

**TOWN OF NORTHBRIDGE  
BOARD OF SELECTMEN'S MEETING  
NORTHBRIDGE TOWN HALL  
7 MAIN STREET - WHITINSVILLE, MA 01588  
October 17, 2022 at 7:00 PM  
Joint meeting with the Finance Committee**

NORTHBRIDGE TOWN CLERK  
LINDA J. ZWIER

22 OCT 13 PM 3:33

RECEIVED

**PLEDGE OF ALLEGIANCE**

**PRESENTATION OF A PROCLAMATION TO THE ARMENIAN APOSTOLIC CHURCH IN HONOR OF THEIR 65<sup>TH</sup> ANNIVERSARY / PRESENT: GEORGE MARASHIAN**

- I. APPROVAL OF MINUTES: A. 1) July 18, 2022 2) September 26, 2022 Exec Sess  
3) October 3, 2022 Exec Sess**
- II. PUBLIC HEARING**
- III. APPOINTMENTS / B. 1) By the Town Manager: Anthony Genga, Deputy Fire Chief / Present: David White, Fire Chief 2) Brian Carroll, Student Officer/ Present: Timothy Labrie, Police Chief  
  
C. By the Board of Selectmen: Bryan Booker, Whitinsville Downtown Crossroads Historic District Commission, Alternate [Nominated by the Historical Commission]/ Present: Kenneth Warchol**
- IV. CITIZENS' COMMENTS/INPUT: Barry Gallant**
- V. DECISIONS**
  - D. Fall Annual Town Meeting and Special Town Meeting [October 25, 2022] /Vote positions on the Fall Annual Town Meeting Warrant Articles and the Special Town Meeting Warrant Article  
Present: Glenn King, Chairman, Community Preservation Committee**
  - E. State Election [Tuesday, November 8, 2022]/Vote to sign the warrant**
  - F. Special Town Election [Tuesday, November 8, 2022]/Vote to sign the warrant**
- VI. DISCUSSIONS**
  - G. Open Space & Recreation Plan Update / Present: Barbara McNamee, Chair, OSRP**
  - H. Housing Production Plan: 1) Introduction - what it is, 2) public survey, & 3) public forum  
Present: Lori Tanner, Pioneer Valley Planning Commission**
- VII. TOWN MANAGER'S REPORT**
  - I. September 26, 2022 – October 14, 2022**
- VIII. SELECTMEN'S CONCERNS**
- IX. ITEMS FOR FUTURE AGENDA**
- X. CORRESPONDENCE**
- XI. EXECUTIVE SESSION**

Town Clerk: 2 Hard copies

Web: Post time-stamped copy

THIS AGENDA IS SUBJECT TO CHANGE

# A.1.

## BOARD OF SELECTMEN'S MEETING

July 18, 2022

A meeting of the Board of Selectmen was called to order by Chairman Collins at 7:00 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. Board Members Present: Ampagoomian, Collins, Melia and Paulhus. Also Present: Adam D. Gaudette, Town Manager.

The Pledge of Allegiance was recited by those present.

Chairman Collins noted that this weekend the Town celebrated its 250<sup>th</sup> Anniversary, to which he thanked the 250<sup>th</sup> Anniversary Board members Alicia Cannon, Brian Paulhus, Maria Paulhus, David Potty, Leonard Smith, Anthony Genga, Kristen Genga, staff of the Department of Public Works, Fire Department and Police Department. He also thanked all the volunteers who assisted. Selectman Paulhus stated that it is an honor to be on the Committee and to work with the great individuals who dedicated their time and efforts to the planning. Selectman Paulhus thanked the businesses that supported the celebration, and especially Unibank for the efforts for the parade and the fireworks.

### APPROVAL OF MINUTES/None

### PUBLIC HEARING/None

**APPOINTMENTS/RESIGNATION: 1) Preamsai Nagabhyrava, Regional Epidemiologist, Board of Health.** A motion/Mr. Ampagoomian, Seconded/Mr. Melia to accept the letter of resignation from Preamsai Nagabhyrava and send a thank you letter. Vote yes/Board members: Ampagoomian, Collins, Melia and Paulhus.

**2) Alicia Cannon, Board of Selectmen.** A motion/Mr. Melia, seconded/Mr. Ampagoomian to accept the letter of resignation from Alicia Cannon and to send a thank you letter. Vote yes/Board members: Ampagoomian, Collins, Melia and Paulhus.

**By the Board of Selectmen: 1) Election Officers: Democrat, Republican, and Unenrolled/Vote to appoint.** A motion/Mr. Melia, seconded/Mr. Ampagoomian to appoint the election officers Democrat, Republican, and Unenrolled. Vote yes/Board members: Ampagoomian, Collins, Melia and Paulhus.

**2) Bylaw Review Committee/Vote to appoint a Selectmen's Rep.** A motion/Mr. Collins, seconded/Mr. Ampagoomian to appoint Chairman Collins as the Bylaw Review Committee representative. Vote yes/Board members: Ampagoomian, Collins, Melia and Paulhus.

**3) School Building Committee / Vote to appoint a Selectmen's Rep.** A motion/Mr. Ampagoomian, seconded/Mr. Melia to appoint Selectmen Paulhus to the School Building Committee as the Selectmen's representative. Vote yes/Board members: Ampagoomian, Collins, Melia and Paulhus.

**4) Whitinsville Downtown Crossroads Historic District Committee/ a.) Jamie Pohlman [American Institute of Architects] b.) Ellen Scheible [Board of Realtors covering Northbridge] /Unable to attend.** Ms. Pohlman stated that she enjoys the architecture of this town and the history and felt it was time to be involved in her community and felt this would be a great fit. A motion/Mr. Ampagoomian, seconded/Mr. Melia to appoint Jamie Pohlman as the American Institute of Architects candidate and Ellen Scheible as the Board of Realtors candidate. Vote yes/Board members: Ampagoomian, Collins, Melia and Paulhus.

### CITIZENS' COMMENTS/INPUT/None

**Request to place 50 flags on the Town Hall lawn (Field of Flags) to commemorate Northbridge residents who were killed in action / Present: Jean Mistretta.** Ms. Mistretta noted that she was here to amend her proposal from the previous meeting to change the location to the Town Hall lawn and the size and amount of the flags would remain the same. The timeline would be amended to a week around Memorial Day and a week around Veterans Day. Trustees' of Soldiers Memorials member Mr. Lopez advised the Board that they met last week and proposed the flags be placed up and down Church Street on the lights, which would minimize vandalism. Mr. Luchini noted that he would like to review the Trustees' proposal before making a recommendation. Selectman Paulhus noted that there are 50 flags, but not enough lights going down Church Street. Mr. Luchini noted that he did not believe there are 50 poles. Mr. Melia believed that the flags hanging from the lights poles was not the visualization that Ms. Mistretta had, and the point is to have all 50 flags together. Ms. Mistretta considered that it would be beautiful, but it would not have the same impact as an open "field" area. There was discussion of adding two flags to each pole using a flagpole attachment which would clamp on to the current light posts. Mr. Luchini was not aware of this attachment and has not seen them. He noted that Church Street is narrow and there is a lot of truck traffic traveling down the road, which may cause damage to the flags. Mr. Luchini noted that he has seen the Field of Flags in other towns. A motion/Mr. Melia, seconded/Mr. Ampagoomian to approve the Request to place 50 flags on the Town Hall lawn (Field of Flags) to commemorate Northbridge residents who were killed in action for a week around Memorial Day and a week around Veterans Day. The nylon flags are to be 3 x 5-feet and will fly from a ten-foot pole and placed 5-6 feet apart. Vote yes/Board members: Ampagoomian, Collins, Melia and Paulhus.

**Update on the VOTES Act/Present: Linda Zywień, Town Clerk.** Mrs. Zywień explained that the Legislation passed the VOTES Act, which made permanent, things that were put into place during the pandemic. There are two main categories, voting by mail and early voting in person. Going forward voting by mail will be permanent for all State Primaries and State Elections. The Secretary of the Commonwealth will be required to mail out applications. Local elections are required to offer early voting by mail unless the Board decides to opt out of that option. Early voting is also required for all State Primaries and State Elections. Ms. Zywień noted that for local elections to do early voting you need to opt in. Mrs. Zywień advised the Board of a minor change that allows the Town Clerk to get anyone to work the poles as an officer if they are running short or having a hard time finding workers within three weeks of the election. the pole workers is not required to be appointed by the Board of Selectmen. Beginning January 1<sup>st</sup>, the option to opt out of becoming a voter on Registry of Motor Vehicle transactions will no longer be available. Mrs. Zywień outlined the process for hiring Police Details for elections has always been the Town Clerk makes the request to the Chief of Police. A new regulation has now set the Board of Selectmen in charge of coordinating and hiring the Police Detail. Mrs. Zywień mentioned that the Board could vote to assign the Chief of Police to hire the Police detail for elections. Selectman Melia asked about the process to request a ballot by mail. Mrs. Zywień explained that they are required to include a vote by mail application to new voters, and they also have a link on their website to make a written request, or residents can make a written request for a mail in ballot as long as it has a signature. An individual can also request a ballot for a family member. Selectman Paulhus asked who determines when the ballots are due. Mrs. Zywień note that the State determines the due date. For local elections, State Elections and Primaries they are due back by election day. For general elections a ballot needs to have a post mark date of the election day and needs to be received within three days in order for it to count. Selectmen Ampagoomian questioned how we are preventing fraud. He gave an example that a household member requests a mail in ballot for a family member and asked how we know that someone else didn't fill it out. Mrs. Zywień replied that ballots are mailed as requested and every voter is required to complete their ballot and insert it in an envelope that they sign under penalty of perjury that this is their ballot. They also have the ability to match signatures. She also noted that on the day of the election they have a list that shows if a ballot has been mailed, whether or not its been received back, or received. If a person were to return their mail in ballot by hand on election day it is recorded as received and brought down to the polling place. Chairman Collins asked if the State

has given us any additional funds for the cost of election workers. Mrs. Zywiec commented in the past the division of local mandates asked communities to provide numbers on how much money they have spent in order to comply with the mandates and they do give money back to the Towns.

**Whitin Community Center “Cars in the Park Event”, Saturday, August 20, 2022 from 10 AM – 4 PM/1) Request to hang a banner over Church Street from July 24, 2022 to August 6, 2022 to advertise the annual Cars in the Park event, and 2) request for a one-day weekday entertainment license for their annual Cars in the Park event.** A motion/Mr. Melia, seconded/Mr. Paulhus to approve the request to hang a banner over Church Street from July 24, 2022 to August 6, 2022 to advertise the annual Cars in the Park event, and approve the request for a one-day weekday entertainment license for their annual Cars in the Park event Saturday, August 20, 2022 from 10 AM – 4 PM.

**Northbridge Fire Department Strategic Plan/Present: Fire Chief David White and Joe Pozzo, CPSM (via zoom).** Mr. Pozzo first gave a background on Center for Public Safety Management and the services they provide. He then turned the presentation over to Ms. Randa Matusiak who reviewed the Strategic Plan for the Town of Northbridge Fire Department. Ms. Matusiak explained that the strategic plan provides a roadmap for the Department including staffing, budget planning, as well as current and future programs, for 3 to 5 years. The plan development consists of Administrative and Operational Gap Analysis, a S.W.O.T (Strengths, Weaknesses, Opportunities, and Threats), stakeholders’ meetings, updating the mission, vision and values and developed 6 primary strategic goals and 29 planning objectives. Ms. Matusiak reviewed the updated mission, goals and objectives that came out of the development plan. Chief White stated that they have already moved forward with a lot of the objectives, of which include a full time Deputy Fire Chief, increase in hours for the Administrative Assistant. Chief noted that they have applied for a Safer Grant to hire four more firefighters. The current Safer program covers 100% over the next three years, which will give time to figure out how to budget for the extra hires. One of the midterm goals is to hire a Fire Training Officer as well as a full time EMS Officer, which would give the department a 9-member crew. Chief White reported that they have gone up in Call Firefighters, from the time of this study they had eighteen and they currently have twenty-two, with two additional hires awaiting training. Chief White explained that they are currently working on a 10–15-year replacement plan for apparatus. He then advised the board that they have been making changes to the training, by adding new and improved training that encompasses all the needs for Insurance Service Office, but also Occupational Safety and Health Administration and officer training. The new training software has been purchased with this year’s budget. For the health and wellbeing of personnel, officers went through the Employee Assistance Program, which provided them with the resources to detect work and non-work-related challenges that staff may be experiencing. Chief noted that the extra staffing will also help reduce the burnout rate. Chief White stated that he is in the process of finishing the Local Emergency Preparedness Plan and established a Succession Program to avoid hiring gaps. They have developed a strong program to become an officer, which allows for an officer in training to fill in for an Officer that is off and gives the acting officer practice and experience. Chief White explained that they continue to educate the public through the Safe Program, which is currently run by a firefighter, and the funding is provided through a grant from the State. Other programs include community outreach, such as CPR, first aid and would like to get a certification team involved. They are also looking to get a cadet program to recruit firefighters. Selectman Ampagoomian asked about how we compare to surrounding towns. Mr. Pozzo stated that they are involved in two other projects in Massachusetts, and a lot of the weaknesses they see are on the Insurance Service Office. In comparison, Northbridge is no worse than other agencies, and they are a very dedicated and competent Department. Chairman Ampagoomian asked if Chief White could explain Class III. Chief White explained that the ISO rates all Fire Departments on classes, the highest of which is class I, which is very difficult. We are currently a class IV and very close to becoming a class III. Most rural areas are class IX or VIII. This better the class the better insurance rate you get. Selectman Paulhus asked if the new fire station would assist in some of the issues addressed. of the training. Chief White explained that they have lots of training avenues built into the building but they do not have a burn building so they will still use Milford. Selectman Paulhus asked if the Deputy Chief

position was comparable to what surrounding towns have. Chief White explained that the Town of Uxbridge, Westborough, Hopkinton have a full time Deputy Chief, Mendon has a call Chief and Douglas has a full time Assistant Chief. Selectman Melia asked if Chief Could elaborate on the staffing of 10 personnel a day. Chief White explained that under the National Fire Protection Association they set a standard that they Fire Departments should have 10 people assembled at a fire. Chairman Collins asked if all the fire personnel were also paramedics. Chief White stated that they will all be paramedics as they have several in paramedics school, but someone coming on may not be and would need training. Selectman Collins questioned the difference between and District Chief and a Deputy Chief. Chief White explained that they used to have district Chiefs and when they got called to a fire, all the chiefs would surround the building to help communicate, since radios were not as advanced as they are now. That is now being phased out. Chairman Collins asked who would be conducted the exit interviews. Chief White stated that he would be doing the exit interviews and explained that it is something new to him and has just starting to get into it.

**Review DRAFT Town of Northbridge ADA Plan / Present: CMRPC reps. Present: Connor Robichaud, MCPPO, Regional Project Coordinator.** Mr. Robichaud introduced himself and James Mazik of AICP Consulting Services and Michael Kennedy, ADA Access & Advocacy Coordinator from the Center for Living and Working. Mr. Mazik briefly reviewed the ADA plan study and issues they found. Mr. Kennedy reviewed the requirements for a municipality such as designation of an ADA Coordinator, adopted and distribute public notices on ADA Policies and Procedures, adopt an ADA Grievance Procedure, modify, update and maintain policies and procedures, provide reasonable accommodations, maintain and upkeep accessible features, and provide auxiliary aids. One requirement is to establish a Disability Commission, which Northbridge has done. Mr. Kennedy recommended adding information to the Disability Commissions page, such as the ADA Coordinator, along with procedures and notices. A Grievance Procedure is recommended to be adopted and posted on the website and in the buildings. Another recommendation is to update the Employment application to use the term disability in place of handicap. 7 out of the 14 job descriptions stated a regularly a requirement to walk/stand under physical requirements even though the paragraph starts with minimal physical requirements. Mr. Kennedy stated that there were direct violations that were observed including assessable routes of travel that were not maintained during winter months, interior and exterior doors with excessive operating force and closing too fast, missing designation signage, protective equipment. Mr. Kennedy continued outlining the remaining recommendations from the plan. Mr. Mazik reviewed the transition plan and noted that there are detailed descriptions of the obstacle, along with images, the federal regulation, the state regulation, the action to be taken, the priority level and cost estimate. Mr. Mazik noted that there are tolerances that are allowed depending on the violation, but slopes and range of dimensions, such as railings do not have tolerances. Mr. Robichard mentioned that the plan is meant to be a guide so the Town can chip away at the noncompliance items. He also noted that there are grant opportunities. Selectman Ampagoomian questioned how we go about the historical buildings, which require us to follow codes set forth by the State. Mr. Mazik replied that there are exceptions on historic property, which would depend on the item. Selectman Ampagoomian asked about the guy wires that are installed by National Grid. Mr. Mazik noted that they need to make sure they follow the guidelines. Selectman Ampagoomian asked about trash bins. Mr. Mazik stated that they do see that everywhere and that is up to the Board if they would like to tighten that up. He added that having an ADA plan you are likely to receive better federal protection as long as you are working toward fixing the items that need to be updated. Mr. Kennedy concluded by stating that if they have any questions after the final report is submitted, they are welcome to reach out to use them as a resource.

#### **TOWN MANAGER'S REPORT/None**

**SELECTMEN'S CONCERNS:** **Selectman Ampagoomian 1)** asked when Carr Street will be worked on. Mr. Luchini replied that it is one the list to be repaired this year, and they ae waiting for permitted to be filed and approved before moving ahead. He noted that it will be done this year. **2)** asked if there is a schedule of the road work to be completed on the website. Mr. Luchini expressed that because it is a

revolving schedule, they do not have a detailed listing on the website.

**ITEMS FOR FUTURE AGENDA/None**  
**CORRESPONDENCE/None**  
**EXECUTIVE SESSION/None**

**Selectman Melia reminded everyone that the next meeting is scheduled for August 22, 2022.**

A motion/Mr. Ampagoomian, seconded/Mr. Melia to adjourn the public meeting. Vote yes/Board members: Ampagoomian, Collins, Melia and Paulhus.

**Meeting Adjourned: 9:55 PM**

**Respectfully submitted,**

**Brian Paulhus, Clerk**

/mjc

**LIST OF DOCUMENTATION**

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

**July 18, 2022**

**PLEDGE OF ALLEGIANCE**

**I. APPROVAL OF MINUTES/None**

**II. PUBLIC HEARING/None**

**III. APPOINTMENTS/B. RESIGNATION: 1) Premsai Nagabhyrava, Regional Epidemiologist, Board of Health.**

**-Copy of letter of resignation**

**2) Alicia Cannon, Board of Selectmen/No documentation**

**A. By the Board of Selectmen: 1) Election Officers: Democrat, Republican, and Unenrolled/Vote to appoint.**

**-Copy of listing of election officers**

**2) Bylaw Review Committee/Vote to appoint a Selectmen's Rep./No documentation**

**3) School Building Committee / Vote to appoint a Selectmen's Rep./No documentation**

**4) Whitinsville Downtown Crossroads Historic District Committee/ a.) Jamie Pohlman [American Institute of Architects] b.) Ellen Scheible [Board of Realtors covering Northbridge] /Unable to attend.**

**-Copy of memo regarding the WDCHDC**

**-Copy of district members**

**-Copy of Talent Bank form for Jamie Pohlman**

**-Copy of resume for Ellen Scheible**

**-Copy of Talent Bank form for Ellen Scheible**

**IV. CITIZENS' COMMENTS/INPUT**

**V. DECISIONS**

**C. Request to place 50 flags on the Town Hall lawn (Field of Flags) to commemorate Northbridge residents who were killed in action / Present: Jean Mistretta.**

**-Copy of letter requesting to place 50 flags on Town Hall**

**VI. DISCUSSIONS**

**D. Update on the VOTES Act/Present: Linda Zywiec, Town Clerk/No documentation**

**E. Whittin Community Center "Cars in the Park Event", Saturday, August 20, 2022 from 10 AM – 4 PM/1) Request to hang a banner over Church Street from July 24, 2022 to August 6, 2022 to advertise the annual Cars in the Park event, and 2) request for a one-day weekday entertainment license for their annual Cars in the Park event.**

**-Copy of email requesting to hang a banner**

**-Copy of weekday entertainment application**

**-Copy of license routing slip**

**F. Northbridge Fire Department Strategic Plan/Present: Fire Chief David White and Joe Pozzo, CPSM (via zoom).**

**-Copy of the Fire Department Strategic Plan**

**G. Review DRAFT Town of Northbridge ADA Plan / Present: CMRPC reps. Present: Connor Robichaud, MCPPO, Regional Project Coordinator.**

**-Copy of Self-Evaluation and Transition Plan**

- VII. TOWN MANAGER'S REPORT/None**
- VIII. SELECTMEN'S CONCERNS/No documentation**
- IX. ITEMS FOR FUTURE AGENDA/None**
- X. CORRESPONDENCE/None**
- XI. EXECUTIVE SESSION/None**

**DRAFT**



# B.1.



Adam D. Gaudette  
Town Manager

TOWN OF NORTHBRIDGE  
OFFICE OF THE TOWN MANAGER  
NORTHBRIDGE TOWN HALL  
7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Phone- (508) 234-2095 Fax- (508) 234-7640  
www.northbridgemass.org

October 11, 2022

Mr. Anthony Genga  
1112 Sutton Street  
Northbridge, MA 01534-1035

**Re: Deputy Chief Promotional Process**

Dear Lieutenant Genga:

As the Appointing Authority for the Town of Northbridge, I am pleased to announce that you are hereby appointed as the first Deputy Chief for the Town of Northbridge. Your experience, professionalism, and commitment to the community and to the Northbridge Fire Department has put you in the formidable position to be best suited to help lead the department in this newly created position for the years to come.

This appointment will be subject to the Northbridge Board of Selectmen ratification the night of Monday, October 17, 2022, and a successfully negotiated employment agreement with the Town Manager. The agreement, when completed, will have an official starting date of January 1, 2023.

I am excited about the opportunity to work with you in your new position and wish you much success in what I am sure is a proud moment in your career.

Sincerely,

---

Adam Gaudette  
Town Manager

Cc: Board of Selectmen  
David White, Fire Chief

## **10.03 Deputy Fire Chief**

**Job Title:** Deputy Fire Chief- Full Time

**Reports to:** Fire Chief

### **FUNCTION:**

Under the supervision of the Fire Chief, plans and directs the day-to-day fire and EMS operations and training of all personnel. Exercises supervisory control over the Company Officers and subordinates during all training sessions and emergency scene operations, as assigned. Assumes operational responsibilities of the department in the absence of the Fire Chief.

### **PRINCIPAL DUTIES AND RESPONSIBILITIES:**

- Part of the department's senior management team. Responsible for the general management of all fire suppression and rescue operations. Recommends appointments, promotions, suspensions, and termination. Initiates disciplinary actions within the department.
- Enforces applicable municipal, state, and federal codes and NFPA and ICC codes and standards. Knowledge of local and national fire codes, knowledge of building construction and fire behavior.
- Must be knowledgeable of the Fire Department SOG's. Knowledge of emergency medical operations and protocols.
- Shall be available nights and weekends as directed by the Fire Chief.
- Specifies and recommends the purchase of fire suppression and rescue apparatus and equipment.
- Develops a budget for the areas assigned and assists with overall budget administration.
- Shall work as a team leader and/or incident commander under stress caused by emergencies, danger, or criticism. Must be able to supervise emergency personnel during emergency and non-emergency situations and have the ability to motivate and manage people.
- Shall generally be available for off-hour meetings, phone calls and special assignments. Shall attend extra training as required for the position.
- Supervises administrative aspects of department including internal and external communications, scheduling, records management systems, and other essential services.
- Assists the Fire Chief in preparing and presenting staff reports and other necessary correspondence and department information to council, administration, staff and public.
- Assists Fire Chief in management of the ISO rating process.
- Assists with establishing the department safety program. Determines, monitors, and corrects safety issues within the division.
- Shall review and oversee and approve NFIR reports.
- Shall oversee scheduling and duty assignments.
- Performs other duties as assigned or are apparent.

## **JOB STANDARDS**

### **Education/Experience:**

- Minimum of 10 years of Fire Service Experience
- Minimum of Fire Officer III certification, Associate Degree in Fire Science preferred.
- Company Officer (Minimum 5 year)
- Massachusetts Paramedic Certification (current)
- Pro Board Fire Officer II
- Chief Fire Officer program within 1 year of hire
- Chief credentialed within 1 year of hire.
- ICS 300 and 400 within 1 year of hire

### **Skills:**

- Ability to work safely and efficiently with little direct supervision
- Excellent interpersonal communication skills
- Excellent oral and written communication skills
- Sound judgment and decision-making abilities
- Independent problem-solving ability
- Ability to handle confidential information in a sensitive manner
- Intermediate mathematical skills
- Ability to establish and maintain an effective working relationship with coworkers and subordinates.

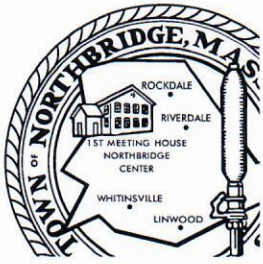
### **Knowledge:**

- Thorough knowledge of fire/rescue techniques
- Thorough knowledge of city geography
- Proficiency with personal computer software and applications
- Thorough knowledge of tools and equipment including; electronic equipment, heavy equipment, fire equipment, air monitoring equipment, emergency equipment and hand/power tools.
- Proficiency with PC's and computer software and applications

### **Working Conditions**

- Ability to lift, carry, push, and pull greater than 150 pounds.
- Constant speaking, hearing, and judgment
- Frequent writing and concentration
- Intermittent periods of climbing, balancing, stooping, kneeling, crouching, crawling, reaching, smelling, handling, feeling, dexterity, near and far sight acuity, depth perception, color vision, field of vision, concentration.
- Moderate exposure to weather, extreme cold and/or heat, wet and/or humid conditions, noise intensity level, vibrations, darkness/poor lighting, moving mechanical parts/hazards, confined spaces, high, exposed places, dirt/dust, odors, toxic chemicals, and other environmental conditions
- Moderate use of protective eye wear, footwear, respiratory aid, hard hat, and gloves.

# B.2.



Adam D. Gaudette  
Town Manager

TOWN OF NORTHBRIDGE  
OFFICE OF THE TOWN MANAGER  
NORTHBRIDGE TOWN HALL  
7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Phone- (508) 234-2095 Fax- (508) 234-7640  
www.northbridgemass.org

October 12, 2022

Mr. Brian D. Carroll  
229 Church Street  
Whitinsville, MA 01588-1463

**Re: Student Officer Appointment**

Dear Mr. Carroll:

As the Appointing Authority for the Town of Northbridge, I am pleased to announce that you are hereby appointed as the next Student Officer for the Town of Northbridge. Your experience, professionalism, and commitment to the community and to the Northbridge Police Department as a Dispatcher, has put you in the formidable position to be best suited to become a valuable member of the Department for the years to come.

This appointment will be subject to the Northbridge Board of Selectmen ratification the night of Monday, October 17, 2022, as well as passing a physical exam, psychological exam, PAT Test, and the PAT to get into the academy which will begin on or about December 5, 2022.

I am excited about the opportunity to work with you in your new position and wish you much success in what I am sure is a proud moment in your career.

Sincerely,

---

Adam Gaudette  
Town Manager

Cc: Board of Selectmen  
Timothy Labrie, Chief of Police

Per Town Clerk's Office: \_\_\_\_\_  
(date)  
 Registered     Non-Registered

C.

### TALENT BANK APPLICATION

please return to:

**BOARD OF SELECTMEN**  
Northbridge Town Hall  
7 Main Street  
Whitinsville, MA 01588

Pursuant to Town bylaw §4-209 (Eligibility for service),  
you must be a registered voter in order to serve.

Date: 8-2-2022

Name Bryan Booker

P. O. Box \_\_\_\_\_

Home Address XX

Email Address XX

Telephone \_\_\_\_\_ Cell XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Business \_\_\_\_\_

Address \_\_\_\_\_ Tel. \_\_\_\_\_

Current Occupation/Title Home Inspector

Education Bachelor's Degree

Governmental, Civic & Community Activities BV Chamber of Commerce Member

Charitable & Educational Activities \_\_\_\_\_

Town Committees or Offices None

I am interested in the following Committees: Historic Commission

Please indicate whether the applicant and/or any family members are employed by the Town of Northbridge. No

NAME: *Bryan Booker*

PRECINCT# *2*

TOWN OF NORTHBRIDGE

**COMMITTEE INTEREST** (Indicate Committee preference)

- |   |    |
|---|----|
| 1. <i>Historic Commission</i>               | 4. |
| 2. <i>Whitinsville Crossroads committee</i> | 5. |
| 3.  | 6. |

**Present Interest or business affiliation (dates, places)**

**Experience: Volunteer, social service, business (dates, places)**

*Small Business Owner - Dovetail Home Inspection*  
*Media - News Reporter/Broadcaster WBSM 1420 AM New Bedford*

**Special skills and education (be specific)**

*Bachelors Degree - Political Science*  
*Treasurer - Chi Phi Fraternity - UMASS Dartmouth*  
*Secretary - " " Alumni Association - " "*

**How experience relates to particular committee interest**

**ADDITIONAL COMMENTS:**

Mail completed form to: Northbridge Town Hall  
Office of the Town Manager  
7 Main Street  
Whitinsville, MA 01588

**Melissa Ciaramitaro**

---

**From:** Adam Gaudette  
**Sent:** Friday, October 07, 2022 12:59 PM  
**To:** Melissa Ciaramitaro  
**Cc:** Russell Collins, Selectman; platoadams55@gmail.com; Glenn King; Gary Bechtholdt  
**Subject:** FW: [Northbridge MA] Citizen Concerns 10/17/2022 (Sent by Barry Gallant, dgall0309@gmail.com)

Melissa, can you put the email below in the BOS/FinCom iPad packets for Monday the 17<sup>th</sup>?

Thanks!

---

**From:** Contact form at Northbridge MA <cmsmailer@civicplus.com>  
**Date:** Friday, October 7, 2022 at 12:54 PM  
**To:** Adam Gaudette <agaudette@northbridgemass.org>  
**Subject:** [Northbridge MA] Citizen Concerns 10/17/2022 (Sent by Barry Gallant, dgall0309@gmail.com)

Hello Adam Gaudette,

Barry Gallant ([dgall0309@gmail.com](mailto:dgall0309@gmail.com)) has sent you a message via your contact form (<https://www.northbridgemass.org/users/adam-gaudette/contact>) at Northbridge MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.northbridgemass.org/user/2446/edit>.

Message:

Adam,

I will not be able to make the #17 Meeting could you please forward to CBOS Russ Collins, and FINCOM Chair Plato Adams:

FYI: Plato Adams Nbridge FINCOM Chair:  
Russell Collins Chairman Nbridge BOS

RE: Thoughts Concerns Castle Hill Article 'Open Space Town Purchase', Fall Town Meeting.  
Concerns Joint Meeting BOS, CPC, FINCOM 10/17/2022

IMO: I will be doing a more comprehensive report to Glenn, and Gary. B.

