Services.** Mr. Kozak explained that this was a follow-up to a previous discussion two weeks ago in which Uxbridge had requested to have the Veterans' Services Department moved from Northbridge to Uxbridge at the front of the Town Hall. He noted that the other two communities [Sutton and Douglas] voiced no opposition and he has no opposition; adding that the move makes sense monetarily. Town Manager Kozak cautioned that if we do not make the move, Uxbridge might drop out of the four-town Veterans' Services group. Mr. Kozak also noted the Uxbridge Town Manager would not be opposed to Northbridge having Veterans' Service office hours one day a week in our community. He suggested that the Northbridge Office be located in the Annex where there is space. He further stated that it would cost Northbridge an additional \$23,000 if Uxbridge were to drop out of the four-town group. Mr. Nolan voiced concerns from residents over the prospect of moving the Veterans' Department, which has been in Northbridge for about 15 years. However, he concluded that at this point we don't have any other option. Mr. Melia referred to the move as a slight inconvenience but felt that it was something that we have to do. A motion/Mr. Melia, seconded/Mr. Nolan to approve a change of location for Veterans' Services to the Town of Uxbridge [Town Hall] with office hours one day a week in Northbridge. Vote yes/Messrs. Melia, Ampagoomian and Nolan. Mr. Ampagoomian directed Mr. Kozak to inform the Town of Uxbridge as well as the other two communities [Sutton and Douglas] of the Board's decision.

**Tri-Valley Front Runners, Inc. [Michael Nixon]/Request permission to hold the "Frank Nealon Memorial Boston Tune-Up" Road Race [15K] on Saturday, April 4, 2015 @ 10 AM, subject to the safety requirements of the Police Department.** A motion/Mr. Nolan, seconded/Mr. Melia to approve the event subject to the safety requirements of the Northbridge Police Department. Vote yes/Messrs. Melia, Ampagoomian and Nolan.

**Alex Rogozenski/Request to change location for the "Race of Rams" [to be held on Sunday, May 17, 2015] from Northbridge High School to Osterman Commerce Park.** Mr. Rogozenski apologized for the short notice but was unaware that the race crossed from Upton into Northbridge. He explained that they are a club out of Milford that serves the whole Blackstone Valley and many of the members are from Northbridge. The race is a 15K (about 9.3 miles) that benefits the Pan Mass Challenge and the Jimmy Fund; it is a big event for the club. It is named after Veteran Frank Nealon, one of the founders of the club, who ran with local legend Larry Olson and has since passed away. The club's website is [www.tri-valleyfrontrunners.com](http://www.tri-valleyfrontrunners.com). Mr. Kozak said that he would make note of the race on the town's website. A motion/Mr. Nolan, seconded/Mr. Melia to approve the change of location for this event subject to the safety requirements of the Northbridge Police Department. Vote yes/Messrs. Melia, Ampagoomian and Nolan.

**School Department/Present: Paul Halacy. 1) Vote to authorize the Superintendent of Schools to submit a Statement of Interest to the Mass. School Building Authority for W. Edward Balmer School.** Mr. Halacy explained that by approving the Statement of Interest this allows the W. Edward Balmer School to be on a list with the State to receive possible funding for renovations and/or additions. There is no guarantee there will be funding but if the school qualifies there is no obligation by the town to proceed further. Chairman Ampagoomian then read the following Statement of Interest aloud: Having convened in an open meeting on March 16, 2015, the **Board of Selectmen** of Northbridge, in accordance with its Charter, by-laws, and ordinances has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated March 9, 2015 for the **W. Edward Balmer School** located at 21 Crescent Street, Whitinsville, which describes and explains the

following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: #5 replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related cost in a school facility, #7 replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements, and hereby further specifically acknowledges that by submitting this Statement of Interest form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits Northbridge to filing an application for funding with the Massachusetts School Building Authority. A motion/Mr. Melia, seconded/Mr. Athanas to support the submittal of a Statement of Interest to the Mass. School Building Authority for W. Edward Balmer School. Vote yes/Unanimous. **2) Vote to authorize the Superintendent of Schools to submit a Statement of Interest to the Mass. School Building Authority for Northbridge Elementary School.** Mr. Halacy once again explained that by approving the Statement of Interest this allows the Northbridge Elementary School to be on a list with the State to receive possible funding for renovations and/or additions. There is no guarantee there will be funding but if the school qualifies there is no obligation by the town to proceed further. Chairman Ampagoomian read the following Statement of Interest aloud: Having convened in an open meeting on March 16, 2015, the **Board of Selectmen** of Northbridge, in accordance with its Charter, by-laws, and ordinances has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated March 9, 2015 for the **Northbridge Elementary School** located at 30 Cross Street, Whitinsville, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: #5 replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related cost in a school facility. A motion/Mr. Melia, seconded/Mr. Athanas to support the submittal of a Statement of Interest to the Mass. School Building Authority for Northbridge Elementary School. Vote yes/Unanimous. **3) Vote to authorize the Superintendent of Schools to submit a Statement of Interest to the Mass. School Building Authority for Northbridge Middle School.** Mr. Halacy once again explained that by approving the Statement of Interest this allows the Northbridge Middle School to be on a list with the State to receive possible funding for renovations and/or additions. There is no guarantee there will be funding but if the school qualifies there is no obligation by the town to proceed further. Chairman Ampagoomian read the following Statement of Interest aloud: Having convened in an open meeting on March 16, 2015, the **Board of Selectmen** of Northbridge, in accordance with its Charter, by-laws, and ordinances has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated March 9, 2015 for the **Northbridge Middle School** located at 171 Linwood Avenue, Whitinsville, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: #5 replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related cost in a school facility. A motion/Mr. Melia, seconded/Mr. Athanas to support the submittal of a Statement of Interest to the Mass. School Building Authority for Northbridge Middle School. Vote yes/Unanimous. Mr. Halacy then explained that this is an annual occurrence to submit an application to the Mass. School Building Authority to get on their list for potential school projects. This is the beginning of the process, which would be followed by the formation of a school building committee, a feasibility study to be done for all the schools, and ultimately a decision by the Mass. School Building Authority. A motion/Mr. Melia, seconded/Mr. Nolan to move the three items for the School Department from **DISCUSSIONS to DECISIONS** for a vote. Roll Call Vote: Mr. Melia/Yes, Mr. Nolan/Yes, and Mr. Ampagoomian/Yes. A motion/Mr. Melia, seconded/Mr. Nolan to authorize the Superintendent of Schools to submit a Statement of Interest to the Mass. School Building Authority as illustrated above for the W. Edward Balmer School, the Northbridge Elementary School, and the Northbridge Middle School. Vote yes/ Messrs. Melia, Ampagoomian and Nolan.