From The Phase One Environmental Survey:

'1.2 Scope of Services'

This assessment was prepared in accordance with generally acceptable engineering practices utilizing the American Society for Testing and Materials (ASTM) Designation E1527-21: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. As such, it meets the requirements set forth in the United States Environmental Protection Agency's (U.S. EPA's) All Appropriate Inquiries (AAI) Rule under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 40 CFR. § 312 (2022).

ATTEN:

'The scope of this investigation does not include ASTM defined exclusions such as radon, asbestos, biological agents, lead-based paint (LBP), mold, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality or high voltage power lines.'

<https://www.northbridgemass.org/sites/g/files/vyhlf981/f/uploads/2022-0...>

Solid Waste:

(9.2) Solid waste, in the form of metal, rusted drums, and an abandoned vehicle, was observed within the buildings of the stone farm structure and beside the structure's associated pathways:

Surficial solid waste was observed in and around the stone farm structure, which included rusted and abandoned drums, an abandoned truck, and metal debris. All the drums appeared empty and were rusted, corroded, and crushed. The engine of the truck was missing, and the truck was covered in vegetation. No staining, stressed vegetation, or other evidence of spills was observed. Due to the lack of evidence of a release to the environment, the presence of solid waste does not represent a REC. However, it is the opinion of SAGE that the solid waste be removed from the Subject Property.

<https://www.northbridgemass.org/sites/g/files/vyhlf981/f/uploads/2022-0...>

\*\* Barrels could have been their since 1957, of course No Signs of Staining or Spills?

No Ground Penetrating Radar Evaluation?, or Soil Samples?, may be required in a Phase #2 or #3 Survey?

If correct the Phase I conducted by the present Owner found numerous #50 Gallon Rotted Tanks? Does the Town or the Owner Unequivocally know what was in those Tanks, or could more be buried on the Property? Etc, Etc. I lived next to an old farm growing up, and the Farmer used Kerosene Space Heaters, and he told me before Electricity he used Kerosene lanterns. Plus they just buried their Trash, and other Contaminants, on the property historically. Plus when the Farm burnt down in 1957 was the debris buried on the site? Did the WM Shop bury anything on the Site?

'Difference between Phase 1, Phase 2, and Phase 3 Environmental Site Assessment.'

<https://prycoglobal.com/blog/difference-between-phase-i-phase-ii-phase-i...>

["Under 11.0 LIMITATIONS IN THE REPORT:"]

Due to the fact that geological and soil formations are inherently random, variable, and indeterminate (heterogeneous) in nature, the professional services and opinions provided by SAGE "under our agreement are not guaranteed to be a representation of complete Subject Property conditions", which are variable and subject to change with time or as the result of natural or man-made processes. Although our services are extensive, opinions, findings, and conclusions presented are "limited to and by the data supplied, reported, and obtained" .

ATTEN:

Additionally, unless specified or otherwise included herein, this assessment did not include an evaluation of business environmental risk as defined in ASTM E1527-21 and non-scope considerations as identified in ASTM E1527-21. Such non-scope considerations include, but are not limited to, evaluation of asbestos-containing materials, biological agents, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, industrial hygiene, health and safety, OSHA compliance, cultural and historic resources, ecological resources, endangered species, indoor air quality, electromagnetic fields, formaldehyde, high-voltage power lines, non-point sources or best management practices for silviculture.



ATTEN:

"Under the terms of the agreement 'no' attempt was made to determine the 'compliance or regulatory status of 'present or former owners' or operators of the Subject Property' with respect to federal, state, municipal, environmental, and land use laws or regulations"

Phase One Envior Study:

<https://www.northbridgemass.org/sites/g/files/vyhlif981/f/uploads/2022-0...>

<https://www.northbridgemass.org/community-preservation-committee/news/ca...>

Can the Town's CPC, Unequivocally State Farm Trash and Conjectural Hazardous Waste also from the Whitin Machine Shop was not Buried on the Site?

HAZARDOUS

WASTE

DISPOSAL

ON THE FARM:

<https://p2infohouse.org/ref/34/33579.pdf>

A former Hudson man was fined \$25,000 Wednesday for failing to report hazardous waste buried at his former Hudson pig farm.

<https://www.metrowestdailynews.com/story/news/2009/02/20/former-hudson-p...>

'Would not the 'AS IS" Appraised Land Value be Impacted by the Phase One, Two, and Three Environmental Site Assessment if the report may be adverse?'

<https://www.northbridgemass.org/sites/g/files/vyhlif981/f/uploads/castle...>

In my opinion hopefully the Town may do a Phase #2 and a Phase #3 Envior Survey if needed.

Surely if the Town has \$2.3 MM Dollars for the Whitin Community Center, and \$187,000 for the Blackstone Valley Chamber of Commerce they can find the Funds to do additional testing? Be on the safe side?

Plus I remember years ago when they were going to build Soccer Flds on Douglas Rd, and some were surprised by Fly Ash.

Respectfully Submitted,

Barry Gallant

10/07/2022

File: #4:BRG:CH

**BOARD OF SELECTMEN'S MEETING  
OCTOBER 17, 2022**

**D.**

**FALL ANNUAL TOWN MEETING WARRANT - 10/25/22 - 7:00 PM**

<b>Presenter</b>	<b>Selectmen</b>	<b>Finance Committee</b>	<b>Town Meeting</b>
<b>Article 1.</b> FY '23 Budget Adjustments	<b>Selectmen</b>	<b>Support</b>	_____
		<b>Non-support</b>	_____
		<b>No Position</b>	_____
		<b>Pass Over</b>	_____
<b>Article 2.</b> Bills of a prior year	<b>Selectmen</b>	<b>Support</b>	_____
		<b>Non-support</b>	_____
		<b>No Position</b>	_____
		<b>Pass Over</b>	_____
<b>Article 3.</b> Purchase a portion (parcels 1 and 4) of Castle Hill property	<b>Comm. Pres. Comm.</b>	<b>Support</b>	_____
		<b>Non-support</b>	_____
		<b>No Position</b>	_____
		<b>Pass Over</b>	_____

**BOARD OF SELECTMEN'S MEETING  
OCTOBER 17, 2022**

**SPECIAL TOWN MEETING WARRANT - 10/25/22**

<b>Presenter</b>	<b>Selectmen</b>	<b>Finance Committee</b>	<b>Town Meeting</b>
<b>Article 1.</b>	<b>Selectmen</b>	<b>Support</b>	_____
<b>TIF Agreement / Eyepoint Pharmaceuticals</b>	<b>Non-support</b>	_____	_____
	<b>No Position</b>	_____	_____
	<b>Pass Over</b>	_____	_____



**NARRATIVE APPRAISAL REPORT**

**&**

**VALUATION ANALYSIS**

**PROPERTY**

*Castle Hill Farm*  
97.67+/- Acres  
Castle Hill Road  
Map 4 Lots 29 & 33 (portion); Map 3 Lots 1 & 4  
Northbridge, Massachusetts

**DATE OF VALUATION**

September 23, 2022

**PREPARED FOR**

R. Gary Bechtholdt, Northbridge Town Planner  
Community Planning & Development  
7 Main Street  
Whitinsville, MA 01588

**PREPARED BY**

Christopher H. Bowler, MAI, SRA, CRE  
Senior Appraiser and Advisor  
LandVest, Inc.  
Ten Post Office Square  
Suite 1125 South  
Boston, MA 02109

**LandVest Project # MA3965-CG**

September 29, 2022

R. Gary Bechtholdt, Northbridge Town Planner  
Community Planning & Development  
7 Main Street  
Whitinsville, MA 01588

RE: *Castle Hill Farm*  
97.67+/- Acres  
Castle Hill Road  
Map 4 Lots 29 & 33 (portion); Map 3 Lots 1 & 4  
Northbridge, Massachusetts

Dear Mr. Bechtholdt:

In response to your request, I am pleased to transmit the appraisal report detailing my estimate of the market value of the fee simple interest in the subject property. This report sets forth the value conclusion, together with supporting data and reasoning which forms the basis for my conclusions. This appraisal has been completed in accordance with the *Uniform Standards for Professional Appraisal Practice* (USPAP 2020-2022) and the *Specifications for Analytical Narrative Appraisal Reports* for the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA).

The subject of this report is 97.67+/- acres of primarily residentially zoned land on both sides of Castle Hill Road in the Whitinsville village of Northbridge abutting the Uxbridge town line. The property, known as *Castle Hill Farm*, is a former dairy farm that has not been in use for several decades. Stone walls dating back to the late 19<sup>th</sup> century outline the property today. The 97.67+/- acres were part of a larger 105+/- acre property as recently as July of 2022, but a 7.85-acre parcel of land with some of the former dairy farm structures has been subdivided from the larger property and will be retained by the owner.

I have been asked to estimate the current market value of the property “as is”. As a result of this analysis, it is my opinion that the market value of the fee simple interest in the subject property, as of September 23, 2022, subject to the definitions, assumptions and limiting conditions, extraordinary assumptions, and certifications set forth in the attached report is:

**ONE MILLION FOUR HUNDRED FIFTY THOUSAND (\$1,450,000) DOLLARS**

This letter must remain attached to the report, which contains 86 pages plus related exhibits, for the value opinion set forth to be considered valid.

Respectfully submitted,  
LandVest, Inc.



Christopher H. Bowler, MAI, SRA, CRE  
Massachusetts Certified General Real Estate Appraiser #495

**Table of Contents**

**SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS**..... 5  
**SUBJECT PROPERTY PHOTOGRAPHS** ..... 6  
**NARRATIVE APPRAISAL REPORT** ..... 10  
**HYPOTHETICAL CONDITIONS & EXTRAORDINARY ASSUMPTIONS**..... 10  
**PROPERTY RIGHTS APPRAISED** ..... 11  
**ASSUMPTIONS AND LIMITING CONDITIONS** ..... 11  
**DESCRIPTION OF REAL ESTATE APPRAISED** ..... 13  
**ECONOMIC & MARKET CONDITIONS**..... 16  
**LOCATION DESCRIPTION**..... 22  
**PUBLIC LAND USE CONTROLS**..... 30  
**HIGHEST AND BEST USE** ..... 31  
**EXPOSURE TIME** ..... 34  
**APPRAISAL PROCESS** ..... 34  
**VALUATION METHODS USED**.....35  
**SALES COMPARISON APPROACH**..... 35  
**COST OF DEVELOPMENT/SUBDIVISION ANALYSIS** ..... 50  
**RECONCILIATION AND VALUE CONCLUSION**..... 56  
**CERTIFICATION OF VALUE**..... 57

**APPENDIX**..... 58  
**SUBJECT PROPERTY DEED** ..... 59  
**RECORDED PLAN OF LAND** ..... 66  
**CONCEPTUAL DEVELOPMENT PLANS** ..... 68  
**COMPARABLE LOT SALES LOCATION MAP** ..... 72  
**COMPARABLE ACREAGE SALES LOCATION MAP**..... 74  
**PWC DEVELOPER SURVEY EXCERPT**..... 76  
**REALTY RATES DEVELOPER SURVEY EXCERPTS**..... 78  
**QUALIFICATIONS** ..... 84

**SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS**

**PROPERTY ADDRESS:** Castle Hill Road  
Map 4 Lots 29 & 33(portion); Map 3 Lots 1 & 4  
Northbridge, Massachusetts

**OWNER OF RECORD:** Alexander J. Vander Baan and Alexandra P. Vander Baan

**DATE OF VALUE ESTIMATE:** September 23, 2022

**TOTAL LAND AREA:** 97.67 acres

**EXISTING IMPROVEMENTS:** Stone wall structures.

**ZONING:** Residential 1; R-1 (primarily)

**FLOOD ZONE:** The land appears to abut, but is not located within, the boundaries of a designated flood hazard zone per FEMA Panel #250 27C 1006E dated July 4, 2011.

**HIGHEST AND BEST USE:** Subdivision into 10 building lots using approval not required or ANR provisions and the “Retreat Lot” provision of the Northbridge Zoning Bylaw (Section 173-18.1).

**INTEREST APPRAISED:** Fee simple

**VALUE ESTIMATE:** **\$1,450,000**

**APPRAISED BY:** Christopher H. Bowler, MAI, CRE  
LandVest, Inc.



**SUBJECT PROPERTY PHOTOGRAPHS**

Castle Hill Road  
Map 4 Lots 29 & 33 (portion); Map 3 Lots 1 & 4  
Northbridge, Massachusetts  
Taken by C.H. Bowler (9/23/2022)



**View Looking SE at the Northern Portion of the East Side Land of the Subject Property.**



**Street Scene Looking Southerly Along Castle Hill Road.**

**SUBJECT PROPERTY PHOTOGRAPHS**

Castle Hill Road  
Map 4 Lots 29 & 33 (portion); Map 3 Lots 1 & 4  
Northbridge, Massachusetts  
Taken by C.H. Bowler (9/23/2022)



**View Looking NE at the Land on the Eastern Side of Castle Hill Road.**



**Street Scene Looking Southerly Along Castle Hill Road at the Point Where the Paved Portion of the Roadway Ends. Subject Land is on Either Side of This Path.**

**SUBJECT PROPERTY PHOTOGRAPHS**

Castle Hill Road

Map 4 Lots 29 & 33 (portion); Map 3 Lots 1 & 4

Northbridge, Massachusetts

Taken by C.H. Bowler (9/23/2022)



**View Looking Northerly at the Subject Land West of Castle Hill Road.**



**Street Scene Looking Northerly at Castle Hill Road.**

**SUBJECT PROPERTY PHOTOGRAPHS**

Castle Hill Road  
Map 4 Lots 29 & 33 (portion); Map 3 Lots 1 & 4  
Northbridge, Massachusetts  
Taken by C.H. Bowler (9/23/2022)



**View Looking Easterly at the Wooded Portion of the Land Near the Uxbridge Town Line.**



**View Looking Westerly at the Wooded Portion of the Land Near the Uxbridge Town Line.**

## NARRATIVE APPRAISAL REPORT

**PURPOSE OF THE APPRAISAL:** The purpose of this appraisal is to estimate the market value of the 97.67-acre property, “as is” as of September 23, 2022.

In estimating this value, it has been necessary to make a careful physical inspection of the property, a review of land planning completed for the property, local zoning by-law, a review of local, state and federal GIS data, and a review of market conditions as of the date of valuation and the impact on the value of the subject property, resulting in a thorough analysis of the property from a legal and physical standpoint. The results are reported in this study.

### HYPOTHETICAL CONDITIONS & EXTRAORDINARY ASSUMPTIONS

The value estimate is based upon the following:

- The estimated value of the property is based upon the *extraordinary assumption* that the land has the development potential stated in the Highest and Best Use section of this report.
- No specific geotechnical engineering data has been provided, and as of the date of valuation the subject property was not included as either a contaminated site or a location to be investigated by the Bureau of Waste Site Cleanup of the Department of Environmental Protection, Commonwealth of Massachusetts. It is an *extraordinary assumption* in this report, therefore, that the subject site is not a contaminated site.

Should any of these conditions or assumptions change, or be proven false with additional engineering, then the value estimates contained herein may also change.

**MARKET VALUE IS DEFINED AS FOLLOWS:** "The most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are motivated.
2. Both parties are well informed or well advised and each is acting in what he considers his own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing, or sales concessions granted by anyone associated with the sale." (1)

(1) FIRREA 12CFR Part 323.2.

**PROPERTY RIGHTS APPRAISED**

The property rights appraised in the subject property are fee simple, which is defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." (2)

**ASSUMPTIONS AND LIMITING CONDITIONS**

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

(2) The Dictionary of Real Estate Appraisal, Appraisal Institute, Chicago, IL 2015, Sixth Edition - Page 90.

10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

This appraisal report has been made with the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocation of land and building must not be used in conjunction with any other appraisal and are invalid if used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. Any value estimated provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
6. The forecasts, projections, or operating estimates contained herein are based upon current market conditions and anticipated short-term supply and demand factors. These forecasts are, therefore, subject to changes in future conditions.

**CLIENT:** Town of Northbridge.

**INTENDED USER OF REPORT:** Town of Northbridge.

**INTENDED USE OF REPORT:** The intended use of this appraisal is to estimate the market value of the subject property as the client/intended user of this appraisal considers its acquisition.

**INTEREST VALUE:** Fee Simple.

**DATE OF VALUATION:** The effective date of valuation of this appraisal is September 23, 2022. All data, analysis, and conclusions are based upon facts in existence as of the date of valuation.

**DATE OF REPORT:** September 29, 2022.

**SCOPE OF THE APPRAISAL:** Christopher H. Bowler, MAI, CRE inspected the subject property in June and July of 2021 and more recently on September 23, 2022. Photographs were taken at the later date.

In addition to the inspections, Mr. Bowler:

- Reviewed a previous appraisal of a 105+/- acre property that Mr. Bowler completed in July of 2021.
- Reviewed recent GIS and land planning completed for the property by Jim Monahan and Gloria Molina of LandVest, Inc.
- Reviewed the *Rules and Regulations Governing the Subdivision of Land* in Northbridge; the *Northbridge Zoning By-Law* and discussed development requirements and options with the Northbridge Town Planner.
- Reviewed FEMA flood map information pertaining to the property and soil survey information as well provided by the USDA NCRS.
- Reviewed GIS maps and data available for the subject site from the Town of Northbridge and the Commonwealth of Massachusetts.
- Obtained additional information regarding the property from the Northbridge Assessors Department, Building Department, and the Worcester South Registry of Deeds.
- Gathered information on residential acreage sales, lot sales, infrastructure cost estimates, and development activity in the Northbridge area.
- Mr. Bowler then confirmed and analyzed the data and utilized a Sales Comparison Approach and a Cost of Development/Subdivision Analysis in order to estimate the market value of the property.

**DESCRIPTION OF REAL ESTATE APPRAISED**

**LEGAL DESCRIPTION** – The subject of this report is 97.67+/- acres of primarily residentially zoned land on both sides of Castle Hill Road in the Whitinsville village of Northbridge abutting the Uxbridge town line. The property, known as *Castle Hill Farm* is a former dairy farm that has not been in use for several decades. Stone walls dating back to the late 19<sup>th</sup> century outline the property today. The 97.67+/- acres were part of a larger 105+/- acre property as recently as July of 2022, but a 7.85-acre parcel of land with some of the former dairy farm structures has been subdivided from the larger property and will be retained by the owner.

The following is the address, assessor’s and legal reference for the property:

<u>Address</u>	<u>Town</u>	<u>Map</u>	<u>Parcel</u>	<u>Owner of Records</u>	<u>Size of Parcel (ac)</u>	<u>Legal Ref. (Bk/Pg)</u>
Castle Hill Road	Northbridge	4	29	Alexander J. Vander Baan, and Alexandra P. Vander Baan	20.78	67952/244
Castle Hill Road	Northbridge	4	33	Alexander J. Vander Baan, and Alexandra P. Vander Baan	69.47	** 67952/244
Castle Hill Road	Northbridge	3	1	Alexander J. Vander Baan, and Alexandra P. Vander Baan	8.45	67952/244
Castle Hill Road	Northbridge	3	4	Alexander J. Vander Baan, and Alexandra P. Vander Baan	5.93	67952/244
<b>Original Property Totals</b>					<b>104.62</b>	
<b>Current Property Totals</b>					<b>97.67</b>	

\*\* The subject property includes this parcel less the 7.85 acres of Lot 1 in Plan Book 966 Plan 8.



The current owners of the property acquired a larger 104.62-acre property, that included the subject 97.67 acres, from Bernon Family Realty Associates, for \$1,711,000 on July 22, 2022. This sale is recorded in Book 67952 Page 244 at the Worcester South Registry of Deeds. On the same day, Bernon Family Realty Associates also sold properties at 38 & 34 Whitin Ave to Alexander J. Vander Baan and Alexandra P. Vander Baan for \$245,000 and \$244,000 respectively. These properties consist of a 9,000 sq ft lot and an 19,000 sq ft lot respectively, improved with older single-family dwellings. 38 & 34 Whitin Ave are not part of the subject of this appraisal.

A copy of the deed referenced above can be found in the Addenda to this report.

**TAXES AND ASSESSMENT** - The following is the current assessment and tax burden for the subject:

<u>Address</u>	<u>Town</u>	<u>Map</u>	<u>Parcel</u>	<u>Size of Parcel (ac)</u>	<u>FY 2022 Assessment</u>	<u>FY 2022 Tax Rate</u>	<u>FY 2022 Taxes</u>
Castle Hill Road	Northbridge	4	29	20.78	\$ 214,900	\$ 13.77	\$ 2,959.17
Castle Hill Road	Northbridge	4	33	69.47 **	\$ 475,800	\$ 13.77	\$ 6,551.77
Castle Hill Road	Northbridge	3	1	8.45	\$ 158,900	\$ 13.77	\$ 2,188.05
Castle Hill Road	Northbridge	3	4	5.93	\$ 66,100	\$ 13.77	\$ 910.20
<b>Original Property Totals</b>				<b>104.62</b>	<b>\$ 915,700</b>		<b>\$12,609.19</b>
<b>Current Property Totals</b>				<b>97.67</b>			

\*\* The subject property includes this parcel less the 7.85 acres of Lot 1 in Plan Book 966 Plan 8.

Based upon a comparison to my overall value estimate of \$1,450,000 for 97.67 acres, it is my opinion that the current assessment by the town is low. This is common for large acreage properties in Northbridge where actual sale prices most often are much larger than assessed values at the time of sale.

**LOCATION DESCRIPTION – Town** – The subject property is in the Worcester County-Blackstone Valley community of Northbridge. Surrounding communities are Grafton to the north; Upton to the northeast; Mendon to the east; Uxbridge to the south; and Sutton to the west. Downtown Worcester is 11 miles to the northwest of Northbridge Center. Boston is 33 miles to the northeast. Providence is 26 miles to the southeast. Northbridge’s population per the 2020 U.S. Census was 16,335, up 4% from the 2010 Federal Census.

Northbridge is a growing suburban town made up of several villages: Linwood, Northbridge, Riverdale, Rockdale, and Whitinsville. It is in the Blackstone River Valley of south-central Massachusetts. The area played a major role in early American industrial development, due to its natural resources and strategic location to Worcester and Providence. Situated between Interstates 90, 146, 395, and 495, today the Blackstone Valley has good highway and rail access to the ports, airports, and intermodal facilities of Worcester, Providence, and Boston.

In the period from 1998 through 2005, the Blackstone Valley, including Northbridge, experienced a development frenzy. Significant improvements to Route 146, which connects to the Mass Pike, and an MBTA commuter rail station constructed in the 1990’s, made the area far more accessible to the average commuter and transformed the area into a less expensive alternative to communities along the I-495 beltway. Northbridge grew nearly 19% in terms of population between 2000 and 2010.

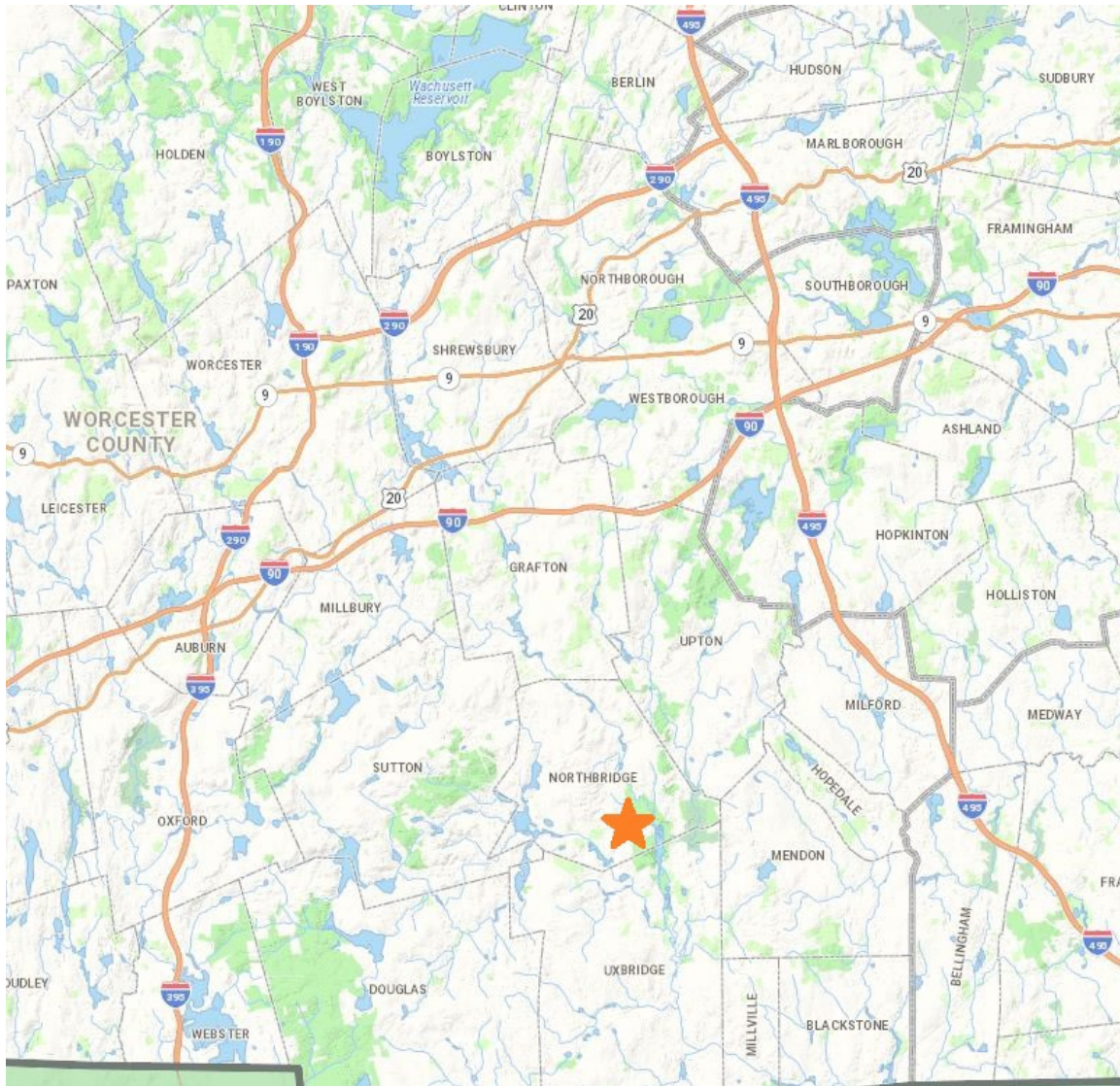
**Region** - The following is breakdown of Northbridge and each surrounding community by population, density, income, and real estate values:

<u>Town</u>	<u>2020 Population</u>	<u>Area (sq mi)</u>	<u>Density (pers/sq mi)</u>	<u>Median HH Income**</u>	<u>Average SF Home \$ Past 12 Mos. ^^</u>
<b>Northbridge</b>	<b>16,335</b>	<b>18.1</b>	<b>902.5</b>	<b>\$ 85,503</b>	<b>\$ 538,827</b>
Grafton	19,756	23.3	847.9	\$ 103,383	\$ 634,756
Upton	8,050	21.7	371.0	\$ 126,442	\$ 668,638
Sutton	9,361	33.9	276.1	\$ 109,375	\$ 568,497
Mendon	6,251	18.3	341.6	\$ 126,806	\$ 650,578
Uxbridge	14,161	30.4	465.8	\$ 109,718	\$ 472,836
Massachusetts	7,029,917	10,555.0	666.0	\$ 84,385	\$ 708,557

\*\* Data is from U.S. Census, 2018 adjusted data.

^^ Data is from MLS Statistics.

Northbridge and Uxbridge have retained more of their ‘blue collar’ identity than surrounding towns. Grafton, with its connection to the MBTA Commuter rail line has become more of a suburban community and has seen extensive development of new subdivisions by national developers Toll Brothers and Pulte Homes. Upton abuts Hopkinton on I-495 and has been the more affordable alternative community for those priced out of towns along the I-495 beltway. Sutton is a rural bedroom community. Mendon is similar in character to Upton.



**ECONOMIC & MARKET CONDITIONS:** When completing an analysis of real property, it is necessary to have a proper perspective of economic conditions as of the date of valuation. Economic conditions play a significant role in the price paid for real estate at any given time.

As the 3<sup>rd</sup> quarter of 2022 near an end, the U.S. economy is facing turbulent times. After seemingly making it through the COVID-19 pandemic, and the brief ‘shutdown’ of many areas of the economy in 2020, strong growth resumed in 2021. Nearly a trillion dollars of stimulus had been pumped into the economy through government programs as a means of offsetting the effects of the pandemic. At the same time COVID-19 had shut down production of many products and services putting them in short supply. Combine these two facts; excess money chasing fewer products and beginning in 2022 inflation has returned to the economy. In fact, inflation is running at the highest rates in over 40 years. To combat inflation the Federal Reserve has begun to raise interest rates rapidly. A possible outcome of this policy is a recession.

I will now look at several key economic indicators to measure the health of the economy now and as of the retrospective date of valuation of July 19, 2022.

<b><u>ECONOMIC GROWTH (growth in the U.S. GDP)</u></b>					
<b>Annualized Growth Rate</b>					
	2022 Q2			-0.9%	
	2022 Q1			-1.6%	
	2021 Q4			6.9%	
	2021 Q3			2.3%	
	2021 Annual			5.7%	
	2020 Annual			-3.5%	
	2019 Annual			2.3%	
<small>(Gross Domestic Product is the total market value of the goods and services produced by a nation's economy during a specific period of time).</small>					
<b><u>INFLATION RATE (U.S. annualized)</u></b>					
	01-Aug-22			8.3%	
	01-Jul-22			8.5%	
	01-Jun-22			9.1%	
<small>(CPI for All Urban Consumers).</small>					
<b><u>EMPLOYMENT/UNEMPLOYMENT</u></b>					
	<b>Town of</b>	<b>Worcester</b>			
	<b><u>Northbridge</u></b>	<b><u>County</u></b>	<b><u>Massachusetts</u></b>	<b><u>U.S.</u></b>	
Most Recent Month	3.5%	3.8%	3.6%	3.7%	
	<b>New Jobs</b>	<b>Unempl.</b>			
	<b><u>Created</u></b>	<b><u>Rate</u></b>			
<b>United States</b>					
Last Mos.; Aug 2022	315,000	3.7%			
Average Last 12 Mos.	523,500	4.2%			
<b><u>STOCK MKT, COMMODITY &amp; INTEREST RATE TRENDS</u></b>				<b>S &amp; P 500</b>	
	<b>Beginning</b>	<b>Closing</b>	<b>Change</b>	<b><u>Returns</u></b>	
	<b>Price</b>	<b>Price</b>	<b>Since</b>		
	<b><u>1-Jan-22</u></b>	<b><u>23-Sep-22</u></b>	<b><u>1/1/2022</u></b>		
Dow Jones Industrial	36,338	29,421	-19.04%	2021	+26.90%
S&P 500	4,766	3,693	-22.51%	2020	+16.30%
London Gold \$ fix/oz	1,829	1,656	-9.46%	2019	+30.43%
Crude Oil \$ per barrel	75.21	78.74	4.69%	2018	- 6.20%
				2017	+19.42%
				2016	+9.53%
				2015	-0.72%
10 Year Treasury	1.51%	3.69%	143.59%	2014	+11.4%
<b><u>CONSUMER CONFIDENCE</u></b>			<b>Source: Conference Board</b>		
	<b>2022</b>	August	103.2		
	<b>2021</b>	August	115.2		
	<b>2020</b>	August	86.3		
	<b>2019</b>	August	134.2		
	<b>2018</b>	August	134.7	(1985=100)	
<b><u>CASE-SHILLER HOME PRICE INDEX</u></b>			<b>% Change</b>	<b>3 Year Change</b>	
			<b>Greater Boston</b>	<b><u>from Prev. Year</u></b>	<b><u>in Price</u></b>
<b>Current</b>	Jun-22	315.9	14.9%	40.98%	
<b>1 Year Earlier</b>	Jun-21	274.8	18.6%		
<b>2 Years Earlier</b>	Jun-20	231.8	3.4%		
<b>3 Years Earlier</b>	Jun-19	224.1	-----		

The growth in the U.S. GDP declined at a 0.9% annualized rate in the 2<sup>nd</sup> quarter of 2022 after a 1.6% decline in the 1<sup>st</sup> quarter. By most economists' definition this means the economy has entered recession. **GDP**, or gross domestic product, is the value of all goods and services produced here and is considered the official 'scorecard' for the economy. For all of 2021, GDP growth was 5.7%. This comes after COVID-19 caused a decline in 2020. Growth was expected to be more robust in 2021. However, labor, and raw materials shortages, combined with two separate resurgences in infections of COVID-19, lessened growth versus initial forecasts. GDP growth in Massachusetts was a bit more robust, coming in at -.0.2% in the 2nd quarter of 2022 and +0.2% in the 1<sup>st</sup> quarter of 2022.

The two straight quarterly declines in U.S. GDP doesn't look like a typical recession given very strong labor markets. However, with the Federal Reserve raising interest rates to try and slow the economy and tame inflation (see below), many other economists suggest that this recession is real and labor markets could start to see weakening in the Fall.

**Inflation** is a significant factor affecting economic conditions at present. The U.S. enjoyed very low inflation, in the 1.5-3% range for over a decade, lasting until the middle of 2021. This allowed interest rates and mortgage rates to hit historic lows in 2019 and 2020. However, the COVID-19 pandemic created a situation in which government stimulus monies flowed into the economy at the same time supply constraints of most all products emerged. The result was too many dollars chasing too few products and as a result inflation is now reaching 40+ year highs. The last reading of the CPI in August of 2022 at 8.3% was extremely high. It was a decrease from the July figure of 8.5%. However, the 8.3% was in excess of most economists projections and triggered a selloff in the stock market.

The **employment** figures show continued improvements in the employment market since the depths of the COVID-19 pandemic. Last month's figure of +315,000 new jobs was strong but the unemployment rate inched up slightly from 3.5% to 3.7%. The employment market is in a unique position due to the aftereffects of the COVID-19 pandemic. Job growth would be even more robust; however, open jobs are remaining unfilled as people are either reluctant to rejoin the workforce for a variety of reasons that may include fears over COVID-19, or generous state unemployment benefits that are encouraging workers to 'stay home' instead of taking the new job.

The **stock market** has been on a wild ride over the past 3+ years. In 2018, the market declined 6.20% in terms of the S&P 500 Index, the largest annual decline in 10 years. But in 2019, the market rebounded sharply, finishing up over 30% for the year. For 2020, the market rose +16.3% after having plunged over 30% in the 1st quarter of the year. For 2021, there was another robust increase, at 26.9%. Thus far in 2022, the market is off to a down start, with the S&P 500 down over 22% as investors are being spooked by rising inflation, rising interest rates, and a war between Russia and Ukraine. The S&P 500 is in 'bear' market territory and nearing a two year low.

The Conference Board **Consumer Confidence** Index rose this past month after three straight monthly declines. Consumers were more confident this past month in short term business conditions and strong labor market conditions. The index now stands at 103.2. The Conference Board, who compiles the index, suggests a reading above 90 translates into an economy on solid footing while a reading above 100 reflects stronger economic growth. Consumer confidence numbers are considered a leading economic indicator, and they have historically been good

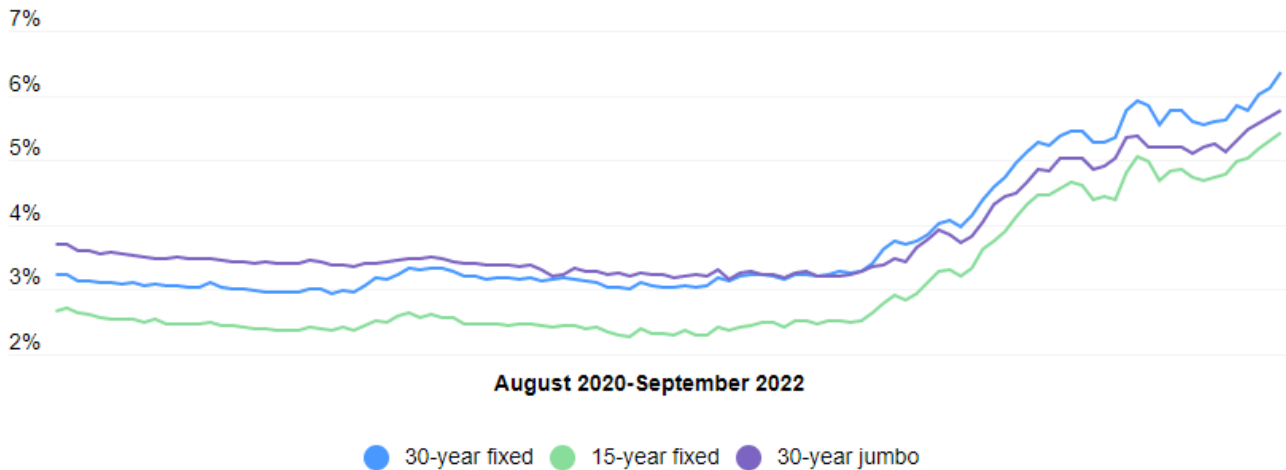
predictors of consumer spending for the next three to six months. As consumer spending is roughly 70% of the U.S. economy, that is no trivial matter.

The residential housing market in Massachusetts has been quite strong over the past five to seven years. An index considered reliable by many market professionals is the **Case-Shiller Home Price Index**. This data includes only repeat sales of homes. The most recent data from the Case-Shiller Home Price Index listed on the previous page indicates that we are up 14.9% in terms of pricing from one year ago in Massachusetts, and an aggregate increase of 40.98% from three years ago. Extremely limited inventory of homes combined with strong demand has caused the price increases. Rising mortgage rates have begun to put a dent in demand. However, the effect has been to slow the pace of price appreciation rather than a drop in prices, as demand still outstrips supply in most metro areas in the U.S.

**Interest/Mortgage Rates:** The average rate on 30-year mortgages rose to 6.35 percent this week from 6.12 percent the previous week, according to Bankrate’s national survey of large lenders. It was the highest reading for mortgage rates since 2008, and further evidence of the end of the decade-long period of low rates that followed the Great Recession. The Federal Reserve has been moving aggressively to control inflation, and its third consecutive rate hike of three-quarters of a percentage point today would seem to create upward longer-term pressure on mortgage rates.

A year ago, the benchmark 30-year fixed-rate mortgage was 3.05 percent. Four weeks ago, the rate was 5.84 percent. The 30-year fixed-rate average for this week is 3.3 percentage points higher than the 52-week low of 3.05 percent.

The rate on a 30-year mortgage averaged 6.35% as of Sept. 21.



Source: Bankrate national survey; figure includes points

Fixed-rate mortgages follow the benchmark 10-year U.S. Treasury Bond. When bond prices fall, yields or rates rise. Bond prices typically fall when investors are confident in the economy and market conditions warrant them putting their money into investments like stocks, with higher risk but higher yield opportunities. The inverse is also true. When investors are nervous about

global and economic conditions, there is a flight to buy 10-year U.S. Treasury Bonds, which increases their price and lowers their interest rate.

Global concerns about the coronavirus and its impact on the economy had pushed investors to safe assets like treasuries, which in turn pushed long-term rates to historic lows in 2020 and 2021. However, with a surge in government spending surrounding the COVID-19 pandemic, along with supply and labor shortages in the economy, inflation has surged to 40+-year highs, and interest rates are rising quickly to contain it.

**Northbridge and Massachusetts Single Family Residential Market Snapshot:** To get a more defined look at current market conditions and where it may be headed, we have looked at MLS statistics for current listings, pending sales, and total sold relating to single family homes in Northbridge; a regional that includes Northbridge and each abutting community, and the State as a whole. The following is a breakdown of this data:

	<u>VOLUME OF SALES/LISTINGS TRENDS</u>				<u>PRICE TRENDS</u>		
		#		% Change	Average Price		% Change
<b><u>ACTIVE LISTINGS-Single Family Homes</u></b>							
Current Supply of SF Homes	Northbridge	10	Down	-9.09%	\$ 572,240	Down	-12.12%
Supply of SF Homes 1 Year Ago	Northbridge	11	----	----	\$ 651,190	----	----
Current Supply of SF Homes	Northbridge+5 tow ns	62	Down	-16.22%	\$ 758,154	Up	3.34%
Supply of SF Homes 1 Year Ago	Northbridge+5 tow ns	74	----	----	\$ 733,646	----	----
Current Supply of SF Homes	Massachusetts	5,506	Up	13.13%	\$ 1,096,784	Up	10.25%
Supply of SF Homes 1 Year Ago	Massachusetts	4,867	----	----	\$ 994,845	----	----
<b><u>PENDING SALES-Single Family Homes</u></b>							
# of SF Homes; Went Under Agrmnt; Past Year	Northbridge	161	Down	-3.01%	\$ 527,096	Up	19.15%
# of SF Homes; Went Under Agrmnt; Previous 12 mos.	Northbridge	166	----	----	\$ 442,380	----	----
# of SF Homes; Went Under Agrmnt; Past Year	Northbridge+5 tow ns	771	Down	-6.32%	\$ 576,263	Up	12.27%
# of SF Homes; Went Under Agrmnt; Previous 12 mos.	Northbridge+5 tow ns	823	----	----	\$ 513,279	----	----
# of SF Homes; Went Under Agrmnt; Past Year	Massachusetts	51,196	Down	-12.46%	\$ 695,258	Up	8.61%
# of SF Homes; Went Under Agrmnt; Previous 12 mos.	Massachusetts	58,480	----	----	\$ 640,117	----	----
<b><u>CLOSED SALES-Single Family Homes</u></b>							
Total Closed Sales of SF Homes; Past Year	Northbridge	151	Down	-11.18%	\$ 538,827	Up	25.59%
Total Closed Sales of SF Homes; Previous 12 mos.	Northbridge	170	----	----	\$ 429,027	----	----
Total Closed Sales of SF Homes; Past Year	Northbridge+5 tow ns	763	Down	-2.68%	\$ 584,102	Up	15.47%
Total Closed Sales of SF Homes; Previous 12 mos.	Northbridge+5 tow ns	784	----	----	\$ 505,837	----	----
Total Closed Sales of SF Homes; Past Year	Massachusetts	49,744	Down	-11.75%	\$ 708,559	Up	9.96%
Total Closed Sales of SF Homes; Previous 12 mos.	Massachusetts	56,364	----	----	\$ 644,376	----	----
SOURCE: MLS Statistics							
<i>Surrounding towns include: Northbridge, Upton, Mendon, Uxbridge, Sutton, and Grafton.</i>							

From a developers/seller’s standpoint, the ideal results from these statistics would be *decreasing* inventory, *increasing* sales activity, both pending and closed, and rising prices. The statistics above reflect a low inventory-rising prices market. Pending and closed sales transactions are down year over year. But prices continue to rise. If the downturn in sales activity were due to a decline in demand, we would see a decline in prices as well. But that is not the case looking at the right-hand side of the chart above.

Statewide the statistics do indicate a rise in inventory recently. This rise is thought to be many homeowners realizing the market may be peaking and getting their property on the market before conditions deteriorate. But despite the increase in listings very recently, the overall supply in homes for sale in Massachusetts represents just 1.3-month supply based upon the previous 12 months' worth of closed sales. The National Associates of Realtors indicates a 6-month supply represents a 'balanced' market. It is for this reason that prices continue to rise.

**Northbridge Only Residential Market Snapshot:** Below are the median house price trends for just Northbridge over the past 10 years. The overall trend is for rising prices, at an annual average of 8.99%. The market struggled after the 2008 economic crisis and recession but has generally been on the rise consistently since 2010.

**Northbridge Median SF Home Price**  
SOURCE: MLS

<u>Period</u>	<u>Median Price</u>	<u>% Change from Prior Year</u>	<u>Total 10 Year % Change</u>	<u>Average Annual % Change</u>
Most Recent 12 months	\$ 542,900	32.01%	126.21%	8.99%
9/22/2020-9/21/2021	\$ 411,250	8.80%		
9/22/2019-9/21/2020	\$ 378,000	8.00%		
9/22/2018-9/21/2019	\$ 350,000	9.03%		
9/22/2017-9/21/2018	\$ 321,000	-1.23%		
9/22/2016-9/21/2017	\$ 325,000	4.17%		
9/22/2015-9/21/2016	\$ 312,000	-1.27%		
9/22/2014-9/21/2015	\$ 316,000	0.32%		
9/22/2013-9/21/2014	\$ 315,000	4.83%		
9/22/2012-9/21/2013	\$ 300,500	25.21%		
9/22/2011-9/21/2012	\$ 240,000	----		

Northbridge and most central Massachusetts communities have experienced strong conditions in its single-family housing market. But prices have not risen at the pace of some communities along and inside the Route 128 beltway of Greater Boston where annual appreciation rates have been 10+% and ever higher over the past 3 years.

**COMMENTS/CONCLUSIONS:** The following conclusions are drawn from a review of the data presented above and a review of market activity.

- As of the date of valuation, the economy is at a crossroads. Labor markets remain strong, and jobs remain unfilled. Consumer demand is still strong. But rising inflation is putting Federal Reserve officials in the position of pushing the economy into recession by raising interest rates as a way of combating inflation. It remains to be seen whether the Fed can maneuver a 'soft landing' and reduce inflation without causing damage to long term economic growth.
- Inflation has returned to the economy and is causing some concerns moving forward. The annualized inflation rate this past month was 8.3%, down slightly from the previous months reading but still near 40-year highs. Oil and prices have been coming down in recent weeks. But grocery costs, housing costs, and home energy costs remain at very high levels. When



inflation is present, there is pressure for interest rates to rise to contain it. Rising interest rates tend to dampen real estate markets.

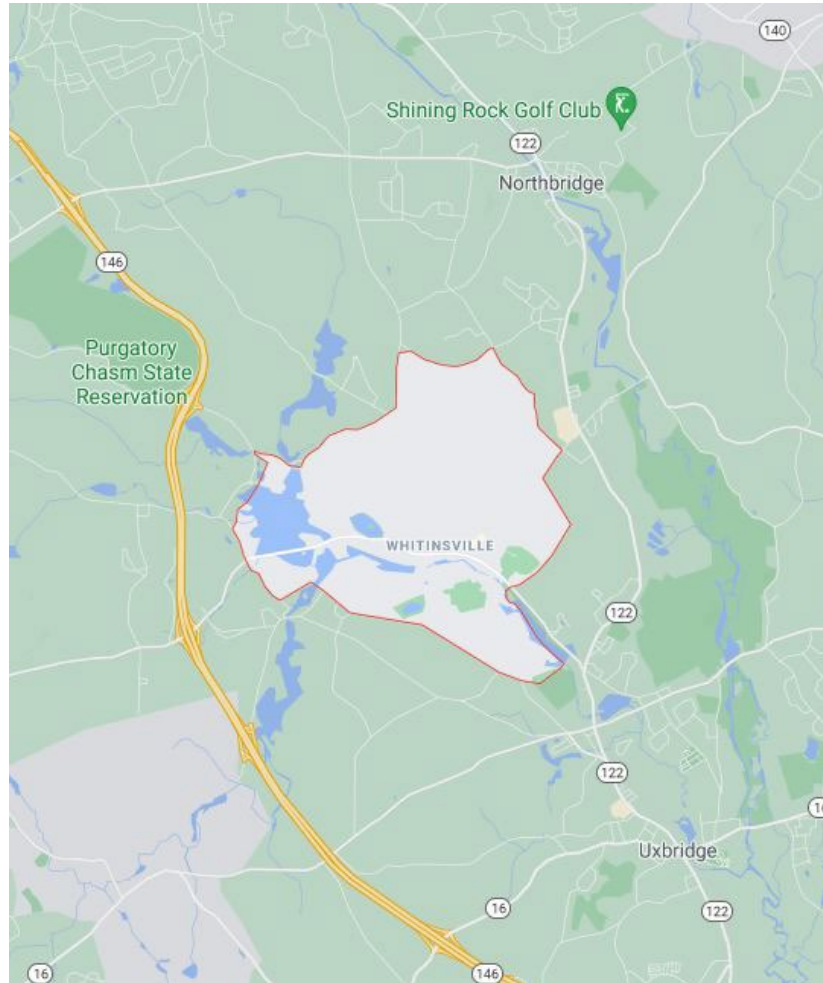
- Consumer confidence remains at a solid level. Per the Conference Board monthly index confidence rose this past month after three straight monthly declines. Confidence in strong labor market conditions was a driver behind this past month's increase.
- The stock market is down sharply thus far in 2022 after having risen substantially in 2021. Markets have been plagued by high inflation and rising interest rates.
- The residential housing market in Massachusetts remains strong and is characterized by low supply and strong demand. Rising mortgage rates are beginning to put a damper on demand but have not yet caused price declines.

**LOCATION DESCRIPTION** – *Neighborhood* – The subject property is located on both the east and west sides of Castle Hill Road, in the *Whitinsville* village of Northbridge, abutting the Uxbridge town line. This is the far southern portion of the town. Its distance from major roadways and places are as follows:

- Northbridge town hall is 0.6 miles to the north.
- Access to Route 146, an upgraded major highway serving the Blackstone Valley region, is 2.2 miles west.
- The campus of Nipmuc Regional High School is 5.4 miles to the northeast.
- Access to I-495 is 12.5 miles to the northeast.

Whitinsville is a former industrial-mill village located on the Mumford River, a tributary to the Blackstone River. Many of the mills, once active in the textile, remain in the village lining the Mumford River on Main Street. Whitinsville accounts for approximately 6,800 or 41% of Northbridge's population and 3.6 acres or 20% of its land area. As of 2019 the village had a median household income of \$77,340 versus \$81,504 for the town. The average single family home price in the village is \$562,624 versus \$535,321 for all of Northbridge. And the owner occupancy in Whitinsville is 52% while for the town it is 64%.

The village center is attractive and densely developed. While there is some vacancy in first floor shops, it is not significant, especially after going through the Covid-19 pandemic.



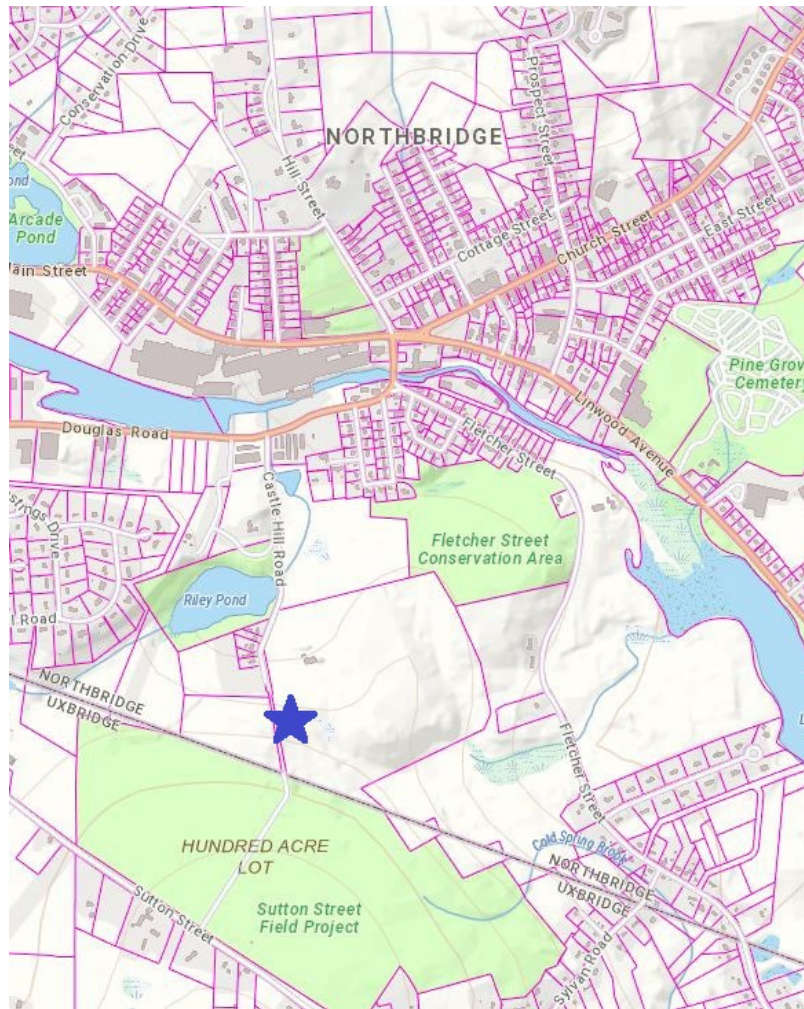
The subject is located to the south of the ‘village’ in a more rural setting. Abutting the subject to the north is a small, older residential neighborhood where recent prices have ranged from \$430,000 for an older, but renovated cape, to \$550,000 for a four-family dwelling. Abutting to the northeast and east is a 33-acre conservation tract of land and the 44-acre *Whitinsville Golf Club*, a 9-hole operation. Abutting to the south is the ‘Hundred Acre’ conservation land in Uxbridge that is 128 acres. To the west is a vacant, 9-acre parcel of land, and just west of this parcel is an 80+ home single family residential neighborhood where recent prices have ranged from \$575,000 to \$710,000. To the northwest is the 17+/- acre *Riley Pond* conservation parcel that contains the 12+/- acre *Riley Pond*.

Castle Hill Road is a 0.55-mile-long roadway that begins in the north at the intersection with Douglas Road and ends as a dirt path to the south at the Uxbridge town line. The paved portion of this roadway is variable in width and generally cracked and in a state of disrepair. A moderate to dense development of the subject land would likely require an upgrade of approximately 1,800 linear feet of this roadway.

There are 6 properties that share the Castle Hill Road address with subject land. Five are residential and one is a self-storage facility at the corner with Douglas Road. #174 Castle Hill is an older single-family home that fronts on Riley Pond and sold for \$400,000 in June of 2021.

**Favorable & Unfavorable Factors/Conclusion:** Favorable factors to the subject location include its rural setting abutting conservation land on three sides. It is also a hilltop location that offers good views of surrounding areas. It is convenient to Whitinsville Village and local shops.

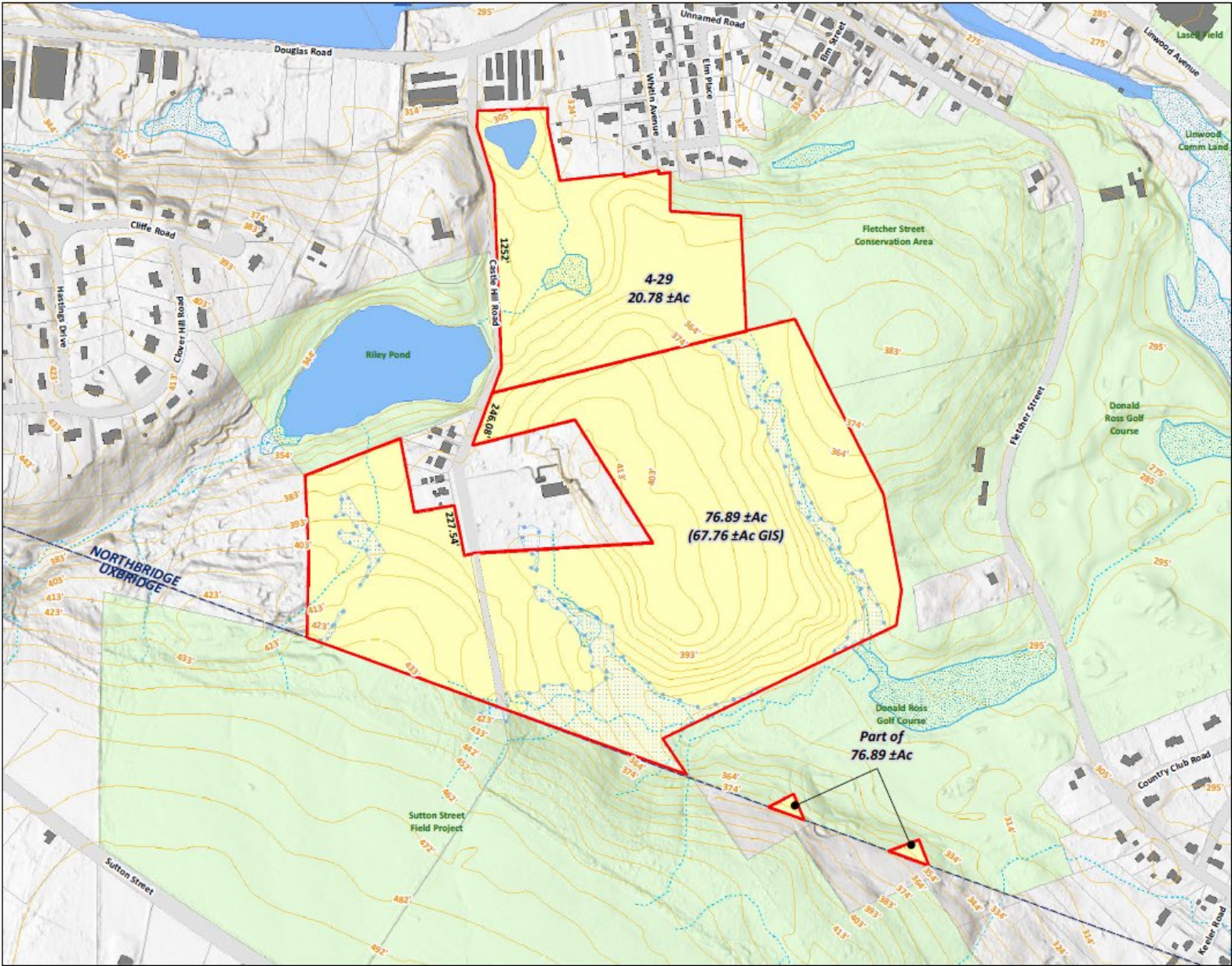
Unfavorable factors to the subject location include the approach to Castle Hill Road which must go by a self-storage facility and a vacant industrial parking lot. The condition of Castle Hill Road itself is a negative factor as well.



**PROPERTY DESCRIPTION:** The subject of this report is 97.67+/- acres of primarily residentially zoned land on both sides of Castle Hill Road in the Whitinsville village of Northbridge abutting the Uxbridge town line. The property, known as *Castle Hill Farm* is a former dairy farm that has not been in use for several decades. Stone walls dating back to the late 19<sup>th</sup> century outline the property today. The 97.67+/- acres were part of a larger 105+/- acre property as recently as July of 2022, but a 7.85-acre parcel of land with some of the former dairy farm structures has been subdivided from the larger property and will be retained by the owner.

The following are additional details regarding the subject property followed by GIS Analysis plans:

<b>Land Area</b>	<u>97.67 acres - total (per assessors records &amp; Plan Bk 966 Plan 8)</u> 83.30 acres - east side of Castle Hill Road 14.37 acres - west side of Castle Hill Road
<b>Upland Area</b>	88.92+/- acres. Remainder is wetlands.
<b>Frontage</b>	1,498.08' on east side of Castle Hill Road. 227.54' on west side of Castle Hill Road. 1,725.62' Total
<b>Shape</b>	Irregular.
<b>Topography</b>	<p>The east side land contains moderate to steep slopes and generally increases in elevation from north to south. Elevations range from 304' above sea level at the northern tip of the site in the vicinity of the small pond. At the location of the abandoned structures on site elevation is 393'. At the peak near the southern boundary line the elevation reaches 418'. On the east side 3.51 acres have slopes in excess of 20%, which per Northbridge bylaw, makes them unusable.</p> <p>On the west side the 14.37 acres increase in elevation in a northwest to southeast direction. Elevations range from 378 to 402 feet above sea level. the land on the west side contains about 7 acres of level, open field and the remainder is treed uplands and wetlands.</p>
<b>Flood Zone</b>	The land appears to abut, but is not located in a designated flood hazard zone per FEMA Panel #250 27C 1006E dated July 4, 2011.
<b>Wetlands</b>	GIS and surveyed wetlands total 8.75+/- acres as shown on the GIS plans to follow. The wetlands include a small pond in the northern tip of the land and border vegetative wetlands.
<b>Utilities</b>	Site has access to municipal water, electricity, telephone, and all tele-communication lines. Municipal sewer lines extend approximately 150' south along Castle Hill Road from Douglas Road but do not reach the frontage of the subject land. A sewer extension permit would be needed to extend the lines for an intense development of the subject 97.67 acres. The water lines along Castle Hill Road have 6" water mains that would be need to be upgraded to 8-12" for a large scale development of the land.
<b>Easements/ Rights of Way</b>	The deeds to the property, and a plan recorded in Plan Book 567 Plan 32 at the Worcester South Registry of Deeds reference a 40' wide electric company easement in favor of Worcester County Electric Company over the eastern portion of the subject land.



**Castle Hill Farm**  
Northbridge, MA

**Base Plan**

**LEGEND**

- Subject Property - 97.67 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- DEP Wetlands
- Surveyed Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Notes:  
Credits: Background from ESRI 'Terrain Base' map service

Date: 08/18/22  
Project Number: MA3965-CG

Scale: 1" = 400'

This plan is conceptual only and is not represented as an engineered plan.

**LandVest**



**Castle Hill Farm**  
Northbridge, MA

---

**Base Plan Orthophotograph**

---

**LEGEND**

- Subject Property - 97.67 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- DEP Wetlands
- Surveyed Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Notes:  
Credits: 2022 Imagery from Nearmap Imagery map service.