**Good Energy, L.P. [Stefano Loretto]/Aggregation Program.** Mr. Kozak explained that the Town was moving forward on the purchase of aggregate power and would be utilizing Good Energy as our consultants to help us with the application process. He noted that he asked Stefano Loretto to talk about the first steps that we have to take in order to go forward with the DPU (Department of Public Utilities), adding that a letter was provided to the Selectmen describing the process and which was read aloud by Chairman Ampagoomian. The letter details the objectives of the program and the responsibilities of Good Energy, L.P. Mr. Loretto discussed that they are ready to submit the plans to the DPU but first they need a two-week review period by the citizens. After that, upon approval by the Board of Selectmen, they will submit the plan to the DPU. Mr. Loretto noted that when Northbridge joined the group, the number of towns involved was 8 or 9 but has since increased to 14 indicating that the buying group has grown and it would provide tremendous leverage when they go out to bid. Mr. Loretto clarified that the program would be starting for the rate change that takes place for next winter, occurring in November 2015, and continuing through April 2016. Toward the end of the summer they would be looking to go out to bid. The website for information is: [www.srpedd-muniagg.com](http://www.srpedd-muniagg.com). There is a direct link to it on the Town of Northbridge's website. Mr. Loretto encourages all residents to go to the website to learn about the program and to register to be kept up to date on the program's progress. He stated that the program would go from 18 months to 4 years with a different price depending on the term. Just before the program starts there will be mailings to inform the residents. Mr. Kozak commented that the plan is on the town's website and in the Town Manager's Office. Citizens are encouraged to attend the next Board of Selectmen's meeting on April 6, 2015 and offer comments. Following the meeting, the plan would be submitted to DPU.

**TOWN MANAGER'S REPORT/1) Legislative Breakfast.** Mr. Kozak attended the Mass. Municipal Association's Legislative Breakfast for Central Mass. communities. One of the discussions included the Governor's proposed budget and how it will affect our communities. It appears that the Governor's budget will hold and no radical changes are expected. **2) WGM Fabricators TIF Agreement Hearing.** We have been notified by the Mass. Office of Business Development that a hearing will be held in Worcester at 10:00 am on March 26, 2015 for WGM Fabricators LLC's proposed TIF Agreement and other economic incentives by the State. Mr. Kozak plans on attending. **3) South Middlesex Opportunity Council [SMOC] Open House.** Mr. Kozak attended the SMOC Open House at 75 Church Avenue in Northbridge. The structure was rebuilt following a fire about a year and half ago. **4) Sutton Sewer Expansion to Walmart.** Mr. Kozak attended a meeting with Mark Kuras, Sewer Superintendent, and representatives from Sutton and Walmart on a proposed sewer line expansion for Walmart. The project will be heading into the engineering phase. **5) Economic Development Strategies Meeting.** Gary Bechtholdt, Town Planner, has organized a meeting with representatives from various businesses and land developers to discuss economic opportunities in the community and how the town can assist in this process. Of concern is a large tract of land owned by the Town on Route 122 which is under-utilized.

**SELECTMEN'S CONCERNS. Selectman Melia/1)** Asked how is the budget progressing? Mr. Kozak responded that he has presented a proposed budget to the Finance Committee. It is a balanced budget and the public hearing will be held this week. Mr. Kozak anticipates that it will be ready for the town meeting in May. **2)** Asked how the increase in State Aid affected the town budget overall? Mr. Kozak responded that it was a plus and they were able to maintain town services and increase some of the services such as the dispatch services, which will start in July. They were also able to apply some of the funds to the school budget. **3)** Does our town have insurance for motor vehicles with damage caused by potholes? Mr. Kozak noted that the question is complicated. If the damage is a result of the Town neglecting to fix the pothole within a reasonable amount of time, then it may be covered. **Chairman Ampagoomian/1)** Asked if there is a way that excise tax abatements could be handled electronically so that individuals don't have to fill out abatement applications? Mr. Kozak responded that he would check with the Treasurer/Collector and Assessor's Offices.

On a different matter, Mr. Kozak mentioned that at the April 6<sup>th</sup> meeting the Board will vote to approve and sign the final warrant including the budget and discuss if the Board wishes to have any Capital Exclusion questions placed on the annual Town Election warrant.

A motion/Mr. Melia, seconded/Mr. Nolan to adjourn the March 16, 2015 Board of Selectmen's Meeting. Vote yes/Messrs. Melia, Ampagoomian and Nolan.

**Meeting Adjourned: 7:45 PM**

**Respectfully submitted,**

**James Athanas, Clerk**

**/pf**

## LIST OF DOCUMENTATION

### BOARD OF SELECTMEN'S MEETING – OPEN SESSION

March 16, 2015

#### PLEDGE OF ALLEGIANCE

#### I. APPROVAL OF MINUTES

- A. 1) Copy of the February 24, 2015 minutes.
- 2) Copy of the March 2, 2015 Executive Session minutes.

#### II. PUBLIC HEARINGS

#### III. APPOINTMENTS

##### B. By the Board of Selectmen:

1) Annual Reappointment: Copy of letter dated 3/9/15 to Mary Contino requesting if she wants to be reappointed to the Board of Registrars as the Democratic Designee

##### C. By the Town Manager:

1) Annual Reappointment: Copy of letter from Comm. of Mass. regarding the nomination of Inspector of Animals.

-Copy of Nomination form for Rochelle Thompson

-Copy of memo from Board of Health dated 3/9/15, recommending Ms. Thompson's reappointment

2) Reappointment: George Hamm, Special Police Officer / **No documentation**

3) Copy of Town Manager's letter to Annmarie Cleary dated 3/10/15, appointing her to the position of Interim Veteran's Services Director

4) Copy of Town Manager's letter to Phil Cyr dated 3/10/15, appointing him to the position of Interim Veteran's Services Clerk

#### IV. CITIZENS' COMMENTS/INPUT / **None.**

#### V. DECISIONS

D. Copy of email from Michael Peterson of National Grid dated 3/9/15, requesting to work on the following State Holidays: Patriots Day, Columbus Day & Veterans Day from 7AM to 5PM

E. Veterans Services / **No documentation**

F. Copy of email from Michael Nixon, Race Director for Tri-Valley Front Runners, dated 3/12/15, requesting permission for the runners to pass through Northbridge during their "Road Race" to be held on Saturday, April 4, 2015 @ 10 AM.

-Copy of Course Map

-Copy of email from Police Chief Walter Warchol dated 3/13/15 indicating he has no issues with the Tri-Valley runners passing through Northbridge.

FF. Copy of email from Alex Rogozenski dated 3/6/15, requesting to change the location for "Race of Rams 10K" [to be held on Sunday, May 17, 2015] from Northbridge High School to Osterman Commerce Park

-Copy of Course Map

-Copy of race details

#### VI. DISCUSSIONS

G. Copy of Closed School Information – 4 pages

-Copy of Statement of Interest documentation for Balmer School.

-Copy of Statement of Interest documentation for Northbridge Elementary School.

-Copy of Statement of Interest documentation for Northbridge Middle School.

**H. Good Energy, L.P. Aggregation Program**  
-Copy of Outline of the Aggregation Plan

**VII. TOWN MANAGER'S REPORT**

- I. 1) Legislative Breakfast - No documentation**
- 2) WGM Fabricators TIF Agreement Hearing - No documentation**
- 3) South Middlesex Opportunity Council [SMOC] Open House - No documentation**
- 4) Sutton Sewer Expansion to Walmart - No documentation**
- 5) Economic Development Strategies Meeting - No documentation**

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

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

**X. CORRESPONDENCE / None**

**XI. EXECUTIVE SESSION / None**



A4.

**Board of Selectmen's Meeting  
April 14, 2015**

A meeting of the Board of Selectmen was called to order by Chairman Charles Ampagoomian at 6:00 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. **Present:** Messrs. Nolan, Melia, Marzec and Athanas. **Also Present:** Theodore D. Kozak, Town Manager.