---

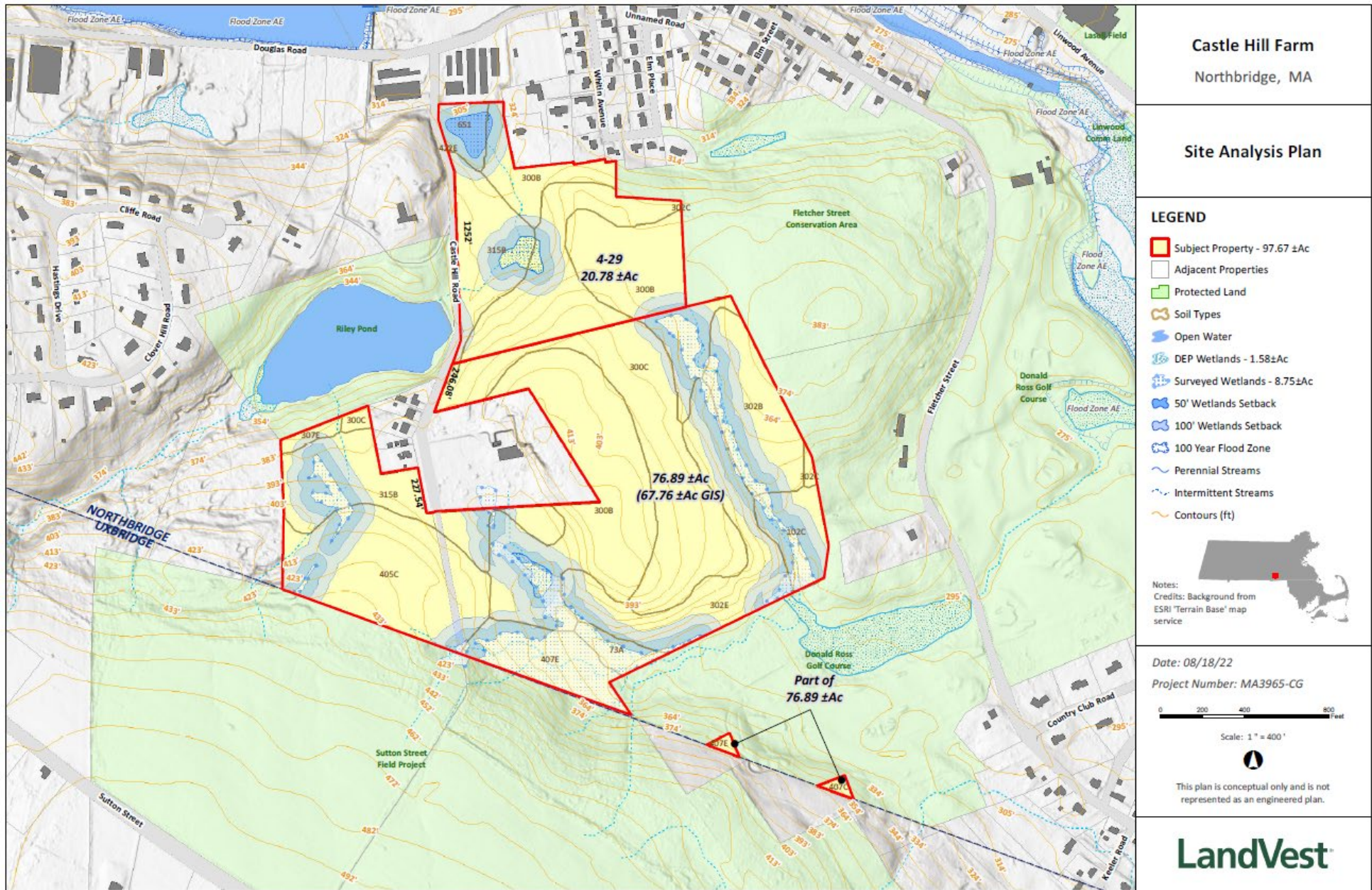
Date: 08/18/22  
Project Number: MA3965-CG

Scale: 1" = 400'

This plan is conceptual only and is not represented as an engineered plan.

---

LandVest



**Soils**

Based upon NRCS mapping, a copy of which can be found in the Addenda to this report, the following soils exist on site.

<u>Soil Type</u>	<b>Approximate # of Acres on Site</b>
Water	1.00
Whitman fine sandy loam; 0-3% slopes, extremely stony	0.50
Chatfield-Hollis-Rock outcrop complex; 0-15% slopes	0.50
Sudbury fine sandy loam; 0-3% slopes	0.25
Montauk fine sandy loam; 3-8% slopes	29.00
Montauk fine sandy loam; 8-15% slopes	17.00
Montauk fine sandy loam; 0-8% slopes, extremely stony	8.00
Montauk fine sandy loam; 8-15% slopes, extremely stony	0.10
Montauk fine sandy loam; 15-35% slopes, extremely stony	5.00
Paxton fine sandy loam; 15-35% slopes, extremely stony	4.00
Scituate fine sandy loam; 3-8% slopes	15.00
Charlton fine sandy loam; 8-15% slopes	16.00
Charlton fine sandy loam; 15-35% slopes, extremely stony	1.00
Canton fine sandy loam; 15-35% slopes, extremely stony	0.10
<b>Total</b>	<b>97.5 acres</b>

These soils are generally receptive to septic installation and a low-density development of the land would likely utilize private septic systems. However, there is a possible municipal sewer connection given that a main is 150’ south of the Douglas Road intersection on Castle Hill Road. It is likely that a dense development of the subject land (50+ lots/units) would need to utilize the municipal sewer connection. The subject land is at a higher elevation than this connection and a gravitational flow would lessen the need for sewer pumps.

**Improvements**

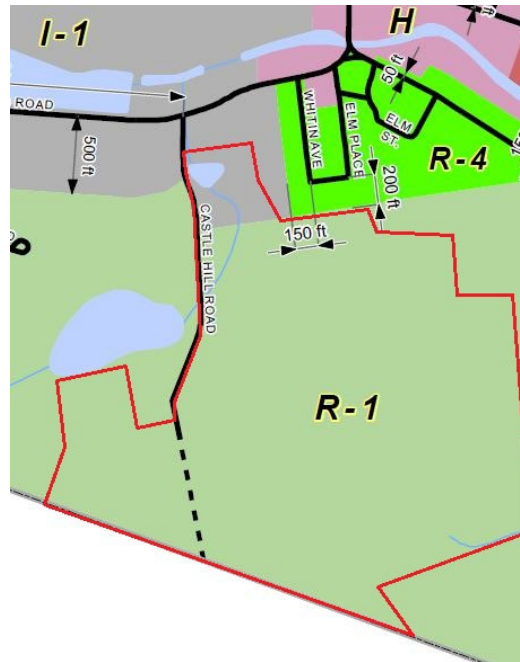
There are none on the subject land other than the stone walls. The former farm structures for Castle Hill Farm will remain on a 7.85-acre parcel that is not part of the subject of this appraisal.

**Comments/Conclusions:** The subject property is a large tract of land in the *Whitinsville* village of Northbridge once used as a dairy farm. The farm has been fallowed for several decades. Previous ownerships have considered development options for the property, but nothing has been approved or is under review as of the date of valuation.



**PUBLIC LAND USE CONTROLS**

**Zoning**



The subject acreage is located primarily within the Residential, R1 zoning district of the Town of Northbridge. A small section in the northern portion of the land is zoned Industrial 1. However, this portion it is primarily wetlands and would likely not be used with a development of the land. For this analysis we will focus of the uses allowed in the R1 zone. Uses allowed in this zone include conservation areas, farming and ancillary uses; single family detached dwellings; home office; educational; religious; or municipal uses.

Dimensional requirements include the following:

	With <u>Sewer</u>	Without <u>Sewer</u>
Minimum Lot Size (sf)	30,000	40,000
Minimum Frontage (ft)	150	200
Minimum Setbacks (ft)		
Front	40	40
Side	15	25
Rear	50	50
Maximum Building Height	40'3 stories	40'3 stories
Maximum Building Coverage	10%	10%

Two parking spaces per dwelling unit are required.

Reduced frontage lots, or “Retreat Lots” are allowed via Section 173-18.1 of the zoning by law with frontage as low as 40’ in the R1 zone provided that the minimum lot size is increased to twice what is required for a conventional frontage lot. Retreat lots require a Special Permit from the Zoning Board of Appeals. No two Retreat Lots can abut one another.

### **Subdivision Rules and Regulations**

The rules and regulations governing the subdivision of land for Northbridge have been reviewed and a copy is retained in the appraiser's files.

Notable regulations include a minimum two means of egress for developments over 18 units/homes and a limit on dead end roadways/cul-de-sacs to no more than 500 feet in length. Although this latter regulation is at the discretion of the planning board and is routinely waived.

The minimum right of way for roadways is 50'. The minimum pavement width is 24'. Vertical granite curbing is required for most sections of a new roadway.

### **Board of Health Septic System Regulations**

New and existing septic systems in town must conform to Title 5 of the State Environmental Code, 310 CMR 15.000.

### **Wetlands Regulations**

The town wetland by-laws follow Commonwealth of Massachusetts wetlands regulations (310 CMR 10.00 and 310 CMR 13.00). State wetland regulations prohibit construction of buildings within wetland areas. State wetland regulations also prohibit the subsurface disposal of wastewater within 50 feet of the edge of vegetated wetland and within 100 feet of a stream or other body of water, and the filling of more than 5,000 sq ft of wetlands, and then only for purposes of providing access within a parcel.

### **HIGHEST AND BEST USE**

The Dictionary of Real Estate Appraisal, Sixth Edition, defines highest and best use as "the reasonable, probable, and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." The highest and best use is often referred to as the optimum use.

Given zoning, market conditions and the physical characteristics of the property, some form of residential development is the likely highest and best use of the subject 97.67 acres. With this in mind, the land planning/GIS department of LandVest has completed 2 different conceptual subdivision plans for the property that present a *dense* development alternative and a *low-density* plan.

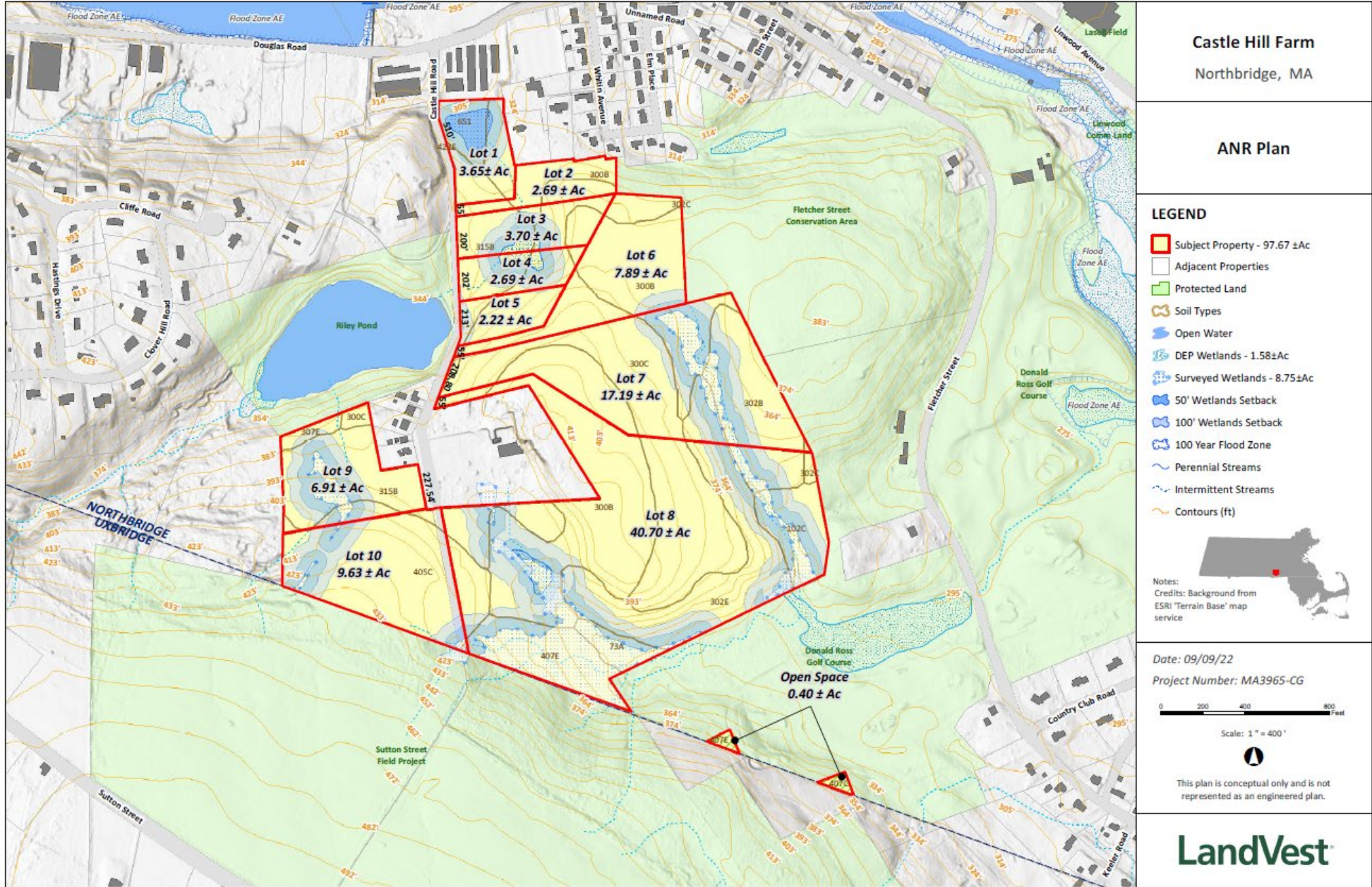
The first conceptual plan is a 65-lot single family conceptual subdivision plan. It calls for the installation of 6,000 linear feet of new roadway. Lots would range in size from 0.73 to 2.92 acres. There would be 19+ acres of open space. This plan would require the extension of sewer lines up Castle Hill Road. It would also require the upgrade of the water lines along this road and an upgrade of approximately 1,800 linear feet of the road itself.

The second conceptual plan is a low density, 10 lot subdivision that does not require any new roadway installation. It would use the existing frontage on Castle Hill Road to draw 6 new Approval Not Required or ANR lots and 4 “Retreat Lots” per provisions of the Northbridge Zoning Bylaw (Section 173-18.1). The latter 4 lots would require a Special Permit from the ZBA. Now, no *new* roadway installation would be needed for this option nor sewer installation. LandVest presumes the 10 new homes would rely upon private septic. But given the water main that serves the existing homes on Castle Hill Road, its likely an upgrade to this line would be needed and some renovation to Castle Hill Road would be required, if for no other reason than to allow for the maximum price to be achieved for the 10 lots and the homes that would be built upon them. Buyers, even under current conditions, are not likely to spend \$700,000 to \$750,000 for a new home on Castle Hill Road if the roadway looks like it does now, which is cracked and broken.

Both options are *legally permissible* and *financially feasible*.

Of the 2 options; the lower density, 10 lot plan that requires no new roadways yielded a higher value after running cash flow models on each scenario. Recent market evidence from Northbridge and abutting communities indicates a premium is being paid for larger ‘kingdom’ type lots in low density environs. Five of the subject lots under this scenario would be this type of lot, averaging 16+ acres in size. This type of lot sells at a much higher retail price than say a 1-2 acre lot in town. The other benefits of this option are the minimal infrastructure costs and lower risk. As we head into a residential housing market that is slowing and with significantly higher interest rates, it is my opinion that a developer/buyer looking at the subject land would opt for the low-density plan as well rather than a long term, high cost 60+ lot development option.

Based upon the analysis displayed above, it is my opinion that the highest and best use of the subject property, as of the date of valuation, is for subdivision of the land into 10 ANR and Retreat Lots, and eventual development of the land with 10 single family homes that conform to market demands and preferences. A copy of this projected Highest & Best Use plan can be found below:



### **EXPOSURE TIME**

The Dictionary of Real Estate, 6<sup>th</sup> Edition, defines *Exposure Time* as:

1. The time a property remains on the market.
2. [The] estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (USPAP, 2016-2017 ed.)

In other words, how long do we estimate it would have taken to sell the subject property at the estimated “as is” value of \$1,450,000. Based upon a review of the periods it took to sell the comparable sales presented later in this report, it is our opinion that a reasonable exposure time is 9-12 months.

### **APPRAISAL PROCESS**

The methodology traditionally used for the valuation of real property is derived from three basic approaches to value: The Cost Approach, the Sales Comparison Approach and the Income Capitalization Approach. From the indicated values produced by each of these approaches and the weight accorded to each, an estimate of market value is made. The following is a summary of the method used in each approach to value.

#### **COST APPROACH**

The Cost Approach is devoted to analysis of the physical value of a property; that is the market value of the land, assuming it were vacant, to which is added the depreciated value of the improvements to the site. The latter is estimated to be the reproduction cost of the improvements less accrued depreciation from all causes.

#### **SALES COMPARISON APPROACH**

The Sales Comparison Approach is based upon the principle of substitution, that is, when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property assuming no costly delay in making the substitution. Since few properties are ever identical, the necessary adjustments for differences between comparable properties and the subject property are to a certain extent a function of the appraiser’s experience and judgment.

#### **INCOME CAPITALIZATION APPROACH**

The Income Capitalization Approach is an analysis of the subject property in terms of its ability to produce an annual net income in dollars. This estimated net annual income is then capitalized at a rate commensurate with the relative certainty of its continuance and the risk involved in ownership of the property.

**VALUATION METHODS USED**

In order to estimate the value of the 97.67-acre property I have utilized two approaches to value. The first is a direct Sales Comparison Approach, comparing recent sales of large tracts of residentially zoned acreage to the subject property.

The second approach is an alternative method of valuation, commonly referred to as a “Subdivision Analysis” or “Cost of Development Analysis”.

**SALES COMPARISON APPROACH**

A search for residential acreage sales, 50+/- acres in size, in which the highest and best use was for residential development/land banking, was conducted in the Northbridge/Worcester County region from the present dating back approximately 36 months for comparison to the subject 97.67+/- acres.

Of the 8+ sales initially researched, it was my opinion that four were most like the subject in terms of location and development potential.

The following is a description of the four sales that were considered most like the subject.

**LAND SALE # 1**

**Property Identification**

**Address** 66 Park Hill Ave, Millbury, MA 01527.  
**Property Type** Residential development site.

**Sales Data**

**Grantor** Golfview Country Club LP  
**Grantee** Czervik Properties LLC  
**Sale Date** 3-Sep-20  
**Deed Book/Page** 63183/325  
**Assessors Ref (Map/Lot)** 22/2  
**Property Rights Conveyed** Fee Simple  
**Days on Market** n/a  
**Conditions of Sale** Arm's length  
**Financing** Cash or equivalent  
**Sales History** No prior sale in previous 60 months  
**Verification** Verified with Grantee, Logan Huffman, deed, local assessors  
**Sale Price** \$ 2,850,000  
**Cash Equivalent** \$ 2,850,000

**Land Data**

**Zoning** Residential III  
**Topography** Level with some areas of moderate slopes  
**Utilities** All available  
**Shape** Irregular  
**Flood Zone (Y/N)** No. Not in designated flood hazard area

**Land Size Information**

**Gross Land Size (ac)** 118.87  
**Usable Area (ac)** 66.00  
**Wetlands (ac)** 30.00  
**Frontage (ft)** 1,525.00

**Indicators**

**Sale \$/Gross Acre** \$ 23,975.77  
**Sale \$/Usable Acre** \$ 43,181.82  
**Sale \$/Front Foot** \$ 1,868.85

**Remarks**

Sale of the former 9-hole Clearview Country Club in Millbury, just south of the Mass Pike and east of Route 122A/146. The site was purchased without approvals and is being developed with the 142-unit "Clearview" senior housing development. Price is for land only. Buyer paid all costs of gaining approvals. The 142 units will be built on 40± acres of the site with the remainder as open space. The 142 units will be built in 71 duplex buildings along with a 2,800-sq-ft clubhouse building. Of the total site area, approximately 66 acres are usable while the remainder is affected by wetlands, slopes, or setbacks and is not usable.

Land Sale No. 1 Map





**LAND SALE # 2**

**Property Identification**

**Address** Moon Hill Road, Northbridge, Worcester County, MA 01534  
**Property Type** Residential Land

**Sales Data**

**Grantor** Impact Real Estate and Development, LLC  
**Grantee** D&F Afonso Builders, Inc.  
**Sale Date** 20-Nov-19  
**Deed Book/Page** 61456/291  
**Assessors Ref (Map/Lot)** 29/18  
**Property Rights Conveyed** Fee Simple  
**Days on Market** 489  
**Conditions of Sale** Arm's length  
**Financing** Cash or equivalent  
**Sales History** No prior sale in previous 60 months  
**Verification** Listing Broker Melody Nydam; Other sources: Deeds, plans, assessors. Confirmed by Christopher Bowler.

**Sale Price** \$1,240,000  
**Cash Equivalent** \$1,240,000

**Land Data**

**Zoning** R1, Residential  
**Topography** Wooded, level, rolling  
**Utilities** Private water and septic  
**Shape** Irregular  
**Flood Zone (Y/N)** N

**Land Size Information**

**Gross Land Size (ac)** 67.74  
**Usable Area (ac)** 60.00  
**Wetlands (ac)** 7.74  
**Frontage (ft)** 776.00

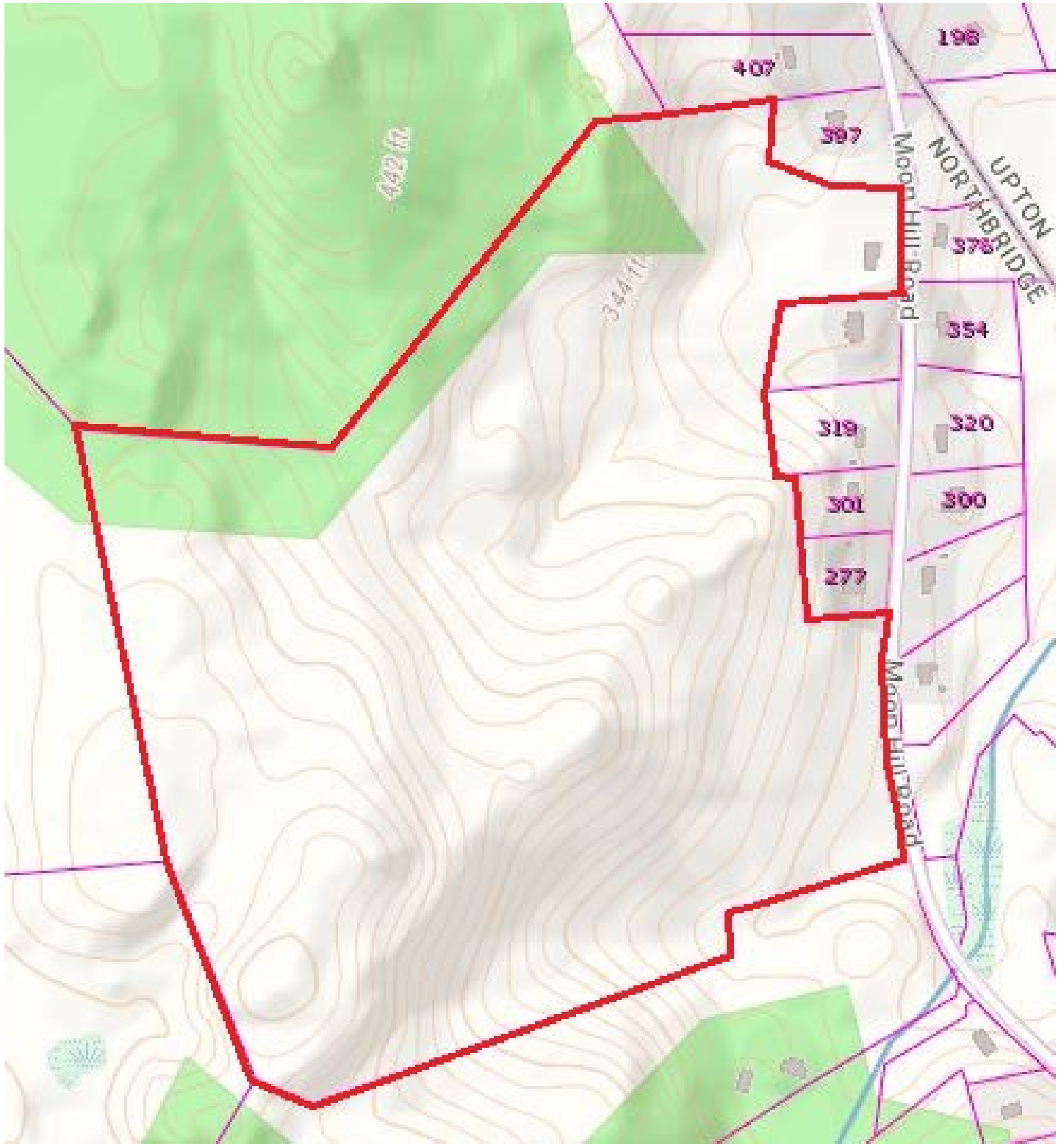
**Indicators**

**Sale \$/Gross Acre** \$18,305.28  
**Sale \$/Usable Acre** \$20,666.67  
**Sale \$/Front Foot** \$1,597.94

**Remarks**

Sale of 67.74 acres that were preliminarily approved for a 41-lot subdivision known as "Moon Hill Estates." Private septic and wells will be used for lots. Requires installation of 6,237 linear feet of new roadway. Sloping site in eastern portion of Northbridge on the Upton town line. Although seller had completed most of the engineering and planning, the final definitive approvals plans were paid for by the buyer.

Land Sale No. 2 Map



**LAND SALE # 3**

**Property Identification**

**Address** Quaker Street and Puddon Street, Northbridge, Worcester County, MA 01534  
**Property Type** Residential development site.

**Sales Data**

**Grantor** Kurt A. Lange and Donna M. Lange  
**Grantee** Shasta Terra, LLC  
**Sale Date** 14-Jun-19  
**Deed Book/Page** 60555/96  
**Assessors Ref (Map/Lot)** 27/89, 91, 29  
**Property Rights Conveyed** Fee Simple  
**Days on Market** 59  
**Conditions of Sale** Arm's length  
**Financing** Cash or equivalent  
**Sales History** No prior sale in previous 60 months  
**Verification** Listing broker Robert Alix of Jack Walker Realty; Other sources: Deeds, plan, assessors. Confirmed by Christopher Bowler.

**Sale Price** \$ 1,600,000  
**Cash Equivalent** \$ 1,600,000

**Land Data**

**Zoning** R1 and R2, Residential  
**Topography** Moderate to steep slopes  
**Utilities** Private well and septic required  
**Shape** Irregular  
**Flood Zone (Y/N)** N

**Land Size Information**

**Gross Land Size (ac)** 149.25  
**Usable Area (ac)** 145.00  
**Wetlands (ac)** 4.25  
**Frontage (ft)** 1,250.00 1,025.79 feet on Puddon; 224.15 feet on Quaker

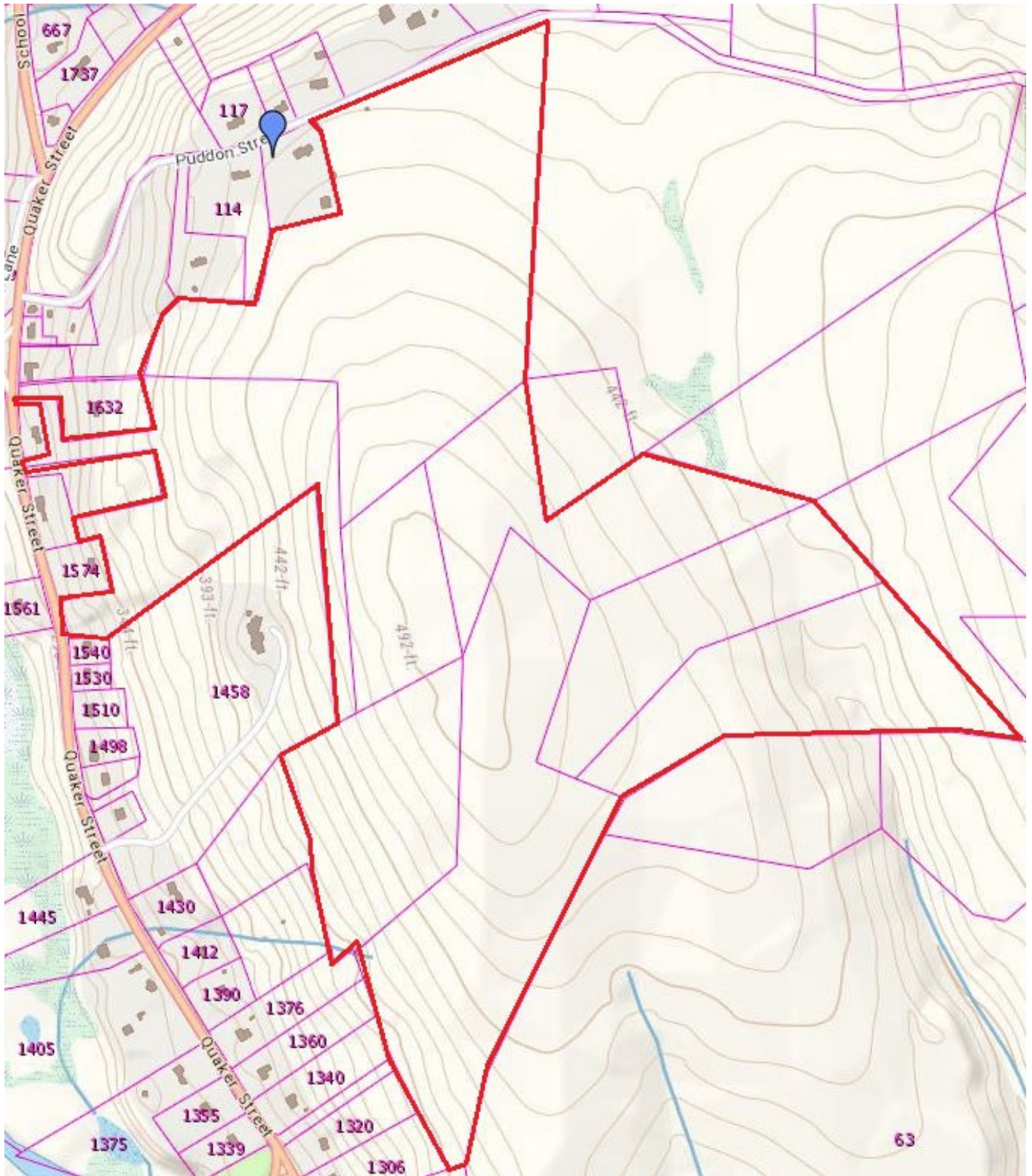
**Indicators**

**Sale \$/Gross Acre** \$ 10,720.27  
**Sale \$/Usable Acre** \$ 11,034.48  
**Sale \$/Front Foot** \$ 1,280.00

**Remarks**

Large tract of "raw" land at intersection of Quaker Street and Puddon Street in Northbridge. All uplands, but not all usable due to steep slopes near the Quaker Street frontages. There was a 2,600-foot-long airstrip on site. Purchased for installation of a 16-megawatt solar field on a 64-acre portion of the land off of Puddon Street. No plans yet for remainder of land.

Land Sale No. 3 Map



**LAND SALE # 4**

**Property Identification**

**Address** 276 and 282 West Main Street, Millbury, Worcester County, MA 01527  
**Property Type** Residential development site.

**Sales Data**

**Grantor** Jean M. Perry / Triple K. Realty Trust  
**Grantee** Green Apple Farms, IV LLC  
**Sale Date** 28-Mar-19  
**Deed Book/Page** 60202/9  
**Assessors Ref (Map/Lot)**  
**Property Rights Conveyed** Fee Simple  
**Days on Market** 371  
**Conditions of Sale** Arm's length  
**Financing** Cash or equivalent  
**Sales History** No prior sale in previous 60 months  
**Verification** Listing broker Glenn Damato of Russell Realty; Other sources: Deeds, plan, assessors. Confirmed by Christopher Bowler.

**Sale Price** \$ 649,000  
**Cash Equivalent** \$ 649,000

**Land Data**

**Zoning** R, Residential  
**Topography** Moderate to steep slopes  
**Utilities** Public water and sewer  
**Shape** Irregular  
**Flood Zone (Y/N)** N

**Land Size Information**

**Gross Land Size (ac)** 98.16  
**Usable Area (ac)** 80.16  
**Wetlands (ac)** 18.00  
**Frontage (ft)** 530.00

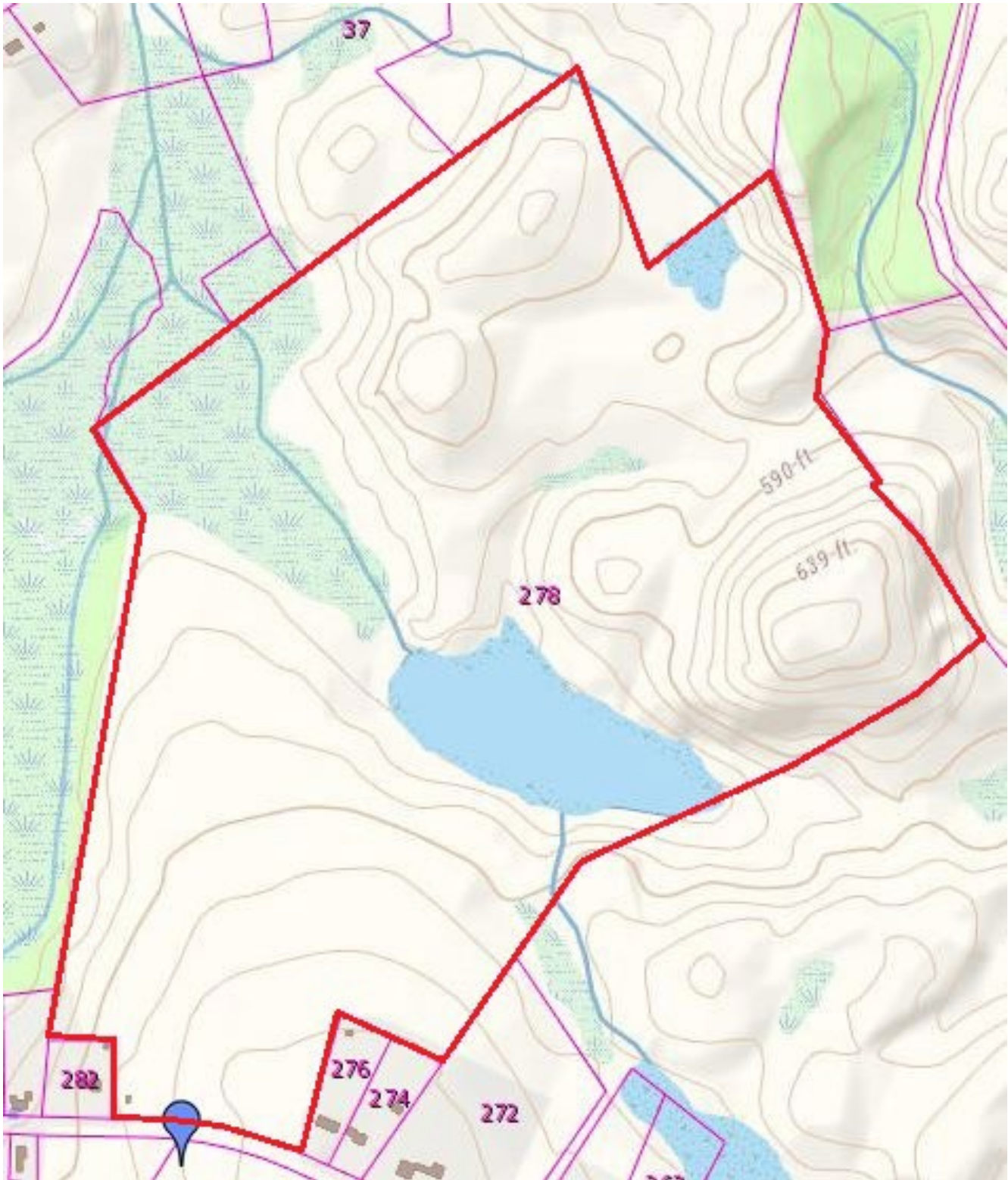
**Indicators**

**Sale \$/Gross Acre** \$ 6,611.65  
**Sale \$/Usable Acre** \$ 8,096.31  
**Sale \$/Front Foot** \$ 1,224.53

**Remarks**

Parcel of "raw" land in West Millbury. Conceptual planning for 20 to 30 lots. There are 18± acres of wetlands in the center of the parcel. There is another 5 to 6 acres of steeply sloping land. Access to municipal water and sewer.

Land Sale No. 4 Map



**Sales Analysis** – The four sales have been compared to the subject using two units of comparison; price per acre; and price per usable acre.

A breakdown of the sales is as follows:

**RESIDENTIAL ACREAGE SALES**

Date of Valuation 23-Sep-22  
Time Adjustment 6%

<u>Sale</u>	<u>Address</u>	<u>City/ Town</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>Acreage</u>	<u>Time Adjusted</u>		<u>Usable Acres</u>	<u>% Usable</u>	<u>Time Adjusted</u>		<u>Frontage (feet)</u>	<u>FF to Ac</u>	<u>Water/ Sewer</u>
						<u>Price Per Acre</u>	<u>Price Per Acre</u>			<u>Price Per Usable Acre</u>	<u>Price Per Usable Acre</u>			
1	66 Park Hill Ave	Millbury	\$ 2,850,000	3-Sep-20	118.70	\$24,010	<b>\$ 26,971</b>	66.00	56%	<b>\$ 48,507</b>	1,525.00	12.85	pub/pub	
2	Moon Hill Road	Northbridge	\$ 1,240,000	20-Nov-19	67.74	\$18,305	<b>\$ 21,429</b>	60.00	89%	<b>\$ 24,194</b>	776.00	11.46	priv/priv	
3	Quaker Street	Northbridge	\$ 1,600,000	14-Jun-19	149.25	\$10,720	<b>\$ 12,830</b>	145.00	97%	<b>\$ 13,206</b>	1,250.00	8.38	priv/priv	
4	West Main Street	Millbury	\$ 649,000	29-Mar-19	98.16	\$6,612	<b>\$ 7,997</b>	80.16	82%	<b>\$ 9,792</b>	530.00	5.40	pub/pub	
<b>Subject</b>	<b>Castle Hill Farm</b>	<b>Northbridge</b>	<b>-----</b>	<b>-----</b>	<b>97.67</b>	<b>-----</b>	<b>-----</b>	<b>85.41</b>	<b>87%</b>	<b>-----</b>	<b>1,725.62</b>	<b>17.67</b>	<b>priv/priv</b>	



Two of the 4 sales, like the subject, were 'raw' land in which no development approvals were in place. These 2 offered a large tract of land in which some initial ANR development was possible. This is the state the subject property is in at present. Two sold with preliminary approvals in place for development.

The next step in this analysis was to put each sale on a grid for comparison to the subject. The grid follows:

	<b>Date of Valuation</b>	<b>23-Sep-22</b>			
	<b>Market Conditions Adjustment</b>	<b>6%</b>			
	<b>SUBJECT</b>	<b>COMP 1</b>	<b>COMP 2</b>	<b>COMP 3</b>	<b>COMP 4</b>
<b>ADDRESS</b>	Castle Hill Rd	66 Park Hill Av	Moon Hill Rd	Quaker St	W. .Main St
<b>CITY/TOWN</b>	Northbridge	Millbury	Northbridge	Northbridge	Millbury
<b>PURCHASE PRICE</b>		\$2,850,000	\$1,240,000	\$1,600,000	\$649,000
<b>REAL PROPERTY RIGHTS CONVEYED</b>	Fee Simple	Similar	Similar	Similar	Similar
Adjustment					
Adjusted Price					
<b>FINANCING TERMS</b>		CASH OR EQU.	CASH OR EQU.	CASH OR EQU.	CASH OR EQU.
Adjustment					
Adjusted Price					
<b>CONDITIONS OF SALE</b>		Arms Length	Arms Length	Arms Length	Arms Length
Adjustment		0%	0%	0%	0%
Adjusted Price		\$2,850,000	\$1,240,000	\$1,600,000	\$649,000
<b>SALE DATE/MARKET CONDITIONS</b>		3-Sep-20	20-Nov-19	24-Jun-19	29-Mar-19
Adjustment		12%	17%	20%	21%
Adjusted Price		<b>\$3,201,447</b>	<b>\$1,451,628</b>	<b>\$1,912,266</b>	<b>\$784,946</b>
<b>SIZE OF PARCEL (ac)</b>	97.67	118.70	67.74	149.25	98.16
<b>PRICE PER ACRE</b>	-----	<b>\$26,971</b>	<b>\$21,429</b>	<b>\$12,813</b>	<b>\$7,997</b>
<b>USABLE ACRE</b>	85.4	66.0	60.0	145.0	80.2
<b>PRICE PER USABLE ACRE</b>	-----	<b>\$48,507</b>	<b>\$24,194</b>	<b>\$13,188</b>	<b>\$9,792</b>
<b>LOCATION</b>	Aver/Good	Similar	Similar	SI Inferior	SI Inferior
<b>FRONTAGE FEET PER ACRE</b>	17.67'	12.85', Inferior	11.46', SI Inferior	8.38', Inferior	5.4', Inferior
<b>SITE UTILITY (usable area)</b>	87%	56%, SI Inferior	89%, Similar	97%, Superior	82%, Similar
<b>UTILITIES (water/sewer)</b>	priv/priv	pub/pub, Superior	Similar	Similar	pub/pub, Superior
<b>ADDITIONAL RESOURCES; GRAVEL, TIMBER</b>	None	Similar	Similar	Similar	Similar
<b>ADVERSE SITE CONDITIONS</b>	wetlands, slopes	Wetlands, SI Superior	Similar	Slopes, SI Superior	Similar
<b>RAW LAND vs. APPROVED SITE</b>	Raw	Prel App/Superior	Prel App/Superior	Similar	Similar
<b>INFRASTRUCTURE REQUIRED FOR DEV</b>	**	Yes, SI Inferior	Yes, SI Inferior	Yes, SI Inferior	Similar
<b>SIZE OF PROPERTY</b>	Large	Similar	Med, SI Superior	Large, Similar	Large, Similar
<b>OVERALL COMPARISON TO SUBJECT</b>	-----	<b>SUPERIOR</b>	<b>SUPERIOR</b>	<b>SL INFERIOR</b>	<b>INFERIOR</b>

\*\* No new roadways are needed for subject development, but upgrades to existing water lines are needed for the 10 potential lots.

With each sale, the property rights sold were fee simple. As we are estimating the same, no adjustments were required in the category.

All sales were purchased with either cash or market rate financing. No seller financing was involved. In terms of conditions of sale, all were 'arm's length'. No adjustments required.

As for market conditions, adjustments to the sales are most definitely needed. Based upon a review of repeat sales in the marketplace, the MLS statistics, and the Case-Shiller index data, it is my opinion that prices were rising in the Northbridge area for residential land at approximately 6% per year. We have used this figure in our analysis.

After making the market conditions, categories considered for comparison to the subject were:

*Location*  
*Frontage Per Acre*  
*Site Utility (usable area)*  
*Utilities, Presence of Water, Sewer*  
*Additional on-Site Resources; Gravel, Timber*  
*Raw Land vs Approved Land*  
*Infrastructure Required for Development*  
*Size of Property*

The comparison to the subject via these categories will be completed using a *qualitative* analysis. This is appropriate here because the sales did not allow for specific *quantitative* adjustments to be derived. Now, it should be noted that a 'qualitative' analysis is just that. The ratings, whether 'superior', 'slightly superior', 'inferior' or 'slightly inferior' have no specific number attached to them. Two 'slightly superior' ratings don't equal one 'superior' and so forth. Rather, the appraiser, after having made all possible numerical adjustments, places the comparables on a grid for comparison.

I rated the comparables to the subject in the 8 categories listed above using the terms 'superior', 'slightly superior', 'inferior', 'slightly inferior' or 'similar'. After having made these individual comparisons, I then derived an overall rating for the comparable in comparison to the subject. This is truly the type of analysis that property owners and potential buyers of large tracts of land engage in when pricing their land or trying to figure out an appropriate offer. Therefore, it is an analysis that is appropriate here.

The *Location* category is self-explanatory.

*Frontage Per Acre* refers to how much frontage a parcel has in relation to its overall acreage. The higher this number in the local market, the better. The more frontage a parcel has the higher likelihood of realizing ANR development which means less infrastructure.

*Site Utility* refers to the overall usability of the land. Ideally a parcel is level, free of wetlands and has excellent soils.

*Utilities, Presence of Water, Sewer* is significant in this market as well. Parcels with access to municipal water and sewer will typically mean higher density and less costs to the developer. Less costs means a higher price can be paid for the land.

*Raw Land vs Approved Land* takes into consideration the approvals status of a property. A property that is sold fully approved for development will most always sell for more than one that is not approved and requires extensive engineering and legal costs to a potential buyer.

*Infrastructure Required for Development* pertains to how much interior roadway will need to be installed for development. The more that is required, the more costs to the developer. And in turn less will be paid for land with perceived high infrastructure costs.

Finally, the *Size of the Property* category takes into consideration the economies of scale factor. Larger properties tend to sell for less on a per acre, or per unit basis than similar properties that are smaller, if all other factors are held equal.

At the end of this qualitative adjustment process, we have an “Overall” comparison of each sale to the subject.

**Summary** – Of the 4 sales, #2 and #3 are most comparable to the subject as each is located in Northbridge. The indicators from these two sales form a ‘bracket’ in which the value indication for the subject should fall. Sale #2 is superior to the subject overall, as this parcel was sold essentially approved for development whereas the subject is ‘raw’ land. Sale #3 is inferior to the subject due to location and it steeply sloping conditions. No sewer is available to this land. After purchase it was used for development of a solar field.

The prices per acre for Sales #2 and #3, after adjustment for market conditions, are \$21,429 and \$12,813 respectively. The prices per ‘usable’ acre are \$24,194 and \$13,188 respectively.

The indicators for the subject should fall in between these two sales. I have selected \$14,000 and \$18,000 as appropriate indicators for the *price per acre* and *price per usable acre* respectively.

The estimated value of the subject via the Sales Comparison Approach is as follows:

	<u>Amount</u>			<u>Price Per Indicator</u>		<u>Indicated Value</u>	
<b>Total Acres</b>	97.67	acres	x	\$ 14,000	=	\$ 1,367,380	
<b>Usable Acres</b>	85.41	acres	x	\$ 18,000	=	\$ 1,537,380	
	<b>RECONCILED &amp; ROUNDED</b>						<b>\$ 1,450,000</b>

### **COST OF DEVELOPMENT/SUBDIVISION ANALYSIS**

The second method of valuation used is known as the Cost of Development Approach or Subdivision Sellout Analysis. This is a valuation tool available to the appraiser when subdivision and development represent the highest and best use of a property. The Cost of Development Approach, or Subdivision Analysis, is a hybrid of all three traditional approaches to value; Cost Approach, Income Approach, and Sales Comparison Approach, and uses techniques from all three.

In this case, after determining the number and type of lots that can be created from the appraised parcel, physically, legally, and economically, a sales comparison analysis of finished lots is then undertaken. We have 10 potential vacant lots per my highest and best use conclusion. After adjusting the comparable sales for differences, the appraiser estimates the most likely retail sale prices of these lots, the probable development period, and the absorption rate.

All costs associated with constructing and selling the lots are then deducted from their projected retail sale prices. The periodic net sale proceeds are then discounted to present value at an appropriate yield rate over the estimated period required for the project development and market absorption. The result is an indication of the value of the property 'as-is'.

**Retail Lot Price Projections** – I begin with a projection of the retail price potential for the 10 possible subject lots. A search for building lot sales, as well as current listings, was conducted in the Northbridge area dating back 24 months. Of the 12+ sales first researched, 8 sales were considered most like the 10 potential vacant subject lots in terms of location, size of lots, and available utilities. The following are details on these 8 lot sales:

**NORTHBRIDGE LOT SALES SUMMARY**

(presented low est \$ to highest)

Date of Valuation:  
Annual Time Adjustment

23-Sep-22  
6.0%

ADDRESS	SALE	TIME	LOT SIZE (sf)	LOT SIZE (ac)	LEGAL REF(Bk/Pg)	WATER/SEWER	GRANTOR/GRANTEE
	PRICE/DATE	ADJUSTED SALE PRICE					
1. Lot 4 Rumonoski Northbridge, MA	\$165,000 16-Feb-22	<b>\$170,941</b>	24,829	0.57	67130/31	public/ public	Degmar Realty LLC/ Nightview, LLC
Comments:	<i>Lot located in established neighborhood off of Highland St north of the Whitinsville village. Part of a sale of 2 individual lots between same buyer and seller. On market for 10 days prior to sale.</i>						
2. Lot 3 Rumonoski Northbridge, MA	\$165,000 16-Feb-22	<b>\$170,941</b>	23,522	0.54	67130/31	public/ public	Degmar Realty LLC/ Nightview, LLC
Comments:	<i>Lot located in established neighborhood off of Highland St north of the Whitinsville village. Part of a sale of 2 individual lots between same buyer and seller. On market for 10 days prior to sale.</i>						
3. Lot 52 Genivieve Drive Northbridge, MA	\$200,000 31-Mar-21	<b>\$217,790</b>	41,623	0.96	64818/261	public/ public	Outlaw Two, LLC/ Matthew W. Skudera
Comments:	<i>Lot is located on the cul de sac portion of a 14 lot phase of The Camelot subdivision off of Hill Street in Whitinsville. New homes in phase listed from \$729,900. All public utilities.</i>						
4. 149 Brookside Drive Uxbridge, MA	\$210,000 3-Jun-22	<b>\$213,867</b>	439,563	10.09	67696/162	public/ public	Deryl C. Robson/ John and Debra Stratton
Comments:	<i>Large, irregular in shape parcel of land located on a side street near the North Uxbridge town center. Development will require a long access driveway. Minor wetlands on site. Access to all public utilities.</i>						
5. 0 Rocky Road Northbridge, MA	\$215,000 27-May-22	<b>\$219,207</b>	47,916	1.10	67658/323	private/ private	Harry and Jean Bedigian/ Glenn and Tina Geikie
Comments:	<i>Level, wooded lot in Whitinsville village of Northbridge near the Sutton town line. Located in established 17 lot cul de sac first installed in 1988.</i>						
6. Lot 2 Pearl Street Upton, MA	\$275,000 29-Dec-21	<b>\$287,118</b>	255,627	5.87	66847/131	public/ private	Karen Cote, Trustee KRACME RT/ Wescott Custom Homes, LLC
Comments:	<i>Large, retreat lot in rural area of Upton in the eastern section of town. Lot will share a private driveway, already installed with #21 Pearl Street. Municipal water, private sewer.</i>						
7. 150 Glenview Street Upton, MA	\$340,000 2-Sep-22	<b>\$341,174</b>	80,237	1.84	68169/202	private/ private	Paul and Kimberly Winshman/ Kumar Nishant
Comments:	<i>Level, open pasture lot in top Upton location. Lot sold with a \$25,000 well already installed. No wetlands. Designed for 4 br septic system.</i>						
8. 6 Stymast Drive Mendon, MA	\$345,000 21-Jun-21	<b>\$371,037</b>	842,015	19.33	65438/271	public/ public	Alexandra Campbell/ Estate of Jeffrey S. Gold
Comments:	<i>Large 'kingdom' lot at the end of a 5 lot cul de sac off of West Hill Road in the 'West Hill' area of town, close to the Northbridge town line.</i>						

## Lot Sales Analysis

The sales range in price from \$165,000 to \$345,000. For these sales I made a market conditions adjustment of +6% on an annualized basis after a review of the Case-Shiller Index presented earlier and a review of MLS statistics discussed earlier.

No adjustments were required in the conditions of sale, financing, or property rights appraised categories.

I then compared the lots to the subject in six different categories as detailed below, as I feel these categories play the biggest role in determining lot prices in the subject market. The 10 potential subject lots fall into two categories in my opinion. Lots 1 through 5 are more conventional in size. Lots 6-10 are large ‘kingdom’ lots. Using this Lots 1-5 had ratings of 23.0. And Lots 6-10 had ratings of 24.0 as seen below:

**LOT SALES COMPARISON**

*Ratings: 1 - Poor; 2 - Fair; 3 - Aver; 4 - Good; 5 - Excellent*

#	<u>Address</u>	Time Adj.	Land		Site			Expected	<u>Total Score</u>	
		<u>Sale Price</u>	<u>Area (ac)</u>	<u>Location</u>	<u>Size</u>	<u>Views</u>	<u>Utility</u>	<u>Utilities</u>		<u>Development Costs</u>
<b>SUBJECT LOTS</b>										
	<b>Typical Lots (1-5)</b>	-----	2.99	4.0	4.0	4.5	3.5	4.0	3.0	<b>23.00</b>
	<b>Kingdom Lots (6-10)</b>	-----	16.46	4.0	5.0	4.5	3.5	4.0	3.0	<b>24.00</b>
#1.	Lot 4 Rumonoski Dr Northbridge	<b>\$170,941</b>	0.57	3.5	3.0	3.5	3.5	5.0	3.0	<b>21.50</b>
#2.	Lot 3 Rumonoski Dr Northbridge	<b>\$170,941</b>	0.54	3.5	3.0	3.5	3.5	5.0	3.0	<b>21.50</b>
#3.	Lot 52 Genivieve Dr Northbridge	<b>\$217,790</b>	0.96	3.5	3.5	3.5	4.0	5.0	3.0	<b>22.50</b>
#4.	149 Brookside Drive Uxbridge	<b>\$213,867</b>	10.09	4.0	4.5	3.5	4.0	4.5	2.0	<b>22.50</b>
#5.	Lot 3 Rocky Road Northbridge	<b>\$219,207</b>	1.10	4.0	3.0	4.0	5.0	3.0	3.0	<b>22.00</b>
#6.	Lot 2 Pearl Street Upton	<b>\$287,118</b>	5.87	4.5	4.5	4.5	4.0	4.0	3.0	<b>24.50</b>
#7.	150 Glenview St Upton	<b>\$341,174</b>	1.84	5.0	3.5	5.0	5.0	3.0	3.0	<b>24.50</b>
#8.	6 Stymast Dr Mendon	<b>\$371,037</b>	19.33	5.0	5.0	4.5	4.0	3.0	3.0	<b>24.50</b>

Note that in the ‘Utilities’ category I rated the subject lots at the ‘4.0’. ‘5.0’ is for lots that come readily connected to both municipal water and sewer. The subject lots will have access to municipal water only. Lots that need both private well and septic are rated ‘3.0’.

Using this rating system, it suggests that the retail price for potential subject lots 1-5 should be above the \$219,207 from #5, but below the \$287,118 of #6.

For potential subject lots 6-10, the retail price should be slightly below the \$287,118 of #6 but well above \$219,207 of #5.

Based upon this analysis I have projected the retail price potential of the 10 subject lots as follows:

	<b>Retail \$</b>		<b># of</b>		
	<b>Projection Each</b>		<b>Lots</b>		<b>Totals</b>
Lots 1-5	\$ 225,000	x	5	=	\$ 1,125,000
Lots 6-10	\$ 275,000	x	5	=	\$ 1,375,000
			<b>Gross Retail</b>		<b>\$ 2,500,000</b>
			<b>Average \$ per Lot</b>		<b>\$ 250,000</b>

Up to date of valuation, I adjusted the lot prices up at a 6% annualized rate. Going forward, I have projected an annual price increase at 3%, expecting a slight ‘cooling’ in market conditions going forward.

**Absorption** - Retail price projections for the 10 potential lots have been made. The next step in the Cost of Development Analysis is to project a sellout period. This period would include the time it takes to market, sell and close on each of the 10 lots.

Based upon a review of market conditions and the time it took to sell each of the comparables listed in this report, I have projected a total 2-year period to sell all lots.

***DEVELOPMENTAL EXPENSE ANALYSIS***

An estimate of the retail potential and a sellout period for the lots has been made. It is now necessary to deduct expenses related to the construction and marketing of the lots to individual buyers.

The following is an estimate and summary of the necessary expenses.

**Engineering/Soil Testing/Approvals** – Based upon discussion with two area engineering firms I have projected a total allowance/cost of \$3,000 for lot to pay for engineering, soil testing and septic design.

**Roadway Costs** – There are no new roadway costs involved here. However, I have projected a cost of \$300 per linear foot for upgrades to the 1,800 linear feet of Castle Hill Road that would include new water lines to serve the 10 potential subject homes. This cost is projected based upon a review of the Marshall & Swift Cost Service.

**Real Estate Taxes During Sellout** – I project a per lot annual tax of \$3,443 based upon the current tax rate multiplied by the average projected lot price

The real estate tax expense is then calculated as the total burden of all lots remaining unsold at the end of each year, plus ½ of the burden for the lots sold during the year, assuming a straight-line sellout.

**Marketing Expense** - A marketing expense has been estimated for the purpose of allocating resources to the marketing and sale of the individual units. An allowance of 5% of the sale price has been used and is the norm for commissions in the Northbridge area.



**Discount Rate** - Discounting is simply the conversion of future benefits, cash flows into a present value. In this case, on the valuation model that follows, we have 2 cash flows that need to be discounted into a present value. The aggregate for the 2 cash flows is \$1,792,202. The question arises: “*But why wouldn’t the property be worth the \$1,792,202?*” Because this figure suggests a developer would buy the land, pay for engineering and testing, upgrades to Castle Hill Road, brokerage fees, and all carrying costs over the 2 years, and assume all financial risk associated with the development - *for free*. This obviously would not happen. Therefore, we need to convert the future benefits of \$1,792,202 into a present value using a rate that accounts for the time value of money and compensation for the illiquidity of funds; includes a factor for the risk associated with installing a roadway, carrying costs and selling the various components of the development; and includes a factor for overhead and entrepreneurial profit.

The Dictionary of Real Estate, 6<sup>th</sup> Edition, defines **Discount Rate** as:

*“A rate of return on capital used to convert future payments or receipts into present value; usually considered to be a synonym for yield rate.” (p 66)*

In order to project a rate commensurate with the subject property we have reviewed two sets of investor/developer surveys, excerpts of which can be found in the Addenda section to this report. The range of discount rates from the Realty Rates most recent survey ranges from 16.13% to 32.03% with an average of 23.6%. The PWC survey has a range of 10% to 30% with an average of 17.2%.

Because the subject is small at just 10 lots, and requires little approvals and infrastructure, it is my opinion that a rate at the lower end of the range is justified. I have projected a rate of 15% for this analysis.

**SUMMARY** - After making expense deductions, the net cash flows are derived and the present worth of the investment can be calculated. After applying an appropriate discount rate, it is my opinion that the market value of the 97.67-acre property, as is, as of September 23, 2022 via the Cost of Development Approach is **\$1,450,000**. The following is our Cost of Development model:

**SUBDIVISION DEVELOPMENT ANALYSIS**

Subject Property	<u>Development Presumptions/Expenses</u>	
<b>Castle Hill Farm</b> Castle Hill Road Northbridge, MA 97.67 Acres  ANR Subdivision Scenario	Date of Valuation	23-Sep-22
	Average Lot Price	\$ 250,000
	Annual Price Change	3.0%
	Annual Cost Change	4.0%
	Real Estate Taxes (during sellout)	\$19,761
	Legal - Closing Cost per lot	\$4.56/\$1000+\$1000 per lot
	Assumed Tax per lot	\$3,443
	Advertising, brokerage	5%
	Discount Rate	15%
		(includes overhead and developers profit, time cost of money, risk)

Number of VACANT lots to be sold	10	Sales During Period	6	4
		Lots Remaining	4	0

<u>INCOME</u>		<u>YEAR 1</u>	<u>YEAR 2</u>	<u>TOTALS</u>
Proceeds from Lot Sales		\$ 1,500,000	\$ 1,030,000	\$ 2,530,000
<u>EXPENSES</u>				
Engineering/Permitting/Approvals		\$ 30,000	\$ -	\$ 30,000
Upgrade Castle Hill Road (1,800 lf)	@ \$300 per ft	\$ 540,000	\$ -	\$ 540,000
Legal Expense/Closing Costs	\$4.56/\$1000+\$1000	\$ 12,840	\$ 8,697	\$ 21,537
Real Estate Taxes During Sellout		\$ 12,601	\$ 7,160	\$ 19,761
Advertising, brokerage	@ 5% of sales proceeds	\$ 75,000	\$ 51,500	\$ 126,500
<b>Total Expenses</b>		\$ 670,441	\$ 67,357	\$ 737,798
<b>Net Development Proceeds</b>		\$ 829,559	\$ 962,643	\$ 1,792,202
<b>PRESENT WORTH OF NET PROCEEDS</b>	\$1,449,252 Rounded to	<b>\$1,450,000</b>		

**RECONCILIATION AND VALUE CONCLUSION**

The final step in estimating the market values of the property is a correlation of the value from each of the approaches utilized in the appraisal process. In order to estimate the value of the 97.67-acre property I utilized two approaches to value. The first was a direct Sales Comparison Approach, comparing recent sales of large tracts of residentially zoned acreage to the subject property. The second approach was an alternative method of valuation, commonly referred to as a “Subdivision Analysis” or “Cost of Development Analysis”.

The Sales Comparison Approach involved the analysis and comparison of 4 sales of large tracts of residentially zoned land in Worcester County to the subject property. These sales were compared to the subject on a price per acre basis, and price per usable acre basis. Two of the sales were in Northbridge like the subject. After adjustments and analysis, indicators of \$14,000, and \$18,000 respectively were considered appropriate and then multiplied by the subjects’ total acres and usable acres to produce an indication of value of \$1,450,000.

The second approach used is an alternative method of valuation, commonly referred to as a “Subdivision Analysis” or “Cost of Development Analysis”. This is a valuation tool available to the appraiser when subdivision and development represent the highest and best use of a property. Eight building lot sales were reviewed and analyzed to make retail price projections for the 10 lots possible from a subdivision of the land in accordance with our opinion of the highest and best use. Cost necessary to achieve these retail prices were projected based upon a review of actual costs of similar developments in the area, along with expected brokerage commissions and real estate tax costs. The net proceeds from this exercise were then discounted at a 15% rate to produce an indication of value of \$1,450,000.

Both approaches to value were given consideration in the final reconciliation of value. Based upon the methods of valuation used, it is my opinion that the market value of the subject property, subject to the extraordinary assumptions cited, as of September 23, 2022 is:

**ONE MILLION FOUR HUNDRED FIFTY THOUSAND (\$1,450,000) DOLLARS**

**CERTIFICATION OF VALUE**

I certify that, to the best of our knowledge and belief, ...