**The Pledge of Allegiance was recited by those present.**

**APPROVAL OF MINUTES/None.**

**PUBLIC HEARINGS/None.**

**APPOINTMENTS/None.**

**CITIZENS' COMMENTS/INPUT/None.**

**Northbridge Firefighters/Request to hang a banner over Church Street from April 26<sup>th</sup> through May 10<sup>th</sup> to advertise their annual spaghetti supper to be held on Saturday, May 16, 2015 from 4PM to 8PM.** A motion/Mr. Nolan, seconded/Mr. Marzec to approve this request. Vote yes/Unanimous.

**Armenian Apostolic Church/Request to hang a banner across Church Street from April 15<sup>th</sup> to April 26<sup>th</sup> in honor of "Martyrs Day".** A motion/Mr. Marzec, seconded/Mr. Nolan to approve this request. Vote yes/Unanimous.

**Coordination of Town's response to news of a fallen Northbridge soldier.** Police Chief Walter Warchol discussed the proposed route for the funeral procession beginning at Carr Funeral Home [Whitinsville] to St. Gabriel's Church [Upton] and then to Pine Grove Cemetery [Whitinsville]. He advised he will need approximately 70 traffic set ups. Chief Warchol said that as of today, dates have still not been set for wake/funeral services.

For now, the plans are as follows: Annmarie Cleary, the Interim Veterans Agent, will coordinate all Veterans' units for wake/funeral services.

Master Sergeant Paul Reis will be stationed at the Church to call the Veterans to Arms and to coordinate the logistics of Veterans attending.

Currently, the funeral Mass will begin at 11:00AM and calling hours will be held the previous day.

Overflow parking is available at the High School and Middle School. Shuttle buses will also be available for rides.

Once information is available, social media will be notified and a Reverse 9-1-1 call will go out.

Rep. David Muradian, Jr. and MA Secretary of Veterans' Services, Francisco Urena [State Liaison] will be attending.

The Patriot Guard riders [volunteers who attend funerals of fallen soldiers] expect to have about 100 bikes attending services.

Bill Audette suggested outside speakers at Church in case of an overflow crowd. He also suggested a

condolence message be put up on the outdoor bulletin board at Town Hall. A motion/Mr. Melia, seconded/Mr. Marzec to approve putting a condolence message on the outdoor bulletin board at Town Hall. Vote yes/Unanimous.

Last discussed was the donation of three lots at Pine Grove Cemetery to the Dawson family. Town Manager Kozak stated that the Town would like to donate 3 lots at Pine Grove Cemetery to the Dawson family. A motion/Mr. Marzec, seconded/Mr. Nolan to approve the donation of 3 lots at Pine Grove to the Dawson family. Vote yes/Unanimous.

There being no further business before the Board, a motion/Mr. Marzec, seconded/Mr. Nolan to adjourn. Vote yes/Unanimous.

**EXECUTIVE SESSION / None.**

**Meeting Adjourned: 6:32 PM**

**Respectfully submitted,**

**James Athanas, Clerk**

/s

## **LIST OF DOCUMENTATION**

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

**April 14, 2015**

- I. APPROVAL OF MINUTES/None.**
- II. PUBLIC HEARINGS/None.**
- III. APPOINTMENTS/None.**
- IV. CITIZENS' COMMENTS/INPUT/None.**  
**Local Business Spotlight:**
- V. DECISIONS**
  - A. Copy of memo from Fire Department dated April 10, 2015, containing the banner request**
  - B. No documentation**
- VI. DISCUSSIONS**
  - C. Coordination of Town's response to news of a fallen Northbridge soldier**  
**-Copy of Press Release from 101<sup>st</sup> Airborne Division Association**
- VII. TOWN MANAGER'S REPORT/None.**
- VIII. SELECTMEN'S CONCERNS/None.**
- IX. ITEMS FOR FUTURE AGENDA/None.**
- X. CORRESPONDENCE/None.**
- XI. EXECUTIVE SESSION – None.**

THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF NORTHBRIDGE  
WARRANT FOR ANNUAL TOWN ELECTION  
TUESDAY, MAY 19, 2015

B.

**WORCESTER, SS:**  
To any Constable of the **TOWN OF NORTHBRIDGE**

**GREETING:**  
In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Northbridge who are qualified to vote in the **ANNUAL TOWN ELECTION** to vote at:

**Precincts 1, 2, 3, and 4**  
**NORTHBRIDGE HIGH SCHOOL**  
**427 Linwood Avenue**

on **Tuesday, May 19, 2015** from **7:00 a.m. to 8:00 p.m.** for the following purpose:

*To cast their votes in the Annual Town Election for candidates for the following offices and question:*

Board of Selectmen.....	One seat, three-year term
School Committee.....	Two seats, three-year terms
School Committee.....	One seat, two-year term
Planning Board.....	One seat, three-year term
Trustees of Soldiers' Memorials - Veteran.....	One seat, three-year term
Northbridge Housing Authority.....	One seat, five-year term
Northbridge Housing Authority.....	One seat, one-year term
Redevelopment Authority.....	One seat, five-year term
Redevelopment Authority.....	One seat, three-year term
Redevelopment Authority.....	One seat, two-year term
Redevelopment Authority.....	One seat, one-year term

**QUESTION**

Shall the Town of Northbridge be allowed to assess an additional \$381,500 in real estate and personal property taxes for the purpose of financing the purchase of a 2015 Street Sweeper and a 2015 Combination Dump Truck with Wing Plow for use by the Department of Public Works, for the fiscal year beginning July 1, 2015?

YES \_\_\_\_\_ NO \_\_\_\_\_

And you are directed to serve this warrant by posting attested copies thereof at the Whitinsville Post office and Salvation Army, both in Precinct 1; Gary's Variety and the Northbridge Post Office, both in Precinct 2; Town Clerk's Office and 1Quickstop, both in Precinct 3; and the VFW Hall [875 Hill Street] and Town Hall Annex, both in Precinct 4; seven (7) days at least before the time and place of meeting aforesaid.

HEREOF FAIL NOT and make return of this warrant with your doings thereon to the Town Clerk at the time and place of said voting.

GIVEN under our hands this 27TH DAY OF APRIL, 2015.

**SELECTMEN OF NORTHBRIDGE**

\_\_\_\_\_  
Charles Ampagoomian, Jr., Chairman

\_\_\_\_\_  
Thomas J. Melia

\_\_\_\_\_  
James J. Athanas

\_\_\_\_\_  
James R. Marzec

\_\_\_\_\_  
Daniel J. Nolan

WORCESTER, SS  
Northbridge  
By virtue of this warrant, I have this day notified the inhabitants of the Town of Northbridge qualified to vote in Town elections and Town affairs to vote at the time and place and for the purpose stated in warrant by posting attested copies thereof as within directed.

\_\_\_\_\_  
Constable, Town of Northbridge

\_\_\_\_\_  
Date

Warrant must be posted by **May 12, 2015**, (at least *seven days prior* to the **May 19, 2015 Annual Town Election**).

C.