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report.
- I have performed services, as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Mr. Bowler is currently certified under the voluntary continuing education program of the Appraisal Institute.
- Christopher H. Bowler made a personal inspection of the property that is the subject of this report and each of the comparables sales used.
- James Monahan and Gloria Molina of LandVest Inc. provided professional land planning assistance to Mr. Bowler.
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

This appraisal has been completed using the following *extraordinary assumptions*:

- No specific geotechnical engineering data has been provided, and as of the date of valuation the subject property was not included as either a contaminated site or a location to be investigated by the Bureau of Waste Site Cleanup of the Department of Environmental Protection, Commonwealth of Massachusetts. It is an *extraordinary assumption* in this report, therefore, that the subject site is not a contaminated site.
- It is an *extraordinary assumption* that the land has the development potential as stated in the highest and best use section of this report.

Based upon the data presented above, it is my opinion that the market value of the fee simple interest in the subject property, subject to the definitions, limiting conditions, extraordinary assumptions, and certifications set forth in the attached report, as of September 23, 2022, is:

**ONE MILLION FOUR HUNDRED FIFTY THOUSAND (\$1,450,000) DOLLARS**



Christopher H. Bowler, MAI, CRE  
Massachusetts Certified General  
Real Estate Appraiser #495

## **APPENDIX**

**SUBJECT PROPERTY DEED**

Bk: 67952 Pg: 244

## Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

---

### Recording Information

Document Number	: 80617
Document Type	: DEED
Recorded Date	: July 22, 2022
Recorded Time	: 02:16:43 PM
Recorded Book and Page	: 67952 / 244
Number of Pages(including cover sheet)	: 6
Receipt Number	: 1459223
Recording Fee (including excise)	: \$7,957.16

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 07/22/2022 02:16 PM  
 Ctrl# 240344 08009 Doc# 00080617  
 Fee: \$7,802.16 Cons: \$1,711,000.00  
 \*\*\*\*\*

Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

**Quitclaim Deed**

**Bernon Family Realty Associates, a Massachusetts General Partnership having a principal office located at One Washington Street, Suite 404, Wellesley, MA 02481, for consideration paid and in full consideration of ONE MILLION SEVEN HUNDRED ELEVEN THOUSAND AND 00/100 DOLLARS (\$1,711,000.00), hereby grant to Alexander J. Vander Baan and Alexandra P. Vander Baan, husband and wife, as tenants by the entirety, of 561 Bridge Street, Dedham, MA 02026, with QUITCLAIM COVENANTS:**

Castle Hill Road, Northbridge, MA 01588

Two certain parcels of land situated on the easterly and westerly side of Castle Hill Road, in the Village of Whitinsville, in the Town of Northbridge, County of Worcester and Commonwealth of Massachusetts, bounded and described as follows:

**Parcel 1**

Beginning at a point on the easterly side of Castle Hill Road which point is 243.08 feet measured S. 04° 28' 51" E. from the intersection of the easterly side of said Castle Hill Road with the southerly side of the Douglas Road, said point being the southwesterly corner of land of Sidney Covich Trustee and being the northwesterly corner of the lot hereby described;

THENCE N. 83° 17' 30" E. with said Covich land 307.06 feet to land now or formerly of Bannings Flower Shop and Greenhouses, Inc.

THENCE S. 15° 56' 11" E. 312.63 feet to a stone bound;

THENCE N. 82° 09' 09" E. 283.48 feet partly with a stone wall to land now or formerly of Robert E. and Mary A. Conlee, the last two (2) lines bounded by said land of Bannings Flower Shop and Greenhouses Inc.;

THENCE N. 78° 33' 10" E. with said Conlee land 142.54 feet to land now or formerly of Alexander R. and Louise V. Gray;

THENCE S. 11° 42' 35" E. 16.52 feet to a point;

THENCE N. 78° 21' 42" E. 61.55 feet to a stone wall at land of the Whitinsville Golf Club, the last two (2) lines bounded by said Gray land;

THENCE S. 05° 07' 57" E. with said stone wall 150.00 feet;

THENCE S. 88° 19' 01" E. 308.90 feet to a stone wall;

QUITCLAIM DEED



Bk: 67952 Pg: 246

THENCE S. 08° 14' 56" E. partly with a stone wall 498.30 feet to land now or formerly of Lillian Garelick Realty Trust, the last three (3) lines bounded by said land of the Whitinsville Golf Club;

THENCE S. 71° 58' 50" W., with said land of the Lillian Garelick Realty Trust and partly with a stone wall 1,149.28 feet to the aforesaid Castle Hill Road;

THENCE N. 17° 43' 50" E. 126.99 feet;

THENCE N. 07° 54' 51" W. 799.07 feet;

THENCE N. 27° 49' 51" W. 161.28 feet;

THENCE N. 16° 44' 51" W. 80.02 feet;

THENCE N. 04° 28' 51" W. 77.22 feet to the point of beginning, the last 5 courses bounded by said Castle Hill Road.

Containing 20.7827 Acres more or less.

Being shown as Lot 2 on a plan entitled "Plan of Land for White Consolidated Industries, Inc. And/OR ATF-Davidson Company, Northbridge, Mass." March 1983, Revised October 1985, Scale 1 inch = 80 feet, Bibeault and Florentz Engineering Co., Civil Engineers and Land Surveyors, 99 Main Street Woonsocket, R.I., which plan is recorded with the Worcester District Registry of Deeds in Plan Book 567, as Plan 32. For grantor's title see deed dated July 7, 1990, and recorded on August 13, 1990, in Worcester District Registry of Deeds, Book 12942, Page 168.

### **Parcel 2**

Beginning at a point on the easterly side of Castle Hill Road which point is 1,733.74 feet from the intersection of the easterly side of said Castle Hill Road with the southerly side of the Douglas Road, said point being the southwesterly corner of the above-described "Parcel 1";

THENCE N. 76° 32' 20" E. along a stone wall and land now or formerly of the Bernon Family Realty Associates 1,377.73 feet to a point at land now or formerly of the Town of Northbridge;

THENCE S. 26° 34' 13" E. 339.90 feet to a drill hole;

THENCE S. 26° 49' 13" E. 524.60 feet to a drill hole;

QUITCLAIM DEED

Bk: 67952 Pg: 247

THENCE S. 10° 17' 08" E. 437.66 feet to a drill hole;

THENCE S. 08° 03' 47" W. 151.48 feet to an iron rod;

THENCE S. 64° 30' 30" W. 1,150.00 feet to a drill hole;

THENCE S. 33° 59' 49" E. 193.79 feet to a point; the last 6 courses being by land now or formerly of Whitinsville Golf Club;

THENCE N. 69° 52' 19" W. 1788.67 feet to a point by the Northbridge/Uxbridge Town line to a point;

THENCE N. 01° 49' 29" E. by land now or formerly of New England Power Co. 356.82 feet to a point;

THENCE N. 02° 43' 31" W. by land now or formerly of New England Power Co. 359.48 feet to a drill hole;

THENCE N. 69° 08' 20" E. along a stone wall by land now or formerly of the Town of Northbridge 453.11 feet to a point;

THENCE S. 10° 32' 16" E. by land now or formerly of Whalen Thibodeau, Robert DeYoung, Peter Lachapelle, and Plumb Family Trust 331.75 feet to a point;

THENCE N. 79° 27' 44" E. by land now or formerly of Plumb Family Trust 180.00 feet to a point;

THENCE S. 10° 32' 16" E. by Castle Hill Road 227.54 feet to a point;

THENCE N. 79° 27' 44" E. crossing Castle Hill Road 50.00 feet to a point;

THENCE N. 10° 32' 16" W. by Castle Hill Road and a stone wall 358.03 feet to a point;

THENCE N. 22° 10' 24" E. by Castle Hill Road and a stone wall 132.88 feet to a point;

THENCE N. 22° 10' 24" E. by Castle Hill Road 246.08 feet to the point of beginning.

Containing 76.89 acres, more or less.

This description contains no new boundaries.

QUITCLAIM DEED

For grantors title see deed from Rhode Island Hospital Trust National Bank to The Bernon Family Realty Associates Partnership dated July 21, 1988, and recorded with the Worcester District Registry of Deeds in Book 11750, Page 360.

Grantor hereby certifies and affirms that:

1. Paul M. Bernon is a Managing General Partner of the Bernon Family Realty Associates Partnership.
2. Paul M. Bernon, acting singly, is hereby authorized and directed to execute and delivery any and all documents deemed by him to be necessary and/or desirable in connection with the sale of certain real estate located on the easterly and westerly side of Castle Hill Road, Northbridge, Massachusetts, as more specifically described in a deed recorded in the Worcester Registry of Deeds dated July 21, 1988, and recorded with the Worcester District Registry of Deeds in Book 11750, Page 360, and in a deed dated July 7, 1990, recorded on August 13, 1990, in Worcester District Registry of Deeds, Book 12942, Page 168, owned by the Partnership to Alex J. Vander Baan and Alexandra J. Vander Baan, for a purchase price of \$1,711,000.00, including, without limitation, the execution of deeds, affidavits and closing settlement statements.
3. Paul M. Bernon is a member of the Bernon Family Realty Association General Partnership.
4. This conveyance is in the usual course of business of the Partnership.
5. This conveyance does not involve anything which may not be done by less than all the partners, as set forth in M.G.L. c.108A, § 9.

Executed under seal 18<sup>th</sup> day of July, 2022.

Bernon Family Realty Associates, a Massachusetts General Partnership

By: [Signature]  
Paul Bernon, Managing General Partner

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Norfolk

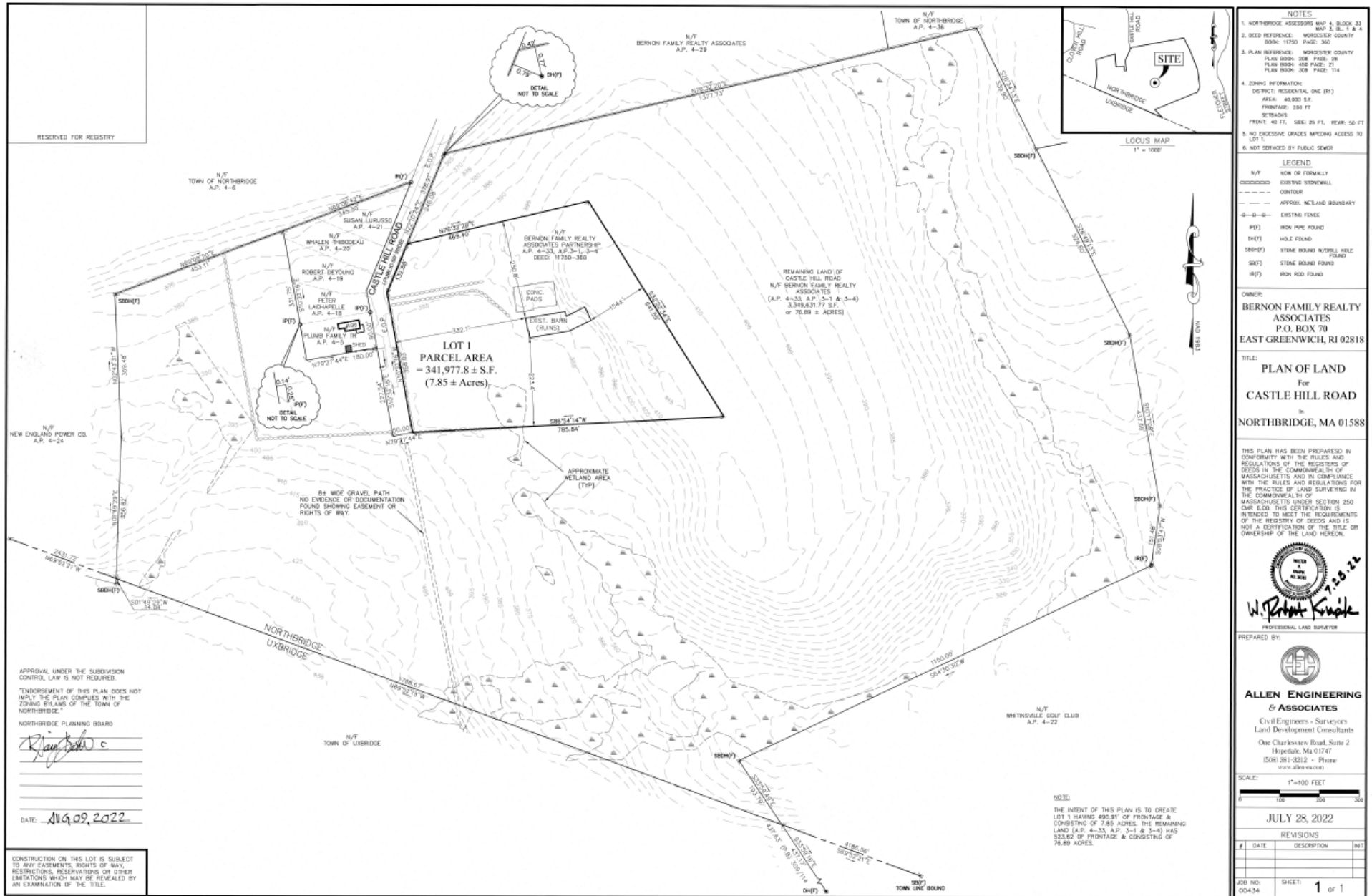
On this 18<sup>th</sup> day of July, 2022, before me, the undersigned notary public, personally appeared the above-named, Paul Bernon, proved to me through satisfactory evidence of identification, which were Drivers License, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose, by his free act and deed, in his capacity as Managing General Partner of Bernon Family Realty Associates, a Massachusetts General Partnership.

[Signature]  
Notary Public Signature

My Commission Expires: 4.27.23



**RECORDED PLAN OF LAND**



- NOTES**
- NORTHBRIDGE ASSESSORS MAP 4, BLOCK 33 MAP 2, PL. 1 & 4
  - DEED REFERENCE: WORCESTER COUNTY BOOK: 1170 PAGE: 360
  - PLAN REFERENCE: WORCESTER COUNTY PLAN BOOK: 208 PAGE: 28 PLAN BOOK: 488 PAGE: 71 PLAN BOOK: 308 PAGE: 114
  - ZONING INFORMATION: DISTRICT: RESIDENTIAL ONE (R1) AREA: 40,800 S.F. FRONTAGE: 280 FT SETBACKS: FRONT: 40 FT, SIDE: 20 FT, REAR: 50 FT
  - NO EXCESSIVE GRADES IMPEDING ACCESS TO LOT 1.
  - NOT SERVED BY PUBLIC SEWER

- LEGEND**
- N/T NOM OR FORMALLY
  - EXISTING STONEMULL
  - CONTOUR
  - APPROX. WETLAND BOUNDARY
  - EXISTING FENCE
  - IRON PIPE FOUND
  - HOLE FOUND
  - STONE FOUND N/DRILL HOLE FOUND
  - STONE FOUND FOUND
  - HIGH ROAD FOUND

OWNER:  
**BERNON FAMILY REALTY ASSOCIATES**  
P.O. BOX 70  
EAST GREENWICH, RI 02818

TITLE:  
**PLAN OF LAND**  
For  
**CASTLE HILL ROAD**  
IN  
**NORTHBRIDGE, MA 01588**

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 250 C.M.R. 6.00. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTER OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND HEREOF.

W. Robert Knudde  
PROFESSIONAL LAND SURVEYOR

PREPARED BY:  
  
**ALLEN ENGINEERING & ASSOCIATES**  
Civil Engineers + Surveyors  
Land Development Consultants  
One Charlestown Road, Suite 2  
Haverhill, MA 01827  
(508) 281-3212 • Phone  
www.allen-ea.com

SCALE: 1"=100 FEET  
0 100 200 300

DATE: **JULY 28, 2022**

**REVISIONS**

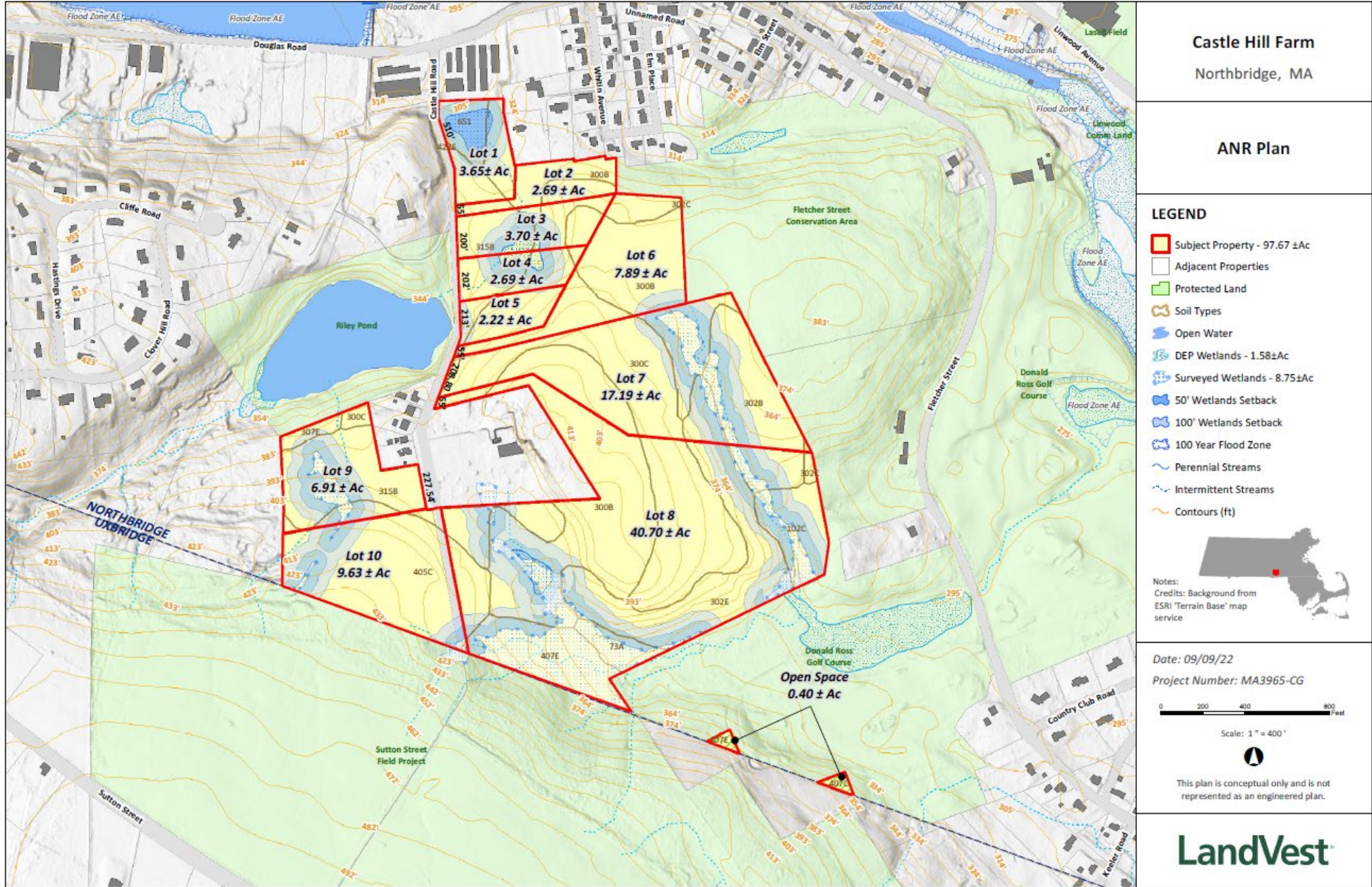
#	DATE	DESCRIPTION	BY

JOB NO: 00454 SHEET: **1** of 1

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.  
ENDORSEMENT OF THIS PLAN DOES NOT IMPLY THE PLAN COMPLIES WITH THE ZONING BYLAWS OF THE TOWN OF NORTHBRIDGE.  
NORTHBRIDGE PLANNING BOARD  
  
DATE: Aug 09, 2022

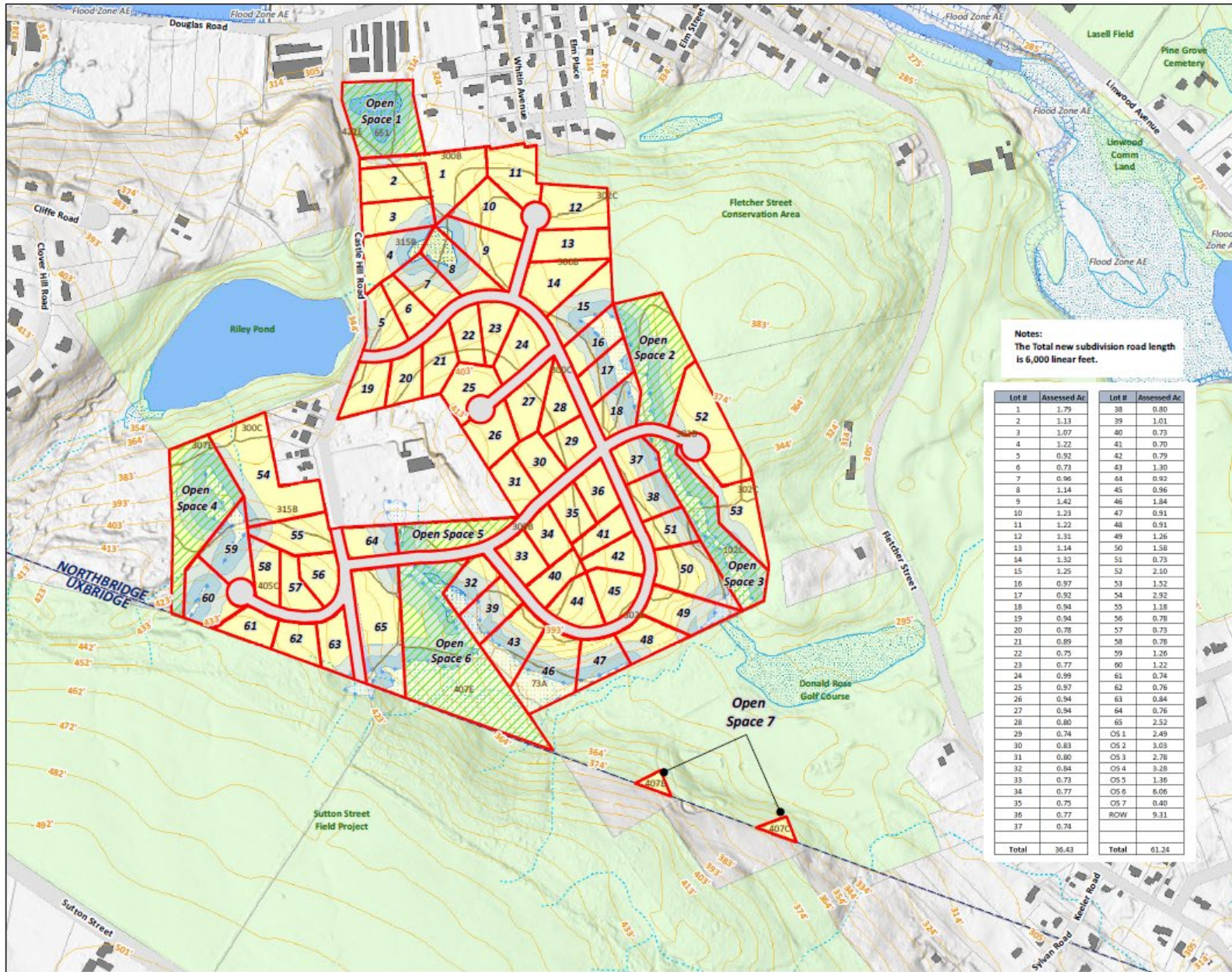
CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

## **CONCEPTUAL DEVELOPMENT PLANS**









Castle Hill Farm  
Northbridge, MA

HBU Plan

LEGEND

- Subject Property - 97.67 ±Ac
- Adjacent Properties
- Protected Land
- Soil Types
- Open Water
- DEP Wetlands - 1.58±Ac
- Surveyed Wetlands - 8.75±Ac
- 50' Wetlands Setback
- 100' Wetlands Setback
- 100 Year Flood Zone
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Notes:  
The Total new subdivision road length is 6,000 linear feet.

Lot #	Assessed Ac	Lot #	Assessed Ac
1	1.75	38	0.80
2	1.13	39	1.01
3	1.07	40	0.73
4	1.22	41	0.70
5	0.92	42	0.79
6	0.73	43	1.30
7	0.96	44	0.92
8	1.14	45	0.96
9	1.42	46	1.84
10	1.23	47	0.91
11	1.22	48	0.91
12	1.31	49	1.26
13	1.14	50	1.58
14	1.32	51	0.73
15	1.25	52	2.10
16	0.97	53	1.52
17	0.92	54	2.92
18	0.94	55	1.18
19	0.94	56	0.78
20	0.78	57	0.73
21	0.89	58	0.78
22	0.75	59	1.26
23	0.77	60	1.22
24	0.99	61	0.74
25	0.97	62	0.76
26	0.94	63	0.84
27	0.94	64	0.76
28	0.80	65	2.52
29	0.74	OS 1	2.49
30	0.83	OS 2	3.03
31	0.80	OS 3	2.78
32	0.84	OS 4	3.28
33	0.73	OS 5	1.36
34	0.77	OS 6	6.06
35	0.75	OS 7	0.40
36	0.77	ROW	9.31
37	0.74		
<b>Total</b>	<b>36.43</b>	<b>Total</b>	<b>61.24</b>

Notes:  
Credits: Background from ESRI 'Terrain Base' map service

Date: 09/09/22  
Project Number: MA3965-CG

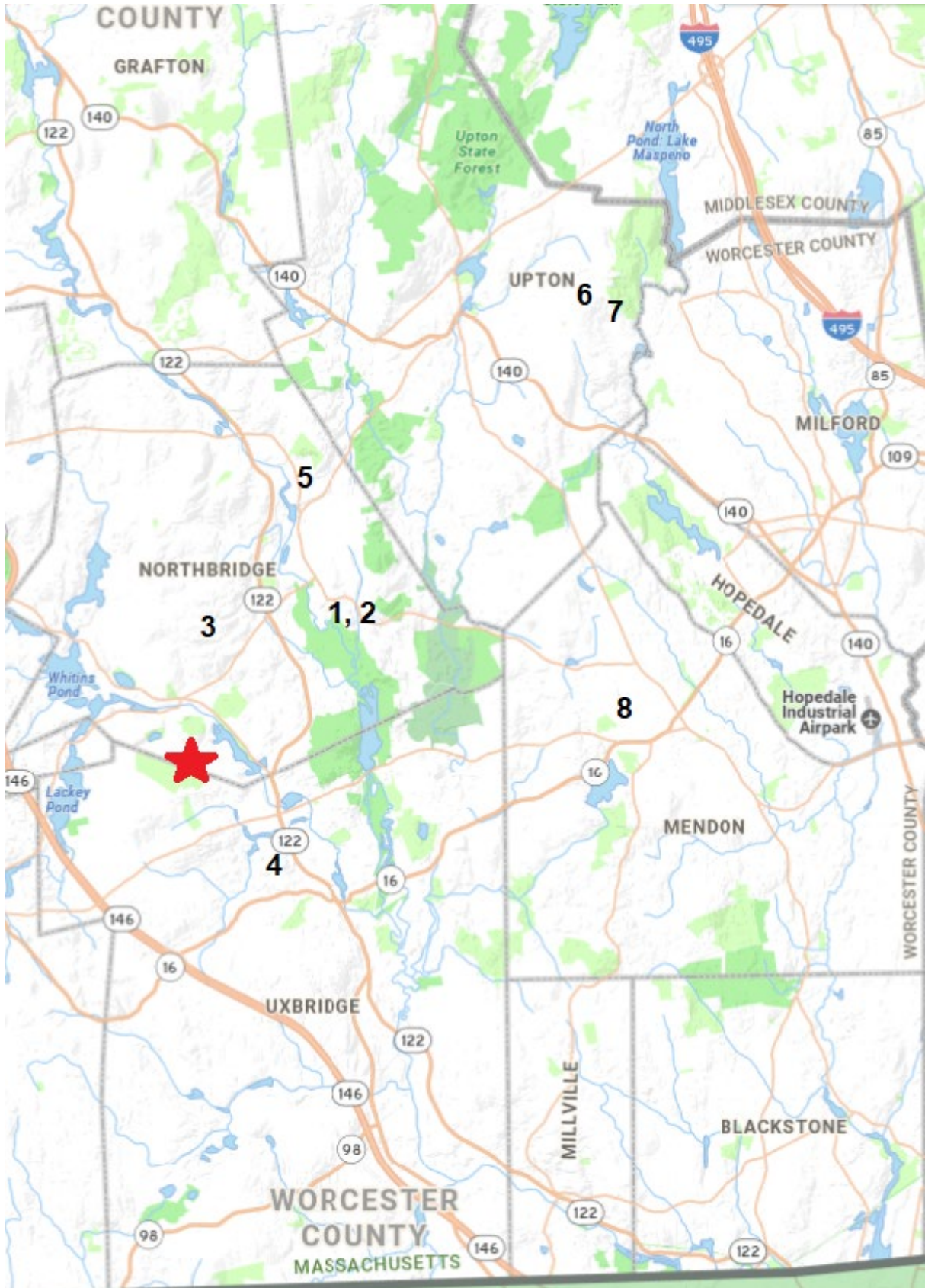


Scale: 1" = 400'

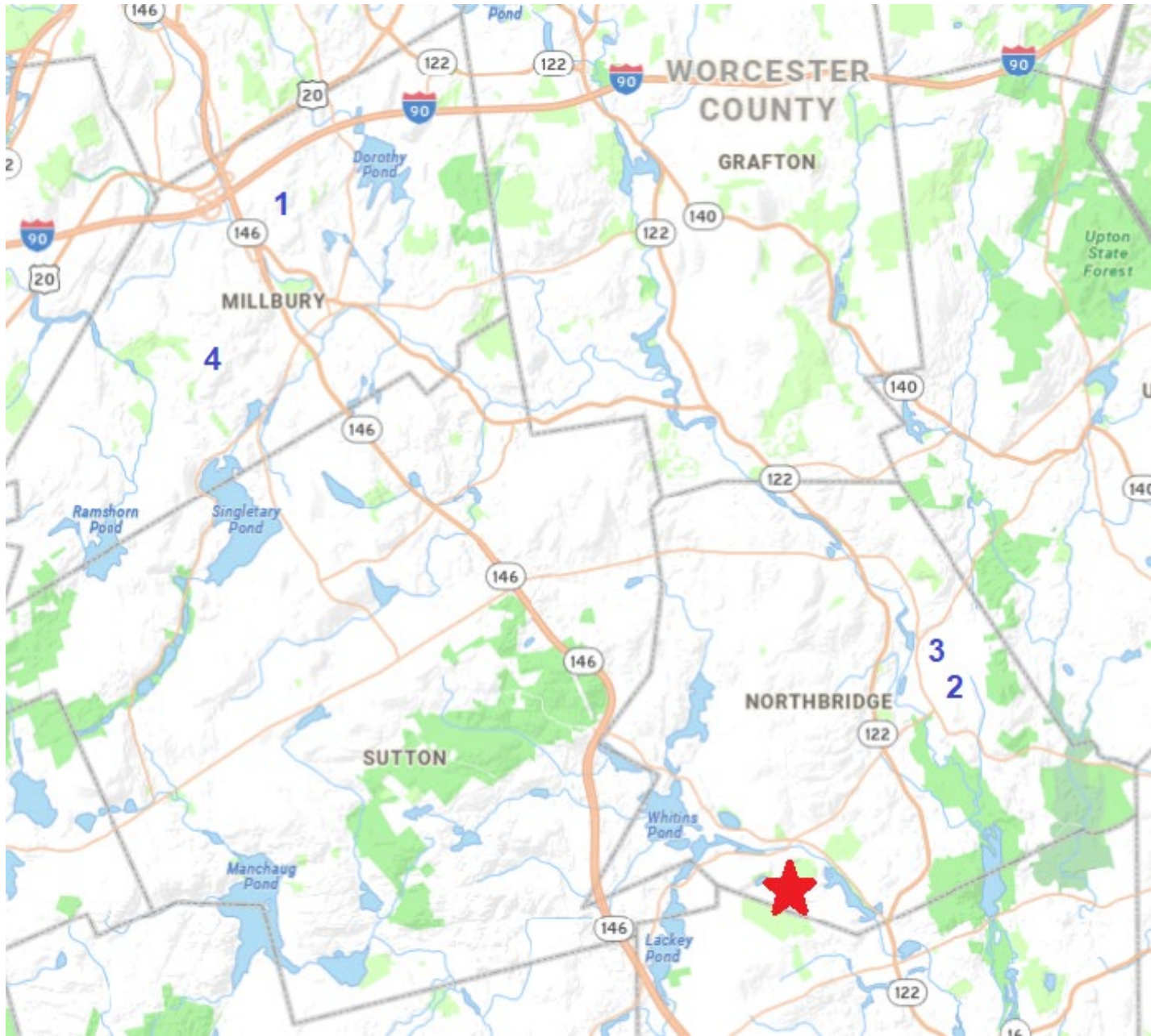


This plan is conceptual only and is not represented as an engineered plan.

**COMPARABLE LOT SALES LOCATION MAP**



**COMPARABLE ACREAGE SALES LOCATION  
MAP**



**PWC DEVELOPER SURVEY EXCERPT**

# National Development Land Market

Based on our Survey results, the industrial and multifamily sectors of the U.S. commercial real estate industry offer the best development land investment opportunities due to strong tenant demand. Investors also see opportunities in the single-family residential sector. “The housing market remains on fire with prices rising and inventory low,” remarks an investor. However, many are mindful that rising interest rates could dampen demand even though U.S. homebuilding unexpectedly rose in March 2022. Still, record low housing supply should continue to support homebuilding this year.

Total spending on U.S. private construction was up 14.6% on a year-over-year basis in March 2022 (see Table DVL-1). When looking more closely at these figures, private residential spending was up 18.4% while private non-residential spending was up 8.5% – a significant change from a decline of 1.2% in February 2022.

In the nonresidential sector, each segment reported year-over-year increases in spending as of March 2022 except for lodging, religious, power, and communication. The largest increase was posted for the manufacturing segment – up 31.8% compared to March 2021.

Exhibit DL-1

### DISCOUNT RATES (IRRS)<sup>a</sup>

Second Quarter 2022

#### FREE & CLEAR

	CURRENT QUARTER	FOURTH QUARTER 2021
Range	10.00% – 30.00%	10.00% – 30.00%
Average	17.20%	16.80%
Change		+ 40

a. Rate on unleveraged, all-cash transactions; including developer's profit

The educational segment also reported a strong year-over-year increase (+16.1%).

### Discount Rates

Free-and-clear discount rates including developer's profit range from 10.00% to 30.00% and average 17.20% this quarter (see Exhibit DL-1). This average is 40 basis points higher than six months ago, 50 basis points higher than a year ago, and assumes entitlements are in place. Without entitlements in place, certain investors will increase the discount rate an average of 213 basis points.

### Growth Rate Assumptions

Growth rates for development expenses, such as amenities, real estate taxes, advertising, and administration, range from 0.00% to 15.00% and average 3.76%. For lot pricing, investors indicate a range from 2.00% to 10.00%; the average growth rate is 4.38%.

### Absorption Period

The absorption period required to sell an entire project varies significantly depending on such factors as location, size, and property type. This quarter, the most common preferred absorption period among investors is one to 20 years, averaging 7.8

years. One investor prefers 20 years or more.

### Forecast Value Change

Over the next 12 months, surveyed investors are mostly optimistic regarding value trends for the national development land market. Their expectations range from a decline of 5.0% to growth of 25.0% with an average expected value change of +7.0%. This average is better than where it was both six months ago, as well as a year ago (+5.8% for both time periods).

### Marketing Period

The typical time that a property is on the market prior to selling ranges from one to 12 months and averages 7.6 months.

Table DVL-1

### U.S. CONSTRUCTION SPENDING<sup>\*</sup>

March 2021 to March 2022

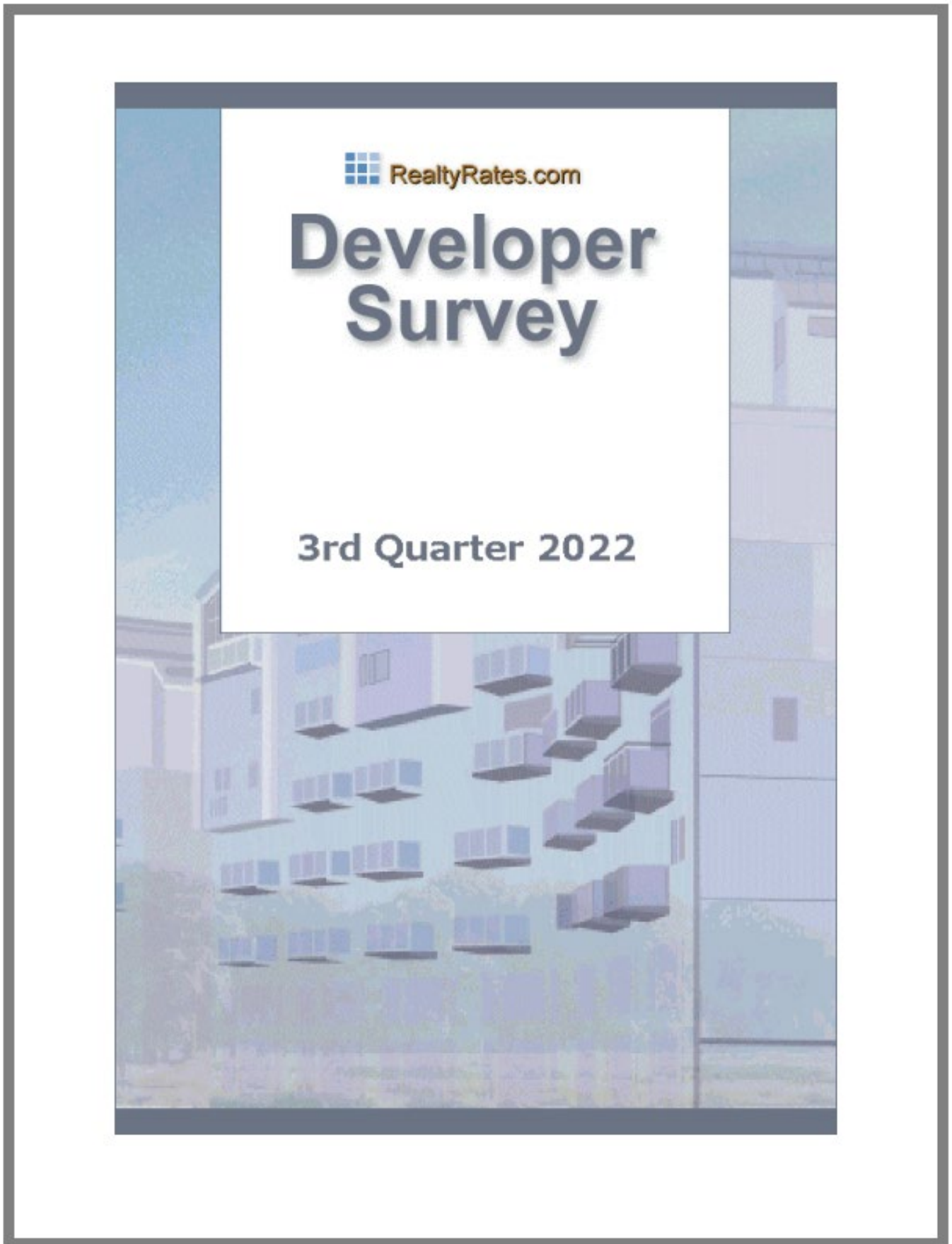
	Year-Over-Year Change
<b>Total Nonresidential</b>	<b>+ 8.5%</b>
Manufacturing	+ 31.8%
Transportation	+ 2.3%
Lodging	- 25.4%
Office	+ 4.9%
Power	- 0.3%
Amusement and Recreation	+ 10.2%
Health care	+ 6.2%
Communication	- 1.7%
Commercial	+ 15.5%
Religious	- 9.6%
Education	+ 16.1%
<b>Total Residential</b>	<b>+ 18.4%</b>
New single family	+ 19.4%
New multifamily	+ 3.9%
<b>Total Private</b>	<b>+ 14.6%</b>


\* Private construction

Source: U.S. Census Bureau; seasonally adjusted



**REALTY RATES DEVELOPER SURVEY  
EXCERPTS**



 RealtyRates.com - Developer Survey™

Welcome to the 3rd Quarter, 2022 edition ( 2nd Quarter 2022 data ) of the RealtyRates.com™ *Developer Survey*.

The *Developer Survey* tracks actual and pro-forma discount rates on 22 sell-out property types including residential subdivisions and PUDs, business and industrial parks, and residential and commercial/industrial condominiums and co-ops. The data is presented on both a national and regional basis and covers all 50 states as well as Puerto Rico, Guam and the U.S. Virgin Islands.

The *Developer Survey* represents a polling of 366 commercial appraisers (8%), lenders (26%), and local, regional and national developers (66%). The bulk of the data is comprised of individual tables for each region that include surveyed actual (historical) and pro-forma (forward looking) minimum, maximum and average discount rates for each property type. In the case of subdivisions and PUDs, rates incorporate developer's profit, while condominium and co-op rates do not.

RealtyRates.com™ is the Trade Name and a Trademark of Robt. G. Watts (RGW). Founded in Honolulu, Hawaii as Pacific Research Company and now headquartered in Bradenton, Florida, RGW has provided professional analytical, advisory and development management services to investors, property owners, major corporations, lenders and government agencies worldwide since 1973.

We hope you find the *Developer Survey* useful and informative.



Robert Watts



Copyright © 2022 Robt. G. Watts / RealtyRates.com™

**Market Commentary**

**RealtyRates.com<sup>™</sup> Developer Survey Reports Increased Discount Rates For All Sell-Out Property Types During 2nd Quarter 2022**

Prices continued upward, inventories expanded slightly and increases in average discount rates for all Sell Out property types were reported during the 2nd Quarter of 2022.

Site-Built Residential Subdivision rates increased an average of 87 basis points, while Manufactured Housing increased an average 88 basis points during the 2nd Quarter. Likewise, Commercial and Industrial Subdivision rates were up an average 88 basis points. Meanwhile, Residential Condominiums increased 104 basis points while Commercial/Industrial Condominiums were up 122 basis points during the same period.

Overall, pro-forma and actual discount rates moved largely in tandem, indicating a market consistent outlook by developers.

RealtyRates.com DEVELOPER SURVEY - 3rd Quarter 2022*						
Average Comparative (Quarter-Over-Quarter) National Rates						
Subdivisions & PUDs	Actual Rates			Pro-Forma Rates		
	2Q22	1Q22	Basis Point Change	2Q22	1Q22	Basis Point Change
<b>Site-Built Residential</b>	30.56%	29.67%	89	29.34%	28.49%	85
-100 Units	27.26%	26.46%	81	26.17%	25.40%	77
100-500 Units	29.49%	28.63%	86	28.87%	28.03%	85
500+ Units	30.69%	29.79%	90	30.63%	29.74%	90
Mixed Use	31.06%	30.15%	91	31.00%	30.09%	91
<b>Manufactured Housing</b>	33.48%	32.58%	90	31.51%	30.66%	85
-100 Units	30.02%	29.19%	83	28.26%	27.48%	78
100-500 Units	32.50%	31.61%	89	31.20%	30.35%	85
500+ Units	33.83%	32.91%	92	33.11%	32.21%	90
<b>Business Parks</b>	31.55%	30.65%	90	29.70%	28.85%	85
-100 Acres	28.34%	27.51%	83	26.67%	25.89%	78
100-500 Acres	30.65%	29.77%	89	29.43%	28.58%	85
500+ Acres	31.90%	30.98%	92	31.22%	30.32%	90
<b>Industrial Parks</b>	28.22%	27.32%	90	27.14%	26.27%	87
-100 Acres	25.45%	24.62%	83	24.00%	23.22%	78
100-500 Acres	27.47%	26.58%	89	26.42%	25.57%	85
500+ Acres	28.57%	27.65%	92	26.94%	26.08%	87
<b>Condominiums &amp; Co-Ops</b>						
	Actual Rates			Pro-Forma Rates		
	2Q22	1Q22	Basis Point Change	2Q22	1Q22	Basis Point Change
<b>Primary Residential</b>	17.59%	16.46%	113	16.86%	15.84%	102
Hi-Rise/Urban Townhouse	17.77%	16.76%	101	17.06%	16.09%	97
Garden/Suburban Townhouse	17.31%	16.11%	119	16.62%	15.47%	115
Mixed Use	18.08%	17.03%	105	17.16%	16.17%	99
<b>Resort &amp; Second Home</b>	19.66%	18.63%	103	18.51%	17.53%	97
Hi-Rise	19.33%	18.32%	101	18.56%	17.59%	97
Garden/Townhouse	17.63%	16.59%	103	16.92%	15.93%	99
<b>Commercial/Industrial</b>	18.19%	16.94%	125	17.29%	16.11%	118
Urban Office	16.99%	15.81%	118	16.15%	15.03%	112
Suburban Office	16.88%	15.60%	128	16.05%	14.84%	121
Retail	18.47%	17.29%	118	17.56%	16.44%	113
Industrial	16.99%	15.74%	125	16.15%	14.97%	118

\*2nd Quarter 2022 Data

Copyright 2022 RealtyRates.com<sup>™</sup>

New England - CT, MA, ME, NH, RI, VT

RealtyRates.com DEVELOPER SURVEY - 3rd Quarter 2022*						
New England - Subdivisions & PUDs						
	Actual Rates			Pro-Forma Rates		
	Min	Max	Avg	Min	Max	Avg
<b>Site-Built Residential</b>	17.86%	40.30%	26.97%	16.13%	35.31%	23.95%
-100 Units	17.86%	34.74%	25.78%	16.13%	32.03%	23.60%
100-500 Units	18.31%	38.22%	27.13%	16.18%	34.50%	24.33%
500+ Units	18.75%	39.95%	27.59%	16.21%	35.31%	24.21%
Mixed Use	19.20%	40.30%	27.37%	16.60%	34.84%	23.66%
<b>Manufactured Housing</b>	18.26%	43.87%	28.80%	16.54%	38.77%	25.85%
-100 Units	18.26%	38.15%	27.64%	16.66%	35.18%	25.40%
100-500 Units	18.72%	41.97%	29.13%	16.54%	37.89%	26.13%
500+ Units	19.17%	43.87%	29.63%	16.57%	38.77%	26.01%
<b>Business Parks</b>	18.21%	40.71%	27.35%	16.44%	35.98%	24.51%
-100 Acres	18.21%	35.40%	26.27%	16.44%	32.64%	24.05%
100-500 Acres	18.67%	38.94%	27.65%	16.49%	35.16%	24.79%
500+ Acres	19.12%	40.71%	28.12%	16.53%	35.98%	24.68%
<b>Industrial Parks</b>	18.32%	35.14%	24.88%	16.54%	31.05%	22.28%
-100 Acres	18.32%	30.55%	23.95%	16.54%	28.17%	21.91%
100-500 Acres	18.78%	33.61%	25.15%	16.59%	30.35%	22.53%
500+ Acres	19.24%	35.14%	25.56%	16.63%	31.05%	22.41%

\*2nd Quarter 2022 Data

Copyright 2022 RealtyRates.com™

RealtyRates.com DEVELOPER SURVEY - 3rd Quarter 2022*						
New England - Condominiums & Co-Ops						
	Actual Rates			Pro-Forma Rates		
	Min	Max	Avg	Min	Max	Avg
<b>Primary Residential</b>	12.29%	21.94%	16.51%	10.86%	21.06%	15.20%
Hi-Rise/Urban Townhouse	12.78%	21.94%	17.01%	11.29%	20.23%	15.44%
Garden/Suburban Townhouse	12.29%	20.89%	15.93%	10.86%	19.27%	14.46%
Mixed Use	12.65%	21.94%	16.60%	11.64%	21.06%	15.69%
<b>Resort &amp; Second Home</b>	13.64%	23.94%	17.45%	12.05%	22.07%	15.83%
Hi-Rise	13.78%	23.94%	18.48%	12.17%	22.07%	16.78%
Garden/Townhouse	13.64%	20.57%	16.42%	12.05%	18.96%	14.89%
<b>Commercial/Industrial</b>	10.86%	22.95%	15.78%	9.60%	21.16%	14.34%
Urban Office	11.79%	20.95%	16.04%	10.42%	19.32%	14.57%
Suburban Office	10.96%	20.75%	15.22%	9.69%	19.13%	13.83%
Retail	11.60%	22.95%	16.59%	10.25%	21.16%	15.08%
Industrial	10.86%	20.99%	15.29%	9.60%	19.35%	13.90%

\*2nd Quarter 2022 Data

Copyright 2022 RealtyRates.com™

## General Information

The RealtyRates.com™ *Developer Survey* represents one of the most comprehensive data sets of investment activity compiled for the commercial real estate industry. While no information in this highly fragmented industry is perfect or all encompassing, RealtyRates.com has established rigid data collection and classification methodology including sourcing requirements and detailed procedures to ensure the integrity and timeliness of our information.

### Survey Scope

The RealtyRates.com™ *Developer Survey* summarizes discount rates for conventionally financed subdivisions and planned unit developments (PUDs) and residential and commercial condominiums and co-ops nationwide. The data is distributed amongst 13 regions encompassing all 50 states as well as Puerto Rico, Guam, and the U.S. Virgin Islands.

### Data Sources

Data presented in the *Developer Survey* are provided by 366 commercial appraisers (4%), lenders (52%), and local, regional and national developers (44%).

### Terms of Use

RealtyRates.com™ is the Trade Name and a Trademark of Robert G. Watts (RGW). Founded in Honolulu, Hawaii as Pacific Research Company and now headquartered in Bradenton, Florida, RGW has provided professional analytical, advisory and development management services to investors, property owners, major corporations, lenders and government agencies worldwide since 1973.

It is a violation of Federal law to photocopy or reproduce any part of this publication without first obtaining permission from RealtyRates.com™.

Information presented by RealtyRates.com™ has been compiled from sources believed to be reliable. While we have no reason to doubt its accuracy, RealtyRates.com™ makes no guarantees, warranties or representations. The data is presented as is without warranties of any kind express or implied and may be subject to material revisions.

## **QUALIFICATIONS**

<p><b>QUALIFICATIONS OF CHRISTOPHER H. BOWLER REAL ESTATE APPRAISER AND CONSULTANT</b></p>
--

**EDUCATION**

- BA Economics, Union College, Schenectady, New York 1987
- Appraisal Institute
  - MAI, SRA Course Requirements
  - Condemnation Appraising: Principles and Applications
  - Valuation of Conservation Easements
  - Uniform Appraisal Standards for Federal Land Acquisitions; Yellow Book
- Argus Software
  - Valuation DCF 2 Day Training; 11/09

**PROFESSIONAL AND TRADE AFFILIATIONS**

- The Counselors of Real Estate
  - 2015 CRE Designation #13359
- Appraisal Institute
  - 1992 Senior Residential Appraiser - SRA Designation
  - 2000 Member of Appraisal Institute - MAI Designation #11564
  - 2002-4 Director, Massachusetts Chapter
  - 2005 Secretary, Massachusetts Chapter
  - 2006 Treasurer, Massachusetts Chapter
  - 2007 Vice President, Massachusetts Chapter
  - 2008 President, Massachusetts Chapter
- Massachusetts Certified General Real Estate Appraiser License #495
- New Hampshire Certified General Real Estate Appraiser License #NHCG 1076

**PROFESSIONAL EXPERIENCE**

Qualified expert witness; Land Court of Massachusetts.  
Qualified expert witness; Massachusetts Appellate Tax Board.



**BUSINESS EXPERIENCE**

Presently a Senior Appraiser and Consultant for LandVest, Inc. Mr. Bowler has prepared appraisals of apartment complexes, office buildings, industrial buildings, shopping centers, research and development facilities, hotels/motels, golf courses, restaurants, laboratory-life sciences buildings, medical office buildings, auto dealerships, truck terminals, warehouses, bank branches, commercial and industrial condominium units and buildings, lumber yards, service stations, industrial mill buildings, and cranberry bogs.

Mr. Bowler's experience also includes the appraisal of large tracts of land, conservation restrictions, proposed developments, condominium projects, mixed-use retail and residential, and traditional single-family subdivisions. Mr. Bowler has prepared market studies and feasibility analyses for proposed developments of both residential and commercial projects. Mr. Bowler has been employed in the following manner during his professional career.

- 2022-present Senior Appraiser and Consultant  
LandVest Inc.  
Boston, Massachusetts
- 1992-2022 Senior Associate  
Avery Associates  
Acton, Massachusetts
- 1987-1992 Real Estate Appraiser  
Edward W. Bowler Associates  
Waltham, Massachusetts
- 1987 Research Associate, New York State Department of Transportation  
Albany, New York

**BUSINESS ADDRESS**

LandVest, Inc.  
10 Post Office Square  
Suite 1125  
Boston, MA 02109  
Tel: 978-294-9056  
Cell: 978-844-0314  
Fax: 617-482-7957  
[cbowler@landvest.com](mailto:cbowler@landvest.com)

G.

TOWN OF NORTHBRIDGE  
**OPEN SPACE & RECREATION PLAN UPDATED COMMITTEE  
PUBLIC FORUM**

**WEDNESDAY, NOVEMBER 09, 2022 (7:00 PM)**

Hybrid meeting -via ZOOM & In-person

Northbridge Memorial Town Hall 7 Main Street, Whitinsville, MA 01588

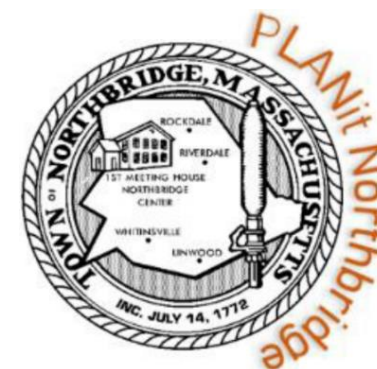
<https://zoom.us/j/94403323385?pwd=YUxIZIVSTkpUWDQ2MldPNWt6RmhZUT09>

Meeting ID: 944 0332 3385 - Passcode: 064470 - Dial-in Option: (929) 205-6099

---

Please join the Open Space & Recreation Plan Update Committee Wednesday, November 09, 2022 (7:00 PM) to review the DRAFT Open Space & Recreation Plan (OSRP), including Goals & Objectives and the Seven Year Action Plan. The Committee welcomes residents and other interested stakeholders to participate & attend this Public Forum, where comments and suggestions may be incorporated into the final OSRP to be submitted to the State for approval.

Open Space and Recreation Plan is a tool through which a community plans for the future of its conservation and recreation resources. OSRPs are informed by a thorough public participation process and reflect the needs of its community members. The plan shall be reviewed and approved by the Commonwealth to ensure that it conforms to the State's OSRP requirements. When a community has an approved OSRP, it becomes eligible for certain Division of Conservation Services -DCS grant programs for up to seven years.



Copy of Northbridge's draft Open Space & Recreation Plan (plan sections) may be viewed online from the Town's webpage at <https://www.northbridgemass.org/open-space-recreation-plan-update-committee>

If you should have any questions or require additional information please contact Northbridge Community Planning & Development at 508-234-2447 or via email at [planning@northbridgemass.org](mailto:planning@northbridgemass.org).

Thank you & take care.

H.

# **HOUSING PRODUCTION PLANS**

760 CMR 56.03(4)

Frequently Asked Questions

Commonwealth of Massachusetts

**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

*Updated March 2021*





# Housing Production Plans Frequently Asked Questions (FAQs)

These FAQs are designed to assist you with a greater understanding of the Housing Production Plan (HPP) requirements. They are a complement to [Housing Production Plan Guidelines](#), available at [www.mass.gov/dhcd](http://www.mass.gov/dhcd).

If you have any questions or need assistance, contact Phillip DeMartino, Technical Assistance Coordinator, at (617) 573-1357 or at [Phillip.DeMartino@state.ma.us](mailto:Phillip.DeMartino@state.ma.us).

-----

**Q1: What are Housing Production Plans (HPPs)?**

**A:** A HPP is a community's proactive strategy for planning and developing affordable housing. Through a HPP a community: 1) creates a strategy to enable it to meet its affordable housing needs in a manner consistent with the Chapter 40B statute and regulations, and 2) produces housing units in accordance with the HPP.

**Q2: When were the HPP requirements established?**

**A:** The HPP regulation became effective on February 22, 2008 when the DHCD promulgated 760 CMR 56.00, Comprehensive Permit; Low or Moderate Income Housing. The HPP regulation is contained in 760 CMR 56.03(4). HPPs replace Planned Production under 760 CMR 31.07(1)(i).

**Q3: Why should a community submit a HPP?**

**A.** There are many advantages for a community to create a HPP. It provides an opportunity to understand current housing conditions and then to determine both the projected housing needs of both the current population and the growth/change in composition of the population (e.g. more families, more elders). For example:

- Are there enough "starter homes" for those forming new households?
- Is there adequate workforce housing?
- What are the options in the community for empty nesters?
- How are the needs of the elderly and the frail elderly being met?
- Are there options for residents with physical and mental disabilities?
- Are there options for both rental and home ownership?

Communities need to look at the amount, type, and condition of the current housing stock to determine whether there is a sufficient variety of supply to meet projected housing demands and preferences in the years ahead.

The projections of future need serve as a starting point for examining suitable locations for housing development. Generally such sites will be in proximity of

existing water and sewer lines. Perhaps they will be in proximity of downtown. This HPP articulates the community's rationale for a diverse housing supply responsive to projected needs and preferences. It serves as the community's pro-active strategy in determining the type and pace of housing growth. Specifically,

- by identifying housing needs in the community and identifying sites for development, the community will be providing guidance and direction for the kinds of development most responsive to local conditions;
- the HPP can serve as the housing element of an overall comprehensive plan ("master plan") and/or capital improvement plan that may be required as a companion to the HPP in order to attract the types of development and housing opportunities the community needs; and
- if a community has a DHCD approved HPP and is granted a DHCD certification of compliance with the plan, a decision by the Zoning Board of Appeals (ZBA) to deny a Comprehensive Permit application will be deemed "Consistent with Local Needs" under MGL Chapter 40B. "Consistent with Local Needs" means the ZBA's decision will be upheld by the Housing Appeals Committee (HAC).

The specific components of the HPP are described in the Guidelines. The HPP requires an explanation of the specific strategies by which the community will achieve its housing production goal, and a schedule for implementing the strategies in order to produce the units that will achieve this goal.

**Q4: What resources are available to assist with development of an HPP?**

**A.** DHCD encourages communities to examine approved HPPs that are on the DHCD website. Also, regional planning agencies may have regional plans, statistical information, and mapping data, of use when undertaking the preparation of the plan. Basic census information can be found at [www.census.gov](http://www.census.gov).

**Q5: What are the housing production goals for my community?**

**A.** A list for production goals can be found as Appendix II.B.1 to the HPP Guidelines, in the previous section of this Guide. The chart indicates the number of Subsidized Housing Inventory (SHI) eligible units that a community would need to produce to achieve a 0.5% increase or a 1% increase in SHI eligible housing units.

**Q6: What is an *approved* HPP?**

**A.** A HPP is approved once DHCD staff determines that the plan meets the Regulation and Guidelines. An approved HPP is a prerequisite to a certified plan (see Q10).

**Q7: What is the duration of an approved HPP? Do they have to be renewed?**

**A:** A HPP is valid for a five year period from the approval date by DHCD. Upon expiration, HPPs may be renewed. The community must decide whether to update/revise the existing plan or write a new HPP.

**Q8: My community already has an approved affordable housing plan under the former Planned Production Program. Is it still valid?**

**A:** It is valid only if it was approved **after** February 22, 2003. All other previously approved plans will need to be updated/renewed because of the five year approval duration.

**Q9: If a community has an approved HPP can it deny a Comprehensive Permit application?**

**A.** No, DHCD certification of compliance with the plan is required before a Comprehensive Permit can be denied.

If a community has a DHCD approved HPP and is granted a DHCD certification of compliance with the plan, a decision by the ZBA to deny a Comprehensive Permit application will be deemed "Consistent with Local Needs" under MGL Chapter 40B. "Consistent with Local Needs" means the ZBA's decision will be upheld by the HAC.

**Q10: What is the difference between approval and certification of a HPP?**

**A:** This distinction is very important. Plan approval refers to DHCD's action of reviewing a HPP and determining that it is complete and contains all the elements required by regulation and accompanying Guidelines.

Certification of compliance refers to DHCD's determination that the community has produced units that are affordable to low- or moderate-income households totaling at least 0.5% of 1% of year round housing units in one calendar year and in accordance with the approved plan. **In order for a ZBA's decision on Comprehensive Permits to be "Consistent with Local Needs" DHCD must grant certification and not just approval.**

**Q11: What is the duration of DHCD certification?**

**A:** Certification lasts for one year if the community has produced 0.5% of year round housing units or two years if it has produced 1.0%.

If the city or town is certified compliant with its plan, DHCD will notify the chief elected official in writing. Regardless of the date of the certification notice, the certification period will be deemed effective on the date upon which the municipality achieved its numerical target for the calendar year in question (see 56 CMR 56. 03 (2)). Thus, certification starts at the time of initial eligibility for the SHI and not the date DHCD receives such requests.

**Q13: How long does DHCD have to approve a certification request?**

**A:** Requests for certification may be submitted at any time, and the Department shall determine whether a municipality is in compliance within 30 days of receipt of the municipality's request.

**Q14: Can we count units created in different years towards certification?**

**A:** No. All units have to be produced in the same year for which certification is requested.

**Q15: When do units count for certification?**

**A.** Units count for certification as soon as they are **initially** eligible to be counted on the SHI at the earliest of the following:

1. For units that require a Comprehensive Permit under M.G.L. c.40B, §§ 20 through 23, or a zoning approval under c.40A or completion of plan review under M.G.L. c.40R, the date when (a) the permit or approval is filed with the municipal clerk, notwithstanding any appeal by a party other than the Board, but subject to the time limit for counting such units set forth at 760 CMR 56.03(2)(c), or (b) on the date when the last appeal by the Board is fully resolved.
2. When the building permit for the unit is issued.
3. When the occupancy permit for the unit is issued.
4. When the unit is occupied by an Income Eligible Household and all the conditions of 760 CMR 56.03(2)(b) have been met (if no Comprehensive Permit, zoning approval, building permit, or occupancy permit is required.)