BOS Agenda  
4/27/15

**Sharon Susienka**

---

**From:** Peter Bedigian <pbedigian@omnicontroltech.com>  
**Sent:** Thursday, April 09, 2015 4:57 PM  
**To:** ssusienka@northbridgemass.org  
**Subject:** Church Banner Request

Hi Sharon,

-across Church St  
8/2 - 8/16

In looking at the 2015 Armenian Church calendar, I see we will be requesting 1 banner and 1 community bulletin board postings this year as follows:

1. Annual Picnic Banner first 2 weeks in August with event being held on August 16<sup>th</sup>. - no conflict
2. Church Christmas Bazaar Christmas Reformed Church on December 5<sup>th</sup> - would like bulletin Board posting after Thanksgiving up until event if possible. - 11/23 to 11/30 (10AM-4:30PM)

Let me know.

Thx.

Best regards,

Pete Bedigian, CEO  
OMNI Control Technology, Inc  
1 Main St - PO BOX 444  
Whitinsville, MA 01588

Ofc: 508.234.9121 ext. 15



Pete Bedigian, CEO  
OMNI Control Technology, Inc  
1 Main St - PO BOX 444  
Whitinsville, MA 01588

Ofc: 508.234.9121 ext. 102



4/10/15 } C: ChiefWarden1  
D.

**Sharon Susienka**

---

**From:** Caryn Gagner <caryngagner@yahoo.com>  
**Sent:** Thursday, April 09, 2015 2:50 PM  
**To:** ssusienka@northbridgemass.org  
**Cc:** Denise Foster  
**Subject:** Boot Drive

Good Afternoon Sharron,

-no conflict

May I request permission to hold a boot drive at Ovian and Memorial Square on June 13 from 9 am to 3 pm. The money collected will help fund the swimming and wrestling programs at Northbridge High School.

*Faith, Hope and Love,*

*Caryn Gagner*

"Remember that there is only one important time, and that time is now. The most important one is always the one you are with. And the most important thing is to do good for the one who is standing at your side. For these, my son, are the answers to what is most important in the world."

*(The Three Question by Jon J Muth) ><>*

Chief Warchol's  
response

**Sharon Susienka**

---

**From:** Walter J. Warchol <wwarchol@northbridgemass.org>  
**Sent:** Thursday, April 23, 2015 7:56 AM  
**To:** ssusienka@northbridgemass.org  
**Subject:** RE: Boot Drive

No issues

**From:** Sharon Susienka [mailto:ssusienka@northbridgemass.org]  
**Sent:** Friday, April 10, 2015 11:11 AM  
**To:** wwarchol@northbridgemass.org  
**Subject:** FW: Boot Drive

Chief: Do you have any issues or concerns with the request below? Please advise.

*Sharon L. Susienka*  
*Exec. Asst. to the Town Manager*  
*Town of Northbridge*  
*Phone: 508-234-2095*  
*Fax: 508-234-7640*

**From:** Caryn Gagner [mailto:caryngagner@yahoo.com]  
**Sent:** Thursday, April 09, 2015 2:50 PM  
**To:** [ssusienka@northbridgemass.org](mailto:ssusienka@northbridgemass.org)  
**Cc:** Denise Foster  
**Subject:** Boot Drive

Good Afternoon Sharron,

May I request permission to hold a boot drive at Ovian and Memorial Square on June 13 from 9 am to 3 pm. The money collected will help fund the swimming and wrestling programs at Northbridge High School.

*Faith, Hope and Love,*

*Caryn Gagner*

"Remember that there is only one important time, and that time is now. The most important one is always the one you are with. And the most important thing is to do good for the one who is standing at your side. For these, my son, are the answers to what is most important in the world."

*(The Three Question by Jon J Muth) ><>*

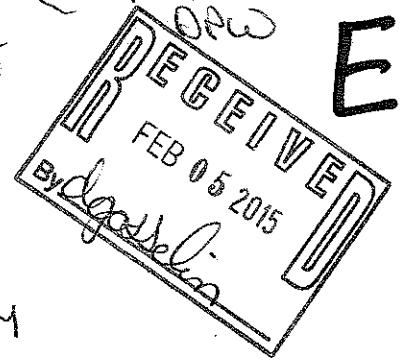
BOS Agenda 4/27/15

3/5/15  
Called - need a date  
June 7, 2015  
C: Police Chief  
Fire Chief  
OPW  
E.

Devin Kell

1063 Providence RD

Whitinsville MA 01588



Date/Time: <sup>Sunday</sup> June 7, 2015 @ 11AM

To Whom It May Concern,

My name is Devin Kell and I am a participant in the 2015 American Cancer Society Relay For Life Millis/Medway/Medfield/Norfolk in June. I have a few inquiries to address and I am hoping for your approvals on them.

My team and I are having a Non-Profit Motorcycle Bike Run to raise money for the American cancer society. We are planning on beginning in Whitinsville, MA and ending in Whitinsville, MA. The motorcycle run is planned for early June 2015. We would also like to get blocker/escorts to block roads and traffic when needed, to make the bike run easier for the men and women participating.

So again I hope to hear back for the event of the motorcycle run in June, Also to hear back on the approval for the blockers. You can contact me by letter, email, or phone. My address is 1063 Providence Rd Whitinsville ma 01588. My email is [devink278@gmail.com](mailto:devink278@gmail.com) and my phone number is 774-462-2094. Thank You.

Sincerely,

Devin Kell



THE OFFICIAL SPONSOR  
OF BIRTHDAYS.™



January 1 2015

To Whom It May Concern:

This letter will confirm that the undersigned is aware of the efforts of Devin Kell to organize several fundraisers, including a potential bike run to support the American Cancer Society- Relay For Life.

Proceeds will be donated to the American Cancer Society to fund their programs of research, education, advocacy and patient services.

The American Cancer Society is the beneficiary of this event and not an event sponsor. We do not provide any financial support or assume any liability for the organizer's conduct.

We wish Devin and her team the best of luck this year on their fundraiser and we are so grateful that they have chosen to help us fight back against a disease which has taken so much. Any support you may provide to help make this event a success is greatly appreciated!

Thanks to volunteers like Devin and her friends, people everywhere can access important information – free – anytime. And if you ever need support, we'll be here.

Call 1-800-ACS-2345, 24 hours a day, seven days a week to:

- Speak with a caring, specially trained cancer information specialist
- Get answers about cancer tests and treatments
- Find out about services and activities in your area

Visit your American Cancer Society at [www.cancer.org](http://www.cancer.org) to:

- Get the facts on cancer and the latest cancer news
- Learn about risk factors, prevention, and early detection
- Find support through “virtual” communities or links to local programs

Remember, we're here to help and we will be here when people need us most.

Sincerely,  
Mike O'Brien  
Specialist, Relay For Life  
American Cancer Society  
30 Speen St  
Framingham, MA 01701

## Sharon Susienka

---

**From:** Devin Kell <devink278@gmail.com>  
**Sent:** Tuesday, March 31, 2015 11:17 AM  
**To:** ssusienka@northbridgemass.org  
**Subject:** RE: Relay for Life

Hello,

when the motorcycles take over they will be using Providence rd all the way down to Hartford ave going to douglas. On their way back they will be coming down sutton ave from the oxford way on to hill street and back to providence rd, ending at the hawks nest. Yes I will be able to attend on april 27th.

Devin Kell

On Mar 31, 2015 8:58 AM, "Sharon Susienka" <ssusienka@northbridgemass.org> wrote:

Good morning Devin: I need a more detailed route [road names for the Northbridge/Whitinsville section] of the event. Are you/your designee available to attend the April 27<sup>th</sup> Selectmen's meeting at 7PM—here at Town Hall? We need someone present that can answer any questions the Board may have about this event.