**Q16: Are all pending cases at the HAC affected if a community achieves certification?**

**A:** No. If a development was under appeal before a certification period, certification will have no impact on the case.

**Q17: Are all projects now subject to the new thresholds of 0.5% and 1.0%?**

**A:** The previous Planned Production thresholds of 0.75% (1 year) and 1.5% (2 years) remain in effect if affordable housing units (40B or other) are filed with the ZBA prior to February 22, 2008. All projects filed with the ZBA after February 22, 2008 are subject to the 0.5% and 1.0% thresholds.



**Q18: When a community has achieved certification, can they automatically deny a new Comprehensive Permit without holding a public hearing?**

**A:** No. The local ZBA must open a hearing within 30 days of receiving an application even when the community has achieved yearly certification. The ZBA must issue a decision within 40 days after termination of the hearing. DHCD suggests that the certification letter be read at the public hearing to demonstrate the community's current compliance with certification requirements. This compliance is the standard for the ZBA's decision to "deny" or "approve with conditions" any Comprehensive Permit applications will be deemed "Consistent with Local Needs" under MGL Chapter 40B.

**Q19: How does a ZBA notify an Applicant (developer) if they are certified?**

If a community has achieved certification within 15 days of the opening of the local hearing for the Comprehensive Permit, the ZBA shall provide written notice to the Applicant, with a copy to DHCD, that it considers that a denial of the permit or the imposition of conditions or requirements would be consistent with local needs, the grounds that it believes has been met, and the factual basis for that position, including any necessary supportive documentation.

If the Applicant wishes to challenge the ZBA's assertion, it must do so by providing written notice to the Department, with a copy to the Board, within 15 days of its receipt of the ZBA's notice, including any documentation to support its position. DHCD shall thereupon review the materials provided by both parties and issue a decision within 30 days of its receipt of all materials. The ZBA shall have the burden of proving satisfaction of the grounds for asserting that a denial or approval with conditions would be consistent with local needs, provided, however, that any failure of the DHCD to issue a timely decision shall be deemed a determination in favor of the municipality. This procedure shall toll the requirement to terminate the hearing within 180 days.

**Q20: My community's housing plan under the former Planned Production Program was approved over five years ago. Can we submit an updated version?**

**A:** Yes. A community is strongly encouraged to submit an updated HPP for approval by DHCD. This policy also applies to all approved affordable housing plans submitted under the prior Planned Production regulations 760 CMR 31.07. Information submitted to update such affordable housing plans must comply with requirements of 760 CMR 56.03(4), including information not required under previous Planned Production Regulations and Guidelines.

**Q21: Are any public funds available for the development of HPPs?**

**A:** Many communities have used Community Preservation Act funds to hire a consultant to develop a HPP. In addition, communities should contact DHCD about additional resources such as the Peer-to-Peer and Community Development Block Grant programs. Also, please visit [www.mass.gov/dhcd](http://www.mass.gov/dhcd).

**Q22: How many communities have approved HPPs? Where can I find a list of Certified communities?**

**A:** A list of communities with approved plans and a listing of Certified communities is continuously updated at [www.mass.gov/dhcd](http://www.mass.gov/dhcd).

**Q23: Does the HPP need a simple majority or a super majority vote by the local boards required by the HPP regulations?**

**A:** A simple majority is required. Not a supermajority (2/3 vote).

**Q24: Where can I mail a certification request or a new/ amended HPP?**

**A:** HPPs, amendments, updates and requests for certification should be sent to:

Jennifer Maddox, Undersecretary  
Department of Housing & Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114  
Attn: Phil DeMartino

Electronic copies **must** also be submitted by e-mail  
[Phillip.demartino@mass.gov](mailto:Phillip.demartino@mass.gov)

**Department staff is available to answer questions on any matter related to HPPs. Please call 617-573-1357. The Department's website at [www.mass.gov/dhcd](http://www.mass.gov/dhcd) also contains information that may be useful to municipalities in creating an HPP.**

**Housing Production Plan Section II. B of  
“MG.L. c. 40B Comprehensive Permit /Projects  
Subsidized Housing Inventory.”**

**GUIDELINES**

Updated October 2020

For the entire Chapter 40B Guidelines, they are posted at  
[www.mass.gov/dhcd](http://www.mass.gov/dhcd)

Regulatory Authority: see 760 CMR 56.00



## **B. Housing Production Plans**

### **1. Introduction**

#### **a. What Is the Plan?**

A Housing Production Plan (HPP) in 760 CMR 56.03(4) is a proactive strategy for planning and developing affordable housing. It should be developed with opportunities for community residents to become informed of the planning process and the plan, and to provide input. The HPP will assist communities to plan for low and moderate income residents by providing a diverse housing supply. The community should:

- (1) Develop a strategy which will be used to meet its affordable housing needs in a manner consistent with the Chapter 40B statute and implementation regulations; and
- (2) Produce housing units in accordance with its HPP.

The HPP identifies the housing needs of a community and the strategies it will use to make progress in facilitating the development of affordable housing. The HPP must be consistent with the regulation and these Guidelines. HPPs approved by DHCD are posted at [www.mass.gov/dhcd](http://www.mass.gov/dhcd).

#### **b. Why produce a Plan?**

By taking a proactive approach in the adoption of a HPP, cities and towns are much more likely to achieve both their affordable housing and community planning goals. HPPs give communities that are under the 10% threshold of Chapter 40B, but are making steady progress in producing affordable housing on an annual basis, more control over comprehensive permit applications for a specified period of time.

### **2. Elements**

#### **a. Comprehensive Housing Needs Assessment**

It is important to understand who currently lives in the community, demographic trends affecting future growth, existing housing stock and future housing needs. The HPP must establish a strategic plan for municipal action with regards to housing, based upon a comprehensive housing needs assessment that, at a minimum, examines:

- (1) The most recent available census data of the municipality's demographics and housing stock. Reviewing census data is the starting point for a community's analysis and information may be found at <http://www.census.gov/>. Regional Planning Agencies, realtors and the media are also sources of information that may be used in an HPP.
- (2) A projection of future population and housing needs, taking into account regional growth factors, that covers the entire period of the plan. The projections should address, specifically, the housing needs of the projected population at various income levels including: not more than 30% AMI, more than 30% but not more than 80% AMI, and more than 80% but not more than 120% AMI, taking into account the likely family composition of such households.
- (3) Development constraints and limitations on its current and future needs should be clearly articulated. Maps can be helpful in identifying steep slopes, watershed areas or brownfields.

- (4) The municipality's plans to mitigate such constraints. Can any of the factors be mitigated to support development?
- (5) The capacity of the municipality's infrastructure to accommodate the current population and anticipated future growth, including plans for enlargement or expansion of existing infrastructure systems to ensure that both current and future needs are met. The infrastructure analysis should evaluate the capacity of water and sewer systems, roads, utilities, public transit, schools, and any other public facilities that will impact or be impacted by future housing development.

It may not be necessary for a community to create an entirely new plan to meet these requirements. Many communities have already adopted a plan or a series of plans that contain some or all of the required elements. Current master plans, consolidated plans, or other housing strategies may contain some or all of the elements of a HPP. Municipalities may contact DHCD's Office of Sustainable Communities for assistance in converting such plans to an HPP.

However, municipalities must ensure that the existing plans or data are up-to-date. DHCD will request that a community update its former Affordable Housing Plan/Planned Production Plan, consistent with the requirements of these Guidelines, if the affordable housing plan was approved five or more years ago.

#### b. Affordable Housing Goals

In addition to its needs assessment, when formulating its affordable housing goals, the community should also consider the types of housing most likely to be needed and, generally, its fair housing obligations. What is the projected population of: working age? new household formation? special needs? elderly? frail elderly? What percentage of these populations is projected to be at not more than 30% AMI? at more than 30% but not more than 80% AMI? At more than 80% but not more than 120% AMI? Does the existing housing supply match the needs of these populations? Does the community expect that there will be a range of housing types which will be affordable to each income group? Therefore, the HPP must address, at a minimum, the following matters:

- (1) A mix of types of housing, consistent with community and regional needs that:
  - (a) Is affordable to households at not more than 30% AMI, more than 30% but not more than 80% AMI, and more than 80% but not more than 120% AMI;
  - (b) Provides for a range of housing , including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly; and,
  - (c) Is feasible within the housing market in which they will be situated.
- (2) A numerical goal for annual housing production, pursuant to which there is an increase in the municipality's number of SHI Eligible Housing units by at least 0.50% of its total units (as determined in accordance with 760 CMR 56.03(3)(a)) during every calendar year included in the HPP, until the overall percentage exceeds the Statutory Minimum set forth in 760 CMR 56.03(3)(a). There should be a direct link between the setting of these goals and the results of the needs assessment. The numerical goal should be based on the total year round number of housing units. The total year round housing units is the total number of units for the community in the latest U.S. Census including any changes due to demolition or new construction.

#### c. Implementation Strategies

The HPP shall include an explanation of the specific strategies by which the municipality will achieve its housing production goals as well as a time frame/schedule for achieving the housing goals identified. Each goal should include several specific milestones to indicate progress, including all of the following strategies, to the extent applicable:

- (1) The identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal. Zoning indicates a community's interest in the types of uses to be encouraged. The zoning strategy should identify points where the zoning needs to be changed to accommodate additional dwelling units: Can density be increased? Can accessory apartments be accommodated? Are upper story residential units allowed in commercial districts? In identifying geographic areas, communities must ensure that any constraints can be overcome in a timely and cost effective manner. Additionally, communities should consider the Commonwealth's Sustainable Development Principles at: <http://www.mass.gov/hed/docs/dhcd/cd/smartgrowth/sdprinciples.pdf>.
- (2) The identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications. Identification of specific sites should be consistent, to the greatest extent possible, with Sustainable Development Principles. Strategies should include any proposed zoning changes, advantages to construction on the site, an acknowledgement of site constraints, and the costs to overcome such constraints.
- (3) Characteristics of proposed residential or mixed-use developments that would be preferred by the municipality for example, infill development, cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, and/or inclusionary zoning. Preferred characteristics should take into account the surrounding context of the built and natural environment. Characteristics placing special restrictions on the development of affordable housing, such as limiting size of affordable units, limiting diversity in types of housing, or applying other zoning constraints, will not be approved. In addition, affordable housing plans must be in compliance with all state and federal fair housing laws.
- (4) Identification of municipally owned parcels for which the municipality commits to issue requests for proposals (RFP) to develop SHI Eligible Housing, including information on appropriate use of the site, and a timeline for the issuance of an RFP. DHCD can provide some assistance in the development of such an RFP.
- (5) Participation in regional collaborations addressing housing development. Communities are encouraged to contact the Regional Planning Agencies for insight into establishing regional collaborations.

### 3. Review and Approval

Communities may submit a HPP developed in accordance with the regulation and these Guidelines to DHCD at any time.

#### a. Review Standards

HPPs are reviewed to see that they contain all the required elements, in accordance with the regulations and these Guidelines; and that the elements of the HPP are consistent with each other, such as whether the goals address stated needs. Reviewers pay special attention to the analysis of data, numerical goals, mix of housing proposed, production schedules, deed restrictions, and preferred sites for affordable housing development.

#### b. Review Process

The Department shall conduct an initial 30-day completeness review, and it will notify the municipality of any deficiency and offer an opportunity to remedy the deficiency. Within 90 days after the Department's finding that the HPP is complete, the Department shall approve the HPP if it meets the requirements specified herein; otherwise, it shall disapprove the HPP. The Department shall notify the municipality of its decision to either approve or disapprove a HPP in writing. If the Department disapproves a HPP, the notification shall include a statement of reasons for the disapproval. If the Department fails to mail notice of approval or disapproval of a HPP within 90 days after its receipt, it shall be deemed to be approved. A municipality that originally submitted a HPP that had been disapproved may submit a new or revised HPP to the Department at any time.

#### 4. Amendments

A community may amend its HPP at any time to reflect changes in local circumstances. DHCD does not require that communities submit amendments when specific projects change, such as in size or location. However, communities are encouraged to submit amendments for DHCD approval, to document the change(s) if the overall goals or strategies are revised. If, in the discretion of DHCD, the amendment is considered to be a major change, such as the incorporation of new census data, the Department may require the full 90 day review process. Amendments shall not change the effective date of an HPP.

#### 5. Term of a Plan; Renewal

The term of an HPP shall be five (5) years from the date of its approval by the Department. All HPPs shall be updated and renewed within five (5) years of the date of its approval by the Department, through the full 90-day review process set forth above, or as the Department may otherwise require. The Department may, at its sole discretion, elect to treat a major amendment as a renewed HPP.

#### 6. Certification of Municipal Compliance with the HPP

- a. Requests for certification will be accepted by DHCD at any time during the calendar year in which the units are produced and up to January 10 of the following year. A community will be certified in compliance with an approved HPP if, during a single calendar year, it has increased its number of low- and moderate-income year round housing units (as counted on the SHI) in an amount equal to or greater than that enumerated in the approved HPP (0.5% or 1.0%). See Appendix II.3, "HPP Certification Thresholds by Municipality" for current certification thresholds.
- b. Units counted for certification must be produced after the effective date of a plan (i.e., the date DHCD approved the plan).
- c. SHI Eligible Housing units shall be counted for the purpose of certification when they are first eligible for inclusion in the SHI in accordance with the provisions set forth in 760 CMR 56.03(2).
- d. If a community issues a permit between December 20<sup>th</sup> and December 31<sup>st</sup> (inclusive), of a given year, the request may be submitted prior to the end of the 20-day appeal period.
- e. The Department shall determine whether a municipality is in compliance within 30 days of receipt of the municipality's request and notify the Chief Executive Officer in writing of its decision.

#### 7. Effective Date of a Plan

An HPP shall be effective as of the date that DHCD approved the plan. The effective date of an approved plan shall not change as a result of amendment to the plan.

8. Effective Date of Certification

Regardless of the date of the certification notice, the Certification shall be deemed effective as of the date that the municipality achieved its numerical target for the calendar year in question, in accordance with the rules for counting units on the SHI set forth in 760 CMR 56.03(2).

9. Term of Certification

So long as the units produced are SHI Eligible Housing units (see 760 CMR 56.03), a certification shall be in effect for a period of one year from its effective date if the community has increased its SHI Eligible Housing units 0.5% of the total year round housing units, or two years from its effective date if it has increased its number of SHI Eligible Housing units 1.0% of total year round housing units. If the units by which the municipality achieved its certification become ineligible for the SHI, then the certification shall lapse as of the date that the units became ineligible for the SHI. If such units become eligible for the SHI during the remaining term of the certification period, then the certification shall be re-instated for such remaining term.

For example, if a community's HPP is certified by DHCD on June 13, 2019, for affordable units that became eligible for the SHI on February 13, 2019 totaling 0.5% of housing units, the certification period begins on February 13, 2019, and ends on February 12, 2020. If the request was based on an increase of 1.0% of housing units, the certification period would end on February 12, 2021.

10. Relation to "Local Needs"

If a community is certified compliant, decisions made by the Board to deny a comprehensive permit will be deemed Consistent with Local Needs under the Act by the HAC, and the Board's denial of a comprehensive permit application will be upheld as a matter of law, provided that the Board complies with the requirements of 760 CMR 56.03(8).

11. Submission Requirements

a. HPPs

HPPs, amendments and updates must be accompanied by:

(1) a letter signed by the Chief Executive Officer that states that the document:

- (a) Was adopted by the municipal planning board and select board or city council (the Chief Executive Officer, is the mayor in a city and the chair of the board of selectmen in a town, unless some other municipal office is designated to be the chief executive officer by the local charter);
- (b) Constitutes the community's affordable housing plan (for the HPP), or is an amendment or an update; and
- (c) Requests approval from DHCD.



- (2) A cover letter that includes a municipal contact name, telephone number and email address. They may be submitted in either hard or electronic copy. Following the Department's approval, an electronic copy must be submitted for posting on the agency's website.

b. Requests for Certification

- (1) Requests for certification must be accompanied by a letter signed by the Chief Executive Officer and contain any required documentation (e.g. comp permits and/or the "Requesting New Units Form for the Subsidized Housing Inventory"). These documents are evidence that the required number of housing units has been produced during a calendar year and:
  - (a) Have been newly produced pursuant to the approved HPP and in the same year for which certification is requested;
  - (b) Are, for the first time, eligible to be counted on the SHI (e.g., are not the subject of a modified or amended permit from a prior year); and
  - (c) Are produced pursuant to the affordable housing plan.
- (2) The town manager or administrator may submit the certification request if given signatory authority by a local charter.

c. HPPs, amendments, updates and requests for certification should be sent to:

Jennifer Maddox, Undersecretary  
Department of Housing & Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114  
Attn: Phil DeMartino

**In addition to hard copies, please email all documents during the Covid 19 State of Emergency to: [phillip.demartino@mass.gov](mailto:phillip.demartino@mass.gov)**

12. Technical Assistance

Department staff are available to answer questions on any matter related to HPPs. Please call 617-5731357. The Department's website at [www.mass.gov/dhcd](http://www.mass.gov/dhcd) also contains information that may be useful to municipalities in creating an HPP.





# NORTHBRIDGE HOUSING SURVEY 2022

The Planning Board has engaged the services of the Pioneer Valley Planning Commission (PVPC), a regional planning agency, to help prepare a Housing Production Plan (HPP) for Northbridge. An HPP shall assist the town in better understanding local housing needs & demands; identifying development constraints & opportunities; and creating a vision & strategy for future Affordable (and market-rate) housing.

This Housing Survey prepared by PVPC is being conducted to gather initial input from residents of Northbridge for the Housing Production Plan. The HPP will identify and evaluate potential locations for new housing types and additional residential development.



Housing Production Plans are approved by the Massachusetts Department of Housing & Community Development (DHCD) for a 5-year period, consisting of data assessment on housing; population; development trends; and regional growth factors. HPPs help communities meet the State mandate requiring that 10% of total year-round housing units be Affordable, by setting a numeric goal for annual housing production. Certified HPPs may also prevent unwanted 40B development in favor of residential development that complies with local zoning.

Completing the Housing Survey will assist PVPC in preparing for the town’s first public forum, where findings on housing needs, housing opportunities, and preliminary housing goals will be shared. Using this data and community feedback, the HPP shall help determine an implementation strategy and identify sites that may be suitable for housing development.

The survey will take about 10 minutes to complete. Please respond only if you live in Northbridge. All responses are to remain confidential. Public participation and community engagement is integral to this planning process; your participation is greatly appreciated.

Completed surveys shall be returned by **October 31, 2022** to designated drop boxes located at the Northbridge Memorial Town Hall (7 Main Street), Whitinsville Social Library (17 Church Street), Aldrich School -Town Hall Annex (14 Hill Street), and Northbridge Senior Center (20 Highland Street) or submitted via US Mail to: Northbridge Community Planning & Development, 14 Hill Street, Whitinsville, MA 01588. Surveys may also be obtained and completed online via a link made available on the town’s website (<https://www.northbridgemass.org/>)

If you have any questions about the Housing Production Plan, please reach out to Community Planning & Development at 508-234-2447 or at [planning@northbridgemass.org](mailto:planning@northbridgemass.org).

**1. Do you live in a home that is owned or rented by you and or your family?**

- Own home
- Rent home
- Other (write in): \_\_\_\_\_

**2. OPTIONAL: What street do you live on? No street numbers, please.** \_\_\_\_\_

**3. What best describes your type of home?**

- Single-family house (detached)
- Single-family house (mobile)
- Duplex or 3-family house
- Condominium
- Apartment (privately owned)
- Apartment (Housing Authority)
- Senior “55+” community
- Other (write in): \_\_\_\_\_

**4. How long have you lived in your current home?**

- Less than 2 years
- 2-5 Years
- 11 – 20 years
- More than 20 years

- 6 – 10 years

**5. How many people live in your household (including you)?**

- 1
- 4
- 7
- 2
- 5
- 8
- 3
- 6
- 9 or more

**6. Please check the range for your household’s annual income for last year.**

- Less than \$10,000
- \$100,000 to \$124,999/year
- \$10,000 - \$24,999/year
- \$125,000 to \$149,999/year
- \$25,000 to \$49,999/year
- \$150,000 to \$174,999/year
- \$50,000 to \$74,999/year
- \$175,000 to \$199,999/year
- \$75,000 to \$99,999/year
- \$200,000 or more

**7. What best describes what you do? (check all that apply)**

- Employed full time
- Retired/volunteer
- Employed part time
- College Student full time
- Homemaker full time
- College Student part time

Other \_\_\_\_\_

**8. Are you or someone in your household likely to move in the next 10 years? If yes, please answer A and B.**

- Yes, our entire household will probably be moving.
- Yes, one or more of our children will be moving.
- Yes, one or more other members of our household (not a child) will be moving.
- No, no one in our home is expecting to move in the next 10 years (**skip to Question 9**).

**A. Where will the person (or people) who are going to move probably prefer to live next?**

	Prefer	Would Consider	Do Not Prefer
Another home in Northbridge			
Another home in a nearby town (30 min drive or less)			
Another home outside our region, but still in New England			
A different region of the country, or outside the U.S.			
Other (write in):			

**B. What type(s) of home(s) would you, or the people who are likely to move, prefer for your next home?**

	Prefer	Would Consider	Do Not Prefer
Single family house (detached)			
Single family house (mobile home)			
Duplex/3-family			

Condominium			
Apartment (privately owned)			
Apartment (Housing Authority)			
Senior "55+" active living community			
Other (write in):			

**9. Do you think there are enough of the following types of homes in Northbridge?**

	Not Enough	Right Number	Too Many
Single-family "starter" homes, less than \$250,000			
Mid-level single-family homes from \$250,000 to \$400,000			
Duplexes and three-family homes			
Condominiums			
Apartments (privately owned)			
Apartments (Housing Authority)			
Age "55+" active living communities			
Assisted living facilities for seniors & people with disabilities			
Group homes – Congregate living arrangements among non-related persons with disabilities			
Other types (write in):			

**10. Hypothetically – If you wanted to buy or rent a home in Northbridge today, could you afford the home that you’re now living in, at its current market price?**

- Yes                       No

Comment? \_\_\_\_\_

**11. Where would you like to see new residential units in Northbridge?**

	Homes		Condos		Apartments	
	Yes	No	Yes	No	Yes	No
Underutilized mills (adaptive reuse)						
Redevelopment of Brownfields (if appropriate for residential)						
Along major roadways w/sufficient utility infrastructure (e.g. Rt. 122/Providence Road)						
Downtown/village infill development (Traditional Neighborhood Development/Smart Growth)						

Within existing residential zoning districts that support multi-family housing						
Undeveloped industrially-zoned properties						
Other (write in):						

**12. What qualities do you think are necessary for new homes that will be built in Northbridge?**

	Yes	No
Designed to fit the size, look and feel of existing homes in the neighborhood.		
Open Space/Cluster development (smaller lots in more compact neighborhoods).		
Adjacent public or shared open space for parks, recreation.		
Located on existing sewer and water lines.		
Near grocery stores, shopping centers.		
Near public transportation.		
Adjacent to farmland.		
Other (write in):		

**13. What should our priorities be for helping to keep homes affordable and in good condition for people who live in Northbridge or who may want to move here?**

	High Priority	Medium Priority	Low Priority
Help residents access programs and funds to rehabilitate their homes.			
Develop neighborhoods with smaller lots (1/4 acre or less).			
Encourage accessory or "in-law" apartments.			
Allow larger single-family homes to be converted to 2- or 3-family homes.			
Provide information about home financing to families that earn up to \$88,400/year (the "low/moderate income" threshold for a family of 4*)			
Help provide access to financial assistance to renters who earn up to \$88,400/year (family of 4) pay increases in rent			
Encourage construction of more single-family homes that are affordable to families earning up to \$88,400/year (family of 4)			
Encourage construction of more apartments for rent			
Encourage construction of more condominiums for ownership			
Other (write in):			

*\*The definition of "low/moderate" income varies by household size. In 2022 in Northbridge, for a single person, the threshold is \$61,900 per year; for a couple it is \$70,750; for a family of three it is \$79,600; and for a family of four, it is \$88,400. (Source: HUD FY2022 Area Median Income Limits)*

14. Please rank the following in order of what are the FIVE most important roles that the town should play in ensuring housing for all?

- \_\_\_\_\_ Help build cooperative relationships between developers and government
- \_\_\_\_\_ Improve regulations and zoning bylaws
- \_\_\_\_\_ Educate the public on housing issues
- \_\_\_\_\_ Buy existing buildings for public-owned housing
- \_\_\_\_\_ Lower taxes for owners, potential buyers
- \_\_\_\_\_ Offer incentives, like tax breaks, to new housing developers
- \_\_\_\_\_ Build new public-owned housing
- \_\_\_\_\_ Let market forces decide
- \_\_\_\_\_ Housing to support all socioeconomic levels

15. What is the most important thing that you think Northbridge should do to improve the quality and affordability of homes in our town? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Thank you! If you would like to receive email updates about the Housing Production Plan for Northbridge, please provide your name and email address (optional).* \_\_\_\_\_



## Defining Affordable Housing in Northbridge

In most contexts, housing is considered “affordable” if the individual or family (hereinafter known as “households”) that occupies, or wishes to occupy, the home pays no more than 30% of their income on “housing,” which includes mortgage, or rent, and any property taxes. Households that pay more than 30% of their income on housing are considered “cost-burdened” and may have difficulty affording necessities such as food, clothing, transportation and medical care, as well as saving for their future. A moderately cost-burdened household pays 30% to 50% of its income for housing. Households that pay more than 50% of their income are considered to be severely cost-burdened.

This is also the generally accepted definition of housing affordability used by the U.S. Department of Housing and Urban Development (HUD) and the Massachusetts Department of Housing and Community Development (DHCD) in the calculation of the Area Median Income (AMI) and promotion of income-restricted housing. The AMI is the median family income for a given area, in this case the Worcester HUD Metro Fair Market Rent Area, which includes Northbridge. This Fair Market Rent Area is one of four in the Worcester Metropolitan Statistical Area (MSA). HUD calculates the AMI annually, based on the U.S. Census Bureau’s American Community Survey’s (ACS) estimated median family income for the area. The Worcester, MA area AMI was \$114,400 in 2022.

### 2022 Income Limits for Worcester, MA HUD Fair Market Rent Area (includes Northbridge)

Area Median Income \$114,400	Income Category	# of Persons in Family				
		1	2	3	4	5
	“Low” Income (80% of AMI)	\$61,900	\$70,750	\$79,600	\$88,400	\$95,500
	“Very Low” Income (50% of AMI)	\$38,700	\$44,200	\$49,750	\$55,250	\$59,700
	“Extremely Low” Income (30% of AMI)	\$23,250	\$26,550	\$29,850	\$33,150	\$35,850

Source: [Income Limits | HUD USER](#)

Note: HUD Calculations modify the income limits based on several factors including U.S. median family income, locally high housing costs, and annual income limit adjustment caps.

Affordable housing in Massachusetts usually refers to housing that is reserved for households with incomes at or below 80% of the area median income. This is because the Massachusetts Department of Housing and Community Development (DHCD) maintains a Subsidized Housing Inventory (SHI) that lists all subsidized housing developments in a community that includes units reserved for households with incomes at or below 80% of median under long-term legally binding agreements and are subject to affirmative marketing requirements. In 2022, 80% of the area median income for the Worcester area was calculated as \$88,400 for a family of four.

The following table indicates the limits that apply to Northbridge rental housing in order to qualify under the Subsidized Housing Inventory.

### 2022 Rent Limits for Worcester, MA HUD Metro Fair Market Rent Area 30% of 80% of Median Income (“Low Income”)

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Rent Limit	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563

# Town Manager's Report for the Period of September 26, 2022 – October 14, 2022

# I.

## 1. Key Meetings Attended:

- Monday, September 26, 2022 – Participated in the weekly Fire Station Design Team video conference.
- Monday, September 26, 2022 – Conference Call with Town Counsel Doneski, Jamie Luchini DPW, and Whitinsville Water Company about WWC borrowing for capital needs.
- Monday, September 26, 2022 – Attended the Board of Selectmen Meeting.
- Tuesday, September 27, 2022 – Met with Chief Labrie to prepare for Dispatchers Scheduling Discussion.
- Tuesday, September 27, 2022 – Video Conference Call with Balmer Design team and Jamie Luchini to discuss field watering.
- Wednesday, September 28, 2022 – Met with Neil Vaidya and Chief White to discuss ambulance billing.
- Wednesday, September 28, 2022 – Met with Chief Labrie and Dispatchers Unit to discuss scheduling.
- Wednesday, September 28, 2022 – Attended the Finance Committee Meeting.
- Thursday, September 29, 2022 – Participated in the Northbridge Coalition video conference hosted by Kelly Bol, COA Director.
- Thursday, October 6, 2022 – Met with Terry McGloin (Whitinsville Water Co) and Jamie L for our first Quarterly Meeting since Terry became the new General Manager.
- Thursday, October 6, 2022 – Met with Jeannie Hebert BVCO to discuss ARPA and other town projects related to job creation.
- Wednesday, September, 13, 2022 – Separate meetings with Heather Elster (WCC), Chief White, Monday, October 10, 2022 – Town Offices Closed for Columbus Day.
- Tuesday, October 11, 2022 – Met with abutter (Sullivan) to the Fire Station Project along with John Feeley, CH, our on-site OPM to discuss fencing and grading.
- Friday, October 14, 2022 – Attended the Fire Station Construction Meeting.

2. **Fire Station Project:** Weekly design team meetings continue to occur every Monday morning and weekly construction meetings every Thursday afternoon with the project team, the GC M. O'Connor, and the site contractor Leahy. The GC continues to work on foundation installation in an effort to have construction ready for the winter. The GC expects to begin erecting steel in early December. The BPCC will be meeting next week on 10/19 to get an update and pay invoices.
3. **Northbridge Elementary School Reuse Study:** The architect team from Abacus recently conducted a site visit to evaluate the buildings' construction. Abacus has met with several stakeholders and is developing a public participation process possible for later this fall. The surveyor has completed the field work and the DEP Phase I study has been initiated.

4. **Linwood Basketball Courts Project:** The field survey has been completed by Activitas, the site engineer. The Town Manager, the DPW Director and Activitas have met with the Parks and Recreation discuss design programming. The next meeting is scheduled for October 18, 2022.
5. **Fall Annual Town Meeting/Special Town Meeting:** The Fall Annual Town Meeting Warrant has been posted. The Board will vote their positions this Monday, October 17, 2022. Town Meeting is scheduled for 7 pm on Tuesday, October 25<sup>th</sup>. The Finance Committee met last week on October 5<sup>th</sup> to vote their positions on Articles 1 and 2 and the Special Town Meeting TIF article. They will meet on the 17<sup>th</sup> with the BOS for Article 3.