Let me know. Thank you.

*Sharon L. Susienka*

*Exec. Asst. to the Town Manager*

*Town of Northbridge*

*Phone: 508-234-2095*

*Fax: 508-234-7640*

**From:** Devin Kell [mailto:[devink278@gmail.com](mailto:devink278@gmail.com)]  
**Sent:** Tuesday, March 31, 2015 7:55 AM  
**To:** [ssusienka@northbridgemass.org](mailto:ssusienka@northbridgemass.org)  
**Subject:** Re: Relay for Life

Hello,

Sorry I missed your call. The Start time will be 11AM and it goes threw whitinsville, Douglas, Thompson CT, dudley, webster and back to whitinsville.

I have already talked to the police and they have approved what I need for blockers. With them everything is all set. If you need anything else please let me know. When is the town meeting?

Devin Kell

On Mar 30, 2015 3:53 PM, "Sharon Susienka" <[ssusienka@northbridgemass.org](mailto:ssusienka@northbridgemass.org)> wrote:

Hi Devin:

I called you earlier today about this and decided to follow-up with an email as well.

I was going through the information for the next Selectmen's agenda and noticed a letter from you requesting to hold a motorcycle run to benefit the American Cancer Society. I believe my former co-worker, Donna, contacted you to get a specific date for the event, which is June 7<sup>th</sup> of 2015.

In addition, I need the start time(s) as well as a route map.

I would also encourage you to contact Police Chief Walter Warchol at [508-234-6211](tel:508-234-6211) for his department's safety requirements, i.e. police details, etc.

If I do not receive the additional information requested above by 3PM tomorrow, I will have to schedule this on the next Selectmen's agenda, April 27, 2015.

Thank you for your prompt attention.

*Sharon L. Susienka*

*Exec. Asst. to the Town Manager*

*Town of Northbridge*

*Phone: [508-234-2095](tel:508-234-2095)*

*Fax: [508-234-7640](tel:508-234-7640)*

F.

Sharon Susienka

To: Mahoney, Craig  
Subject: RE: Soccer: 3v3 Tournament

-----Original Message-----

From: Mahoney, Craig [mailto:Craig.Mahoney@fmr.com]  
Sent: Wednesday, April 15, 2015 8:37 AM  
To: ssusienka@northbridgemass.org  
Cc: tkozak@northbridgemass.org  
Subject: Soccer: 3v3 Tournament

*★ Banner to be hung ★  
July 19 - August 2  
(First 2 weeks of August  
not available)*

Hi Sharon,

Can you please put in our annual request to hang our Soccer tournament banner over Church Street for the 2 weeks prior to the weekend of August 8th and 9th. I would like the Banner removed on the 6th so we can hang it at the High School for that weekend.

We renamed our Tournament the John M Dawson 3v3 Soccer Tournament in honor of John who recently passed during active duty. John played soccer in Northbridge from Pee- wee until U18. We received permission from his parents prior to this renaming.

We plan on working with the Veteran's Group in Town to honor John during the event with hopefully a Color Guard presentation.

Ted, can you send me a contact within our Veteran's Group in town so I can get that rolling?

Thanks.

Craig Mahoney  
President - Northbridge Youth Soccer (NYSA) NYSA website - www.northbridgesoccer.org email - craig.mahoney@fmr.com phone - 603-791-1954 cell - 508-826-6248

-----Original Message-----

From: Ted Kozak [mailto:tkozak@northbridgemass.org]  
Sent: Monday, April 13, 2015 10:24 AM  
To: Mahoney, Craig  
Subject: RE: [Northbridge MA] John Dawson - Soldier Killed

Craig

Thanks for your interest in helping remember John, I will know more tomorrow, we are going to learn more of the family wishes. I will get back to you after I learn more Ted

DOS Agenda  
4/27/15

**Sharon Susienka**

---

**From:** Gracia Casey <gracia144@yahoo.com>  
**Sent:** Wednesday, April 22, 2015 12:02 PM  
**To:** ssusienka@northbridgemass.org  
**Cc:** shellym@mystpatrick.com  
**Subject:** Re: One day Beer and Wine License

G.

Sharon-

We have to move the picnic across the street (to the church). How much trouble is this for the liquor license?

↳ None. Just requires  
BOS Approval.

Thank you for your help-  
Gracia

Sent from my iPhone

On Jan 12, 2015, at 6:31 PM, "Sharon Susienka" <[ssusienka@northbridgemass.org](mailto:ssusienka@northbridgemass.org)> wrote:

Hi Gracia:

In order to release the one-day Beer and Wine License, I need a check/cash for \$20 dollars. Thanks.

*Sharon L. Susienka  
Exec. Asst. to the Town Manager  
Town of Northbridge  
Phone: 508-234-2095  
Fax: 508-234-7640*

Change of Location only.

Chief Warchol's  
response

**Sharon Susienka**

---

**From:** Walter Warchol <wwarchol@northbridgemass.org>  
**Sent:** Wednesday, April 22, 2015 7:53 PM  
**To:** ssusienka@northbridgemass.org  
**Subject:** Re: One day Beer and Wine License

No problems with switching the location

Sent from my iPhone

On Apr 22, 2015, at 4:11 PM, Sharon Susienka <[ssusienka@northbridgemass.org](mailto:ssusienka@northbridgemass.org)> wrote:

Chief:

The BOS originally approved this request at their Jan 5<sup>th</sup> meeting. The Polish Picnic [including a one-day license] was scheduled for June 7<sup>th</sup> on the grounds of the Scout House. Now they want to move it to the grounds of St. Patrick's Church—same date. Do you have any issues with this? It still requires approval by the BOS for the change in location for the one-day beer/wine license.

Please advise if you have any comments/concerns. Thank you.

*Sharon L. Susienka  
Exec. Asst. to the Town Manager  
Town of Northbridge  
Phone: 508-234-2095  
Fax: 508-234-7640*

**From:** Gracia Casey [<mailto:gracia144@yahoo.com>]  
**Sent:** Wednesday, April 22, 2015 12:02 PM  
**To:** [ssusienka@northbridgemass.org](mailto:ssusienka@northbridgemass.org)  
**Cc:** [shellym@mystpatricks.com](mailto:shellym@mystpatricks.com)  
**Subject:** Re: One day Beer and Wine License

Sharon-

We have to move the picnic across the street (to the church). How much trouble is this for the liquor license?

Thank you for your help-  
Gracia

Sent from my iPhone

On Jan 12, 2015, at 6:31 PM, "Sharon Susienka" <[ssusienka@northbridgemass.org](mailto:ssusienka@northbridgemass.org)> wrote:

Hi Gracia:

H.

SUBORDINATION AGREEMENT

WHEREAS, Otco, Inc. is the owner of certain real estate located at 92-98 Church Street, Northbridge, Worcester County, Massachusetts, which is the same premises conveyed to Otco, Inc. by deed dated April 4, 2002, and recorded in the Worcester District Registry of Deeds in Book 26449, Page 375.

WHEREAS, the undersigned, Town of Northbridge (the "Town") now holds a Protective Covenant affecting the above mentioned premises, as provided in a Protective Covenant Agreement between Otco, Inc. and the Town dated December 7, 2006, and recorded in said Registry in Book 40559, Page 298 and also holds a "Property Lien" recorded with said Registry in Book 40563, Page 228; and

WHEREAS, the said Otco, Inc. has executed a new first mortgage on said premises to Webster Five Cents Savings Bank in the principal amount of \$600,000.00, and said bank requires that the new mortgage be a First Mortgage on the premises described in the original deed mentioned above.

NOW, THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration paid, the receipt of which is hereby acknowledged, and in order to avoid the inconvenience of releasing and renewing said Protective Covenant Agreement and Lien to the Town of Northbridge, the undersigned, now being the holder of said Protective Covenant Agreement and Lien, does hereby consent to the execution of said new mortgage to Webster Five Cents Savings Bank, being the first mortgage on said premises and do hereby, for value received, covenant, agree, and declare that said Protective Covenant Agreement and Lien to the Town of Northbridge shall be in all respects subject and subordinate to the new mortgage executed to Webster Five Cents Savings Bank and recorded with said Registry in Book \_\_\_\_\_, Page \_\_\_\_\_ and to all obligations set forth or referred to in said new mortgage.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Town of Northbridge  
Acting by and through its Board of  
Selectmen

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Commonwealth of Massachusetts

Worcester, ss:

2015

Then personally appeared \_\_\_\_\_ known to me by personal  
knowledge and acknowledged the foregoing instrument to be his free act and deed for its  
stated purpose, before me.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Commonwealth of Massachusetts

Worcester, ss:

2015

Then personally appeared \_\_\_\_\_ known to me by personal  
knowledge and acknowledged the foregoing instrument to be his free act and deed for its  
stated purpose, before me.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Commonwealth of Massachusetts

Worcester, ss:

2015

Then personally appeared \_\_\_\_\_ known to me by personal  
knowledge and acknowledged the foregoing instrument to be his free act and deed for its  
stated purpose, before me.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Commonwealth of Massachusetts

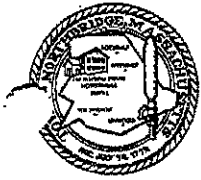
Worcester, ss:

2015

Then personally appeared \_\_\_\_\_ known to me by personal  
knowledge and acknowledged the foregoing instrument to be his free act and deed for its  
stated purpose, before me.

\_\_\_\_\_  
Notary Public  
My Commission Expires:





*MA3*

TOWN OF NORTHBRIDGE  
**OFFICE OF COMMUNITY DEVELOPMENT**

7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588

PHONE: (508) 234-4756

FAX: (508) 234-0814

**PROPERTY LIEN**

I, OTCO, Inc., owner of the property located at 92-98 Church Street Church Street, Northbridge, Massachusetts (Book 26449, Page 375), hereby agree not to further mortgage, sell or transfer beneficial interest or title to the property during the term of the Recapture Agreement with the Town of Northbridge.

*25/0*

I further agree during said term not to consent to any change in terms of any existing obligation secured by any existing prior or later permitted mortgage(s) or lien(s) on said property. Nor shall any subsequent encumbrance, whether by second mortgage or otherwise, be placed, or permitted to be placed, on said property, without the expressed written consent of the Board of Selectmen of the Town of Northbridge.

I further agree that should said property be mortgaged, sold, or beneficial interest or title be transferred, we shall repay the amount of assistance provided, as outlined in the Recapture Agreement with the Town of Northbridge dated December 7, 2006. Said balance is estimated to be Thirty-Three Thousand Eight Hundred Fifty and 50/100 Dollars (\$33,850.50), however, the final amount of the declining balance loan shall be determined at completion of the project and be recorded with an amendment to this certificate.

DATED AT NORTHBRIDGE, MASSACHUSETTS THIS 7<sup>ST</sup> DAY OF DECEMBER, 2006.

OWNERS:

WITNESSED:

*Odisefs Tsimogianis*

*Barbara A. Kinney*

Odisefs Tsimogianis, President, OTCO, Inc.

COMMONWEALTH OF MASSACHUSETTS  
Worcester, ss.

*12-7-2006*

Then personally appeared the above named *Odisefs S. Tsimogianis* and acknowledged the foregoing instrument to be his/her/their free act and deed, before me,

*Barbara A. Kinney*  
Notary Public

My commission expires:

*March 3, 2011*



BARBARA A. KINNEY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 3, 2011



2007 00010345

Bk: 40563 Pg: 228 Doc: AGR  
Page: 1 of 1 01/29/2007 03:25 PM

ATTEST: WORC. Anthony J. Vigliotti, Register

*AK*

*02*



Bk: 40559 Pg: 298 Doc: AGR  
Page: 1 of 5 01/25/2007 08:37 AM

**TOWN OF NORTHBRIDGE**  
**COMMERCIAL PROPERTY IMPROVEMENT PROGRAM**  
**COMMERCIAL REHABILITATION ASSISTANCE AND**  
**PROTECTIVE COVENANT AGREEMENT**

5

This AGREEMENT made as of this 7<sup>th</sup> day of December, 2006, by and between the TOWN OF NORTHBRIDGE, acting by and through its Board of Selectmen, having its principal offices at Northbridge Town Hall, 7 Main Street, Whitinsville, Worcester County, Massachusetts, (hereinafter referred to as "TOWN"), and OTCO, Inc. (hereinafter referred to as "OWNER").

25/2

WHEREAS, the OWNER is the owner of a parcel of land, together with a building(s) and other appurtenances, located at 92-98 Church Street in Northbridge, Massachusetts, as set forth in a deed dated April 4, 2002 and recorded at the Worcester County Registry of Deeds in Book 26449, Page 375, being more fully described in Exhibit A, attached hereto; and

WHEREAS, the OWNER has agreed to make certain additions, improvements, alterations and/or repairs (hereinafter referred to as the "IMPROVEMENTS") to the façade of the building, including any signs or awnings, in accordance with the following documents and any plans or specifications submitted therewith, (hereinafter referred to as the "APPROVAL DOCUMENTS"):

- (a) Application to Town of Northbridge Commercial Property Improvement Program;
- (b) Facade improvements including the installation of all signs and awnings identified in plans and/or work specifications prepared by the program architect and rehabilitation specialist on file at the Office of Community Development and incorporated herein by reference.
- (c) Project approvals by, as applicable: state historic preservation officer, Massachusetts Historical Commission (MHC), under Section 106 of the National Historic Preservation Act of 1966, as amended; Northbridge Historical Commission; Northbridge Planning Board; Northbridge building inspector.
- (d) Owner certification and authorization dated November 30, 2006; and

WHEREAS, in consideration of such improvements and the covenants of the OWNER specified herein, the TOWN has agreed to provide the OWNER with a deferred payment loan of Thirty-Three Thousand Eight Hundred Fifty and 50/100 Dollars (\$33,850.50), the loan to be financed with federal Community Development Block Grant (CDBG) funds, in accordance with the provisions hereof.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The OWNER agrees to carry out the IMPROVEMENTS as described in work specifications and architectural schematics by Gienapp Design Associates dated August 31, 2006. The OWNER assures that construction will be completed as scheduled unless otherwise agreed upon by both parties. The OWNER further assures that the TOWN will be reimbursed for the total amount of the deferred payment loan upon failure to execute this agreement properly.

Town of Northbridge  
Community Development  
7 MAIN ST  
Whitinsville MA 01588

2. Using all due diligence, the OWNER shall complete the Improvements to the façade of the building in accordance with the CONTRACT DOCUMENTS.
3. In accordance with the "Owner and Contractor Agreements," the TOWN shall release to the OWNER and CONTRACTORS, subject to the provisions of these AGREEMENTS, progress payments or a lump sum payment, but in either case the total amount of the loan will not exceed Thirty-Three Thousand Eight Hundred Fifty and 50/100 Dollars (\$33,850.50).
4. The OWNER covenants that after completion of the Improvements in accordance with the requirements of the CONTRACT DOCUMENTS, the OWNER shall maintain and preserve the façade in the same condition as exists upon such completion, except only for reasonable wear and tear, damage by fire and other casualty. With prior written approval of the TOWN, the OWNER may make subsequent changes, alterations, additions or improvements to the exterior of the building, which would not, in the sole opinion of the TOWN, fundamentally alter the character of the façade project described in the CONTRACT DOCUMENTS.
5. The OWNER hereby grants to the TOWN, its authorized agents and representatives, the right to enter the PROPERTY (but not the interior of the building situated thereon), whenever and to the extent deemed reasonably necessary by the TOWN, to inspect the façade and determine compliance by the OWNER with the terms of this AGREEMENT.
6. In the event of a breach or threatened breach by the OWNER of the provisions of this AGREEMENT, the provisions of any portion thereof may be enforced by an injunction restraining the OWNER to abide by the provisions hereof to the full extent hereof, or to such less extent as a court of competent jurisdiction may deem just and proper for the reasonable protection of the rights and interests of the TOWN. Nothing contained herein shall be construed as prohibiting the TOWN from pursuing any other remedies available to it for such breach or threatened breach, including the recovery of monetary damages.
7. This AGREEMENT and the restrictions contained herein shall be effective for a period of ten (10) years from the date hereof, at which time it shall terminate and the restrictions contained herein shall become null and void.
8. However, in the event that during said ten (10) year period the building on the PROPERTY is substantially damaged by fire or other casualty so as to cause reconstruction to be impractical, in the sole opinion and discretion of the TOWN, the AGREEMENT may be terminated by the TOWN prior to the expiration of said ten (10) year period by written notice thereof executed and acknowledged by the TOWN and duly recorded at the Worcester County Registry of Deeds.
9. Payment by the TOWN of funds authorized hereunder is subject to the TOWN's receipt of CDBG funds from the Massachusetts Department of Housing and Community Development (DHCD) and DHCD's continued eligibility to receive the same from the U.S. Department of Housing and Urban Development (HUD).
10. This Agreement is contingent upon the Town recording a valid lien to secure the funds provided through the Northbridge Commercial Improvements Program in accordance with this Agreement and the Recapture Agreement.

11. The TOWN will record this AGREEMENT with the Worcester County Registry of Deeds at its own expense.

DATED AT NORTHBRIDGE, MASSACHUSETTS THIS 7<sup>th</sup> DAY OF December, 2006.

FOR TOWN OF NORTHBRIDGE:

Sharon L. Susienka  
Sharon L. Susienka, Acting Town Manager

WITNESSED:

Milda Vadja

COMMONWEALTH OF MASSACHUSETTS  
Worcester, ss.

Then personally appeared the above named Sharon L. Susienka, known to me personally,  
and acknowledged the foregoing instrument to be his/her/their free act and deed, before me,

Doreen A. Cedrone  
Notary Public Doreen A. Cedrone  
My commission expires: August 1, 2008



Doreen A. Cedrone  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires August 1, 2008

FOR OTCO, Inc.:

Odise Tsimojannis  
SIGNATURE

WITNESSED:

Beverly S. Daigne

President  
TITLE

COMMONWEALTH OF MASSACHUSETTS  
Worcester, ss.

Then personally appeared the above named ODISEFS TSIMOGIANNIS  
and acknowledged the foregoing instrument to be his/her/their free act and deed, before me,

Beth A. Dahlstrom  
Notary Public  
My commission expires:

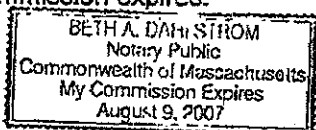
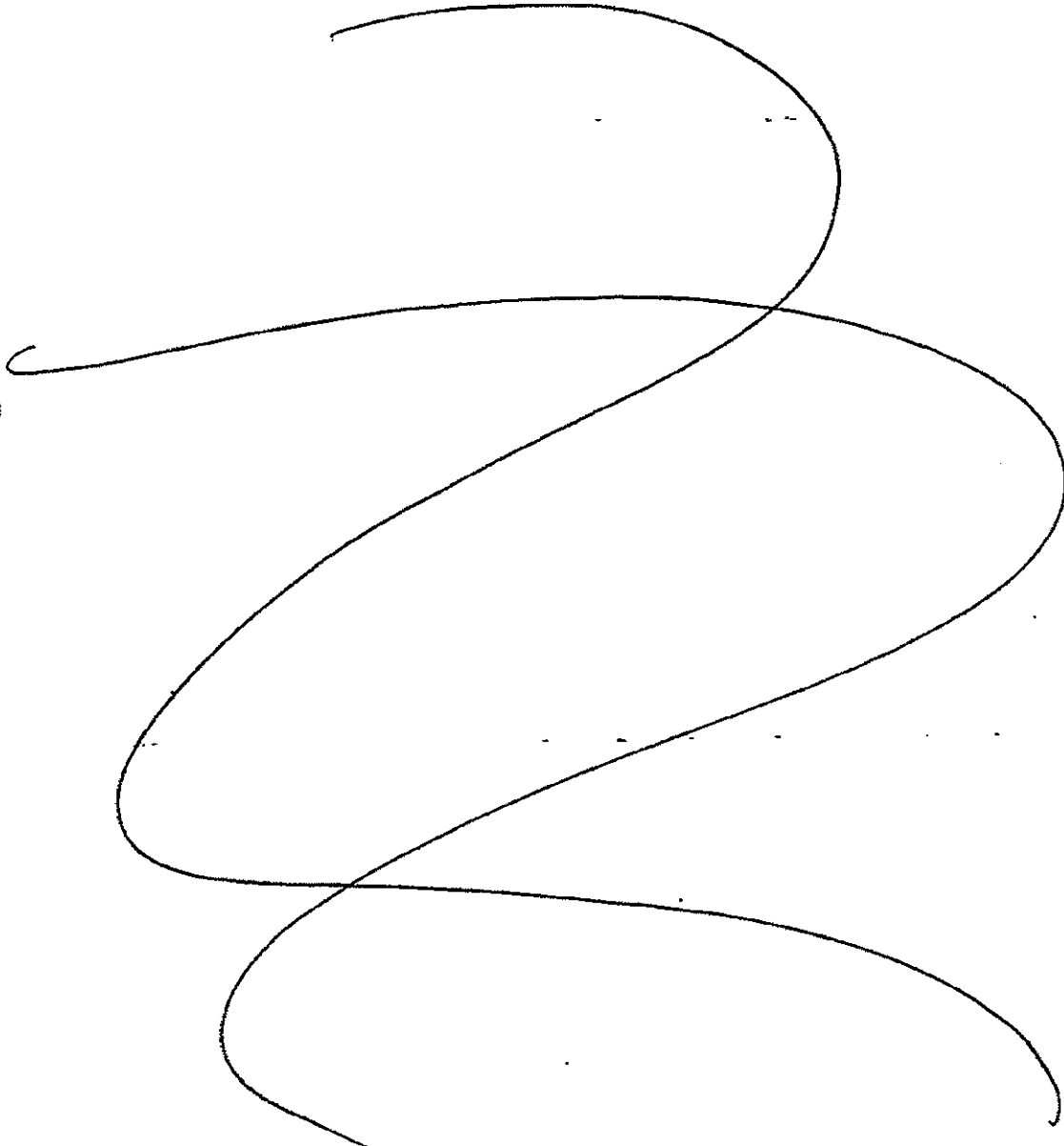


Exhibit A

PROPERTY DESCRIPTION



~~BR 2644916371~~

## EXHIBIT "A"

a certain parcel of land, with the buildings thereon and all the privileges and appurtenances thereto belonging, situated on the southerly side of Church Street, in the Village of Waitinsville, in the Town of Northbridge, in said Worcester County, and being more particularly bounded and described as follows:

**BEGINNING** at the southwesterly corner thereof at land now or formerly of the Roman Catholic Bishop of Springfield and at land now or formerly of one Sughrue;

**TRENCHE N. 18° W.** by said land now or formerly of one Sughrue, one hundred ninety-nine and 27/100 (199.27) feet, more or less, to a point on the southerly line of said Church Street;

**TRENCHE EASTERLY** by said Church Street, seventy-seven and 66/100 (77.66) feet, more or less, to a point at land now or formerly of one Goldberg;

**TRENCHE S. 18° E.** by said land now or formerly of one Goldberg, one hundred and twenty (120) feet, more or less, to a point;

**TRENCHE** turning at a right angle in a **WESTERLY** direction, seven (7) feet, more or less, to a point;

**TRENCHE** turning at a right angle in a **SOUTHERLY** direction, eighty-two and 1/10 (82.1) feet, more or less, to said land now or formerly of the Roman Catholic Bishop of Springfield;

**TRENCHE S. 73° W.** by said land now or formerly of the Roman Catholic Bishop of Springfield, seventy and 87/100 (70.87) feet, more or less, to the point of beginning.

**CONTAINING** 15,028 square feet of land, more or less.

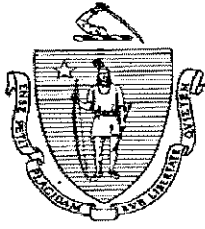
~~ATTEST: WORC. Anthony J. Vigliotti, Register~~

ATTEST: WORC. Anthony J. Vigliotti, Register

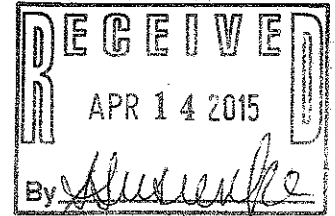
I

**TOWN MANAGER'S REPORT – APRIL 27, 2015**

- 1.) **Stormwater Coalition:** - Attended an update on the 28-town Stormwater Coalition. Currently waiting for the EPA permit to come forward. We are also working on funding for additional activities with the communities. By working together, costs are more manageable.
  
- 2.) **MassWorks Grant Application:** - Met with representatives from the State on a MassWorks Grant to improve the infrastructure on Church Street Extension. The Town plans on applying again this year for funding.
  
- 3.) **Chapter 90 Funding:** - The Legislature has passed the Chapter 90 funding and the Town of Northbridge will receive \$473,855 in FY 16.
  
- 4.) **Mutual Aid Assistance for Dawson funeral services:** Communities that helped out during Cpl. Dawson's services are: *Fill-in.*
  
- 5.) **Public Workshop, 5/12/15 from 6PM to 7PM Re: 2040 Providence Road Reuse Study:** Announced a workshop will be held on May 12<sup>th</sup> from 6PM to 7PM to receive public comments on the Reuse Study. The study can also be viewed/downloaded from the town's webpage.



OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
STATE HOUSE • BOSTON, MA 02133  
(617) 725-4000



**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

April 9, 2015

Mr. Daniel J. Nolan, Chairman  
Town of Northbridge  
7 Main Street  
Whitinsville, MA 01588

Dear Mr. Nolan:

We are pleased to inform you that the Chapter 90 local transportation aid funding for Fiscal Year 2016 will total \$200 million statewide.

This letter certifies that the **Town of Northbridge's** Chapter 90 apportionment for Fiscal Year 2016 is **\$473,855**. This apportionment will automatically be incorporated into your existing 10-Year Chapter 90 contract, which will be available on the MassDOT website:  
<http://www.massdot.state.ma.us/chapter90>.

We look forward to working closely with your community to ensure the continuing success of the Chapter 90 program in the years to come.

Please feel free to contact Matthew Bamonte at (857) 368-9151 with any questions you may have regarding the Chapter 90 program.

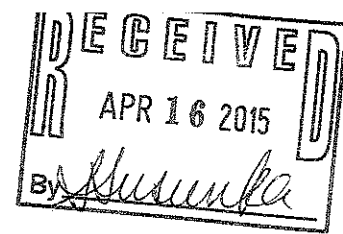
Sincerely,

Charles D. Baker  
Governor

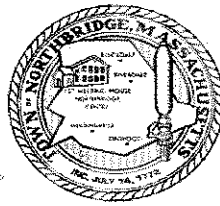
Karyn E. Polito  
Lieutenant Governor



I 5.



COPY



### NORTHBRIDGE PLANNING BOARD PUBLIC WORKSHOP

Please join the Northbridge Planning Board on **Tuesday, May 12, 2015 (6PM to 7PM)** in the Board of Selectmen's Chamber of Northbridge Memorial Town Hall (7 Main Street Whitinsville, MA 01588) for a Public Workshop specific to the 2040 Providence Road Reuse Study.

In cooperation with the Northbridge Board of Selectmen and the Community Planning & Development Office, the Planning Board will host a public workshop to review & discuss the findings and recommendations identified in the **REUSE PLAN for 2040 PROVIDENCE ROAD** prepared by CMRPC.

During the public workshop attendees will review the Reuse Study and discuss prospective zoning amendments and potential build-out for the redevelopment and clean-up of the subject property. The Reuse Study includes a review of existing conditions, environmental assessment (brownfield) and explores potential redevelopment opportunities; including mixed-use options.



The **2040 Providence Road Reuse Study** may be viewed/downloaded from the town's webpage (<http://www.northbridgemass.org/>). Copies of the same will be made available for review and distribution during the workshop.

The thoughts and comments received during the public workshop will assist the Planning Board in drafting zoning article(s) identified to help facilitate the clean-up and redevelopment of the site; your attendance and participation is appreciated & encouraged.

Questions concerning this public workshop and other economic development initiatives within the Town of Northbridge may be directed to R. Gary Bechtholdt II, Town Planner at (508) 234-2447 or by email at [gbechtholdt@northbridgemass.org](mailto:gbechtholdt@northbridgemass.org)

CC: Town Clerk      Town Manager/BOS      ConCom      Property Owner      Abutters      /File

The Town of Northbridge received a District Local Technical Assistance (DLTA) award from the Central Massachusetts Regional Planning Commission to assist in the Priority Development Area (PDA) assessment for 2040 Providence Road. Funding for this DLTA Program was provided by the Commonwealth of Massachusetts